



CITY OF MERRILL
REDEVELOPMENT AUTHORITY

AGENDA • WEDNESDAY SEPTEMBER 1, 2021

Regular Meeting

City Hall Council Chambers

8:00 AM

To attend virtually, call 575-305-4872 and meeting PIN 534 697 245 #

- I. Call to order
- II. Consider approval of RDA meeting minutes from August 4, 2021
 1. RDA meeting minutes from August 4th, 2021
- III. Public Comment
- IV. Items for Consideration and Review
 1. Consider resolution authorizing development agreement by and between the City of Merrill, Wisconsin and S.C. Swiderski, LLC duplexes and single-family homes (TID No. 8)
 2. Continued review and discussion of historic Tax Incremental District (TID) revenues, expenses, current fiscal status, and future fiscal projections
- V. Next RDA meeting - Wednesday, October 6 at 8:00 a.m.
- VI. The RDA may convene in closed session per Wis. Stats. Sec. 19.85(1)(e) - deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider:
 - a. Consider closed session meeting minutes from August 4th, 2021
 - b. Consider potential negotiation terms for cash development incentive(s) to facilitate redevelopment of Pine Ridge Plaza (TID No. 4)
- VII. Adjournment

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, August 4, 2021 at 8:00 a.m.
City Hall Common Council Chambers

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

RDA Excused: Sheila Polak

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

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

Consider approval of RDA meeting minutes from June 29th:

Nelson advised that the meeting minutes from June 29th were approved by consensus.

Public Comment: None

Review of 1/1/2021 Equalized Valuations – Tax Increment Districts (TIDs);

Updated 1/1/2021 Wisconsin Department of Revenue equalized valuation information was distributed. City TIDs now total \$60,700,700 which is 12.47% of the City equalized valuation.

No new TIDs can be created while the City's is over the State maximum of 12.0%. It is possible to remove parcel(s) from existing TIDs which Unertl advised she will be reviewing with Ehlers & Associates.

Update on new home development on E. 10th St. – former HAVEN lots:

The former tax exempt parcels have been purchased by a local builder. Pagel advised that the parcel east of N. Poplar St. is being split back into three separate lots via Certified Survey Map (CSM). The northern half of the E. 10th St. right-of-way of about 5.36 acres has been donated to the City of Merrill by Prairie River Properties, LLC (Renea and Todd Frederick).

Update on new home development on E. 10th St. (Continued):

The developer is planning on starting construction of two homes in September 2021 with planned occupancy by end of June 2022. The City's new housing incentive of up to \$10,000 per new house would be paid after an Occupancy Permit issued and City Assessor provides preliminary assessed valuation.

Construction of E. 10th St. will also allow for residential development on the north side of the new street through CSM process. Prairie River Properties owns the pines parcel.

Consider 2021 TID No. 7 budget amendment for utility and street infrastructure extension of E. 10th St. (between N. Mill St. and N. Spruce St.)

Public Works Director/City Engineer Rod Akey and Finance Director Unertl provided cost estimate of \$175,000 for utility and street infrastructure for the E. 10th St. extension.

Due to timing and contractor availability, only utility infrastructure and gravel base will be installed before winter. The 2022 TID No. 7 budget request will include curb, gutter, paving, and streetlighting costs.

Motion (Mindak/Kusserow) to recommend a 2021 TID No. 7 budget request of \$175,000 for E. 10th St. infrastructure extension between N. Mill St. and N. Spruce St. Carried.

There will be an additional 2022 TID No. 7 budget request for curb, gutter, and paving of E. 10th St., as well as streetlighting.

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

Unertl highlighted the past tax increment transfers from TID No. 3 and No. 4 which totaled over \$1.1 million. Based on Brian Reilly's TID fiscal analysis, Unertl also provided a preliminary future plan (from 2021 through 2027). Unertl emphasized that the major developments in TID No. 10 (S.C. Swiderski FoxPoint) and future TID No. 8 Webster St. residential developments will dramatically change TID cash flows.

There are now historical fiscal overviews for TID No. 3 through TID No. 10. Unertl reported that she provided a summary which highlights major investments and background on each TID; pie charts showing total Revenues and Expenses by TID; and annual Revenues and Expenses. For TID No. 11, there is assessed valuation increase of over \$4.5 million through the residential developments. The former mobile home frontage in TID No. 3 has increased \$3 million in assessed valuation through the redevelopments.

Anderson-Malm requested that this historical information be available for discuss at the next RDA meeting. Nelson suggested that Anderson-Malm contact Unertl and Johnson if there are questions to discuss the information.

Next RDA meeting: Wednesday, September 1st at 8 a.m.

Closed Session:

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

- a: Review of Request for Proposal Responses for residential developments on Webster St. (between Alexander St. and Eugene St.) and negotiation terms for development incentive(s) – TID No. 8
- b. Update on and discussion on potential negotiation for purchase of delinquent tax parcel on S. Center Ave. (TID No. 9)

Motion (Sabatke/Kusserow) to move into Closed Session at 8:27 a.m. Carried 6-0 on roll call vote.

Two RFP responses were received for TID No. 8 Webster Street residential developments – from S.C. Swiderski LLC and Nicolet Lumber Company, Inc.

RDA Commissioner consensus to continue development agreement discussions with S.C. Swiderski LLC representatives for proposed rental duplexes and single-family homes. Issues to resolve include future Plat layout, stormwater drainage, and phased timing.

There was discussion on delinquent tax parcel (i.e. four years) on S. Center Ave., as well as environment issues. City staff will continue monitoring conditions and research potential environmental grant options.

Adjournment: (Sabatke/Kusserow to adjourn at 9:07 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

TAX INCREMENT DISTRICT (TID) No. 8 - RESIDENTIAL DEVELOPMENT OVERVIEW

The S.C. Swiderski LLC proposal response is for eight duplexes and about sixteen single-family homes. Phased construction is anticipated starting as soon as Fall 2021 when Webster Street utility and gravel base are installed. Due to stormwater drainage requirements, one fewer single-family home lots is projected compared to the concept drawing.

Key development background:

- City of Merrill purchased 19.450 acres from by Heinz & Erich Roth for \$184,775 (i.e. between Alexander St., Heldt St., and Eugene St.).
- Existing City utility services (i.e. water and sanitary sewer) is available on both S. Alexander St. and S. Eugene St. There is no utility service on Held St. In addition, the southern half of the street right-of-way is in the Town of Scott.
- Webster St. will be extended between S. Alexander St. and S. Eugene St. – including water, sanitary sewer, storm sewer, curb, gutter, and paving, and streetlighting.
- Utility infrastructure installation and street improvements of Heldt St. might be needed in 2023 (at the earliest).
- Lot 1 of the CSM – Nicolet Lumber apartment development site will be accessed off Webster St. and connected to new utility services.
- Lots 2 and 3 of the CSM – S.C. Swiderski, LLC duplexes and single-family homes will be accessed off Webster Street. Phased construction starting in Fall 2021.
- Timeframe for finalizing sale of the development site and executed development agreement is October 2021. Plan Unit Development (PUD) zoning is needed for duplexes and a formal Plat required for the single-family home lots.

Development Incentives:

- Land for \$1.00. No special assessments for City utility and street infrastructure. There are no cash development incentives.

Development Fiscal:

Development fiscal projection spreadsheet follows – estimated at about \$1.9 million over remaining TID No. 8 lifespan.

The overall TID No. 8 development project, including borrowing for City purchase of land, Webster St. infrastructure, and Nicolet Lumber apartment cash development incentive cash flows through that separate Lot 1 development.

**REI**

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

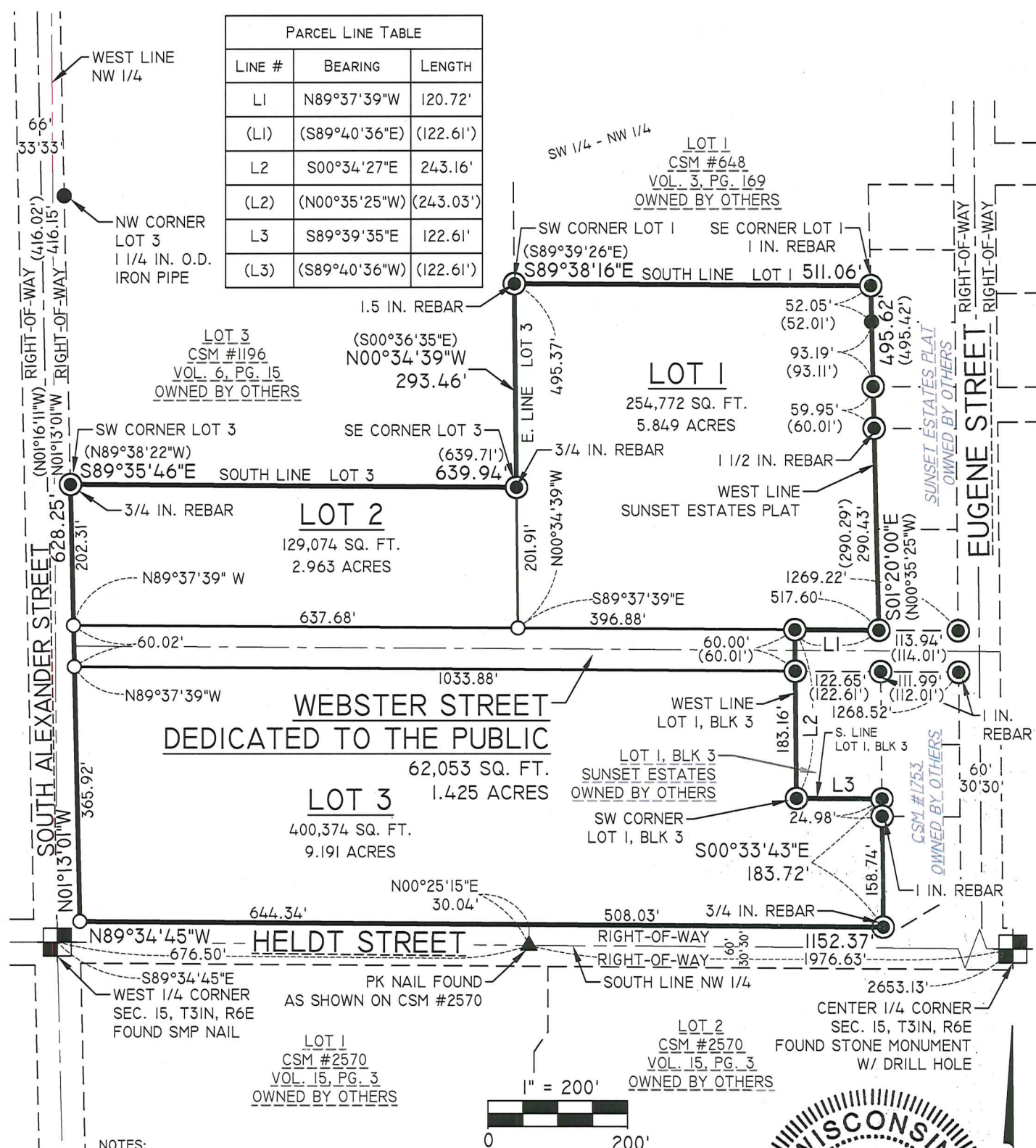
LINCOLN COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: CITY OF MERRILL

LANDOWNER: HEINZ ROTH

OF 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.

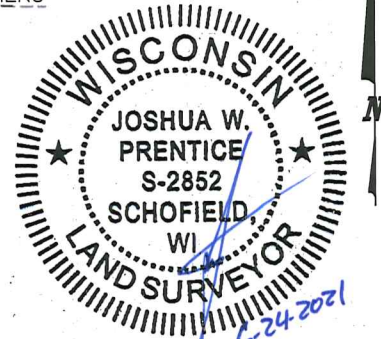


NOTES:

1. BEARINGS ARE BASED ON THE LINCOLN COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND 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.
2. FIELD WORK WAS COMPLETED ON 6-18-2021.
3. RIGHTS-OF-WAY SHOWN ARE BASED ON SURVEYS OF RECORD AND MONUMENTS FOUND IN THE FIELD.

LEGEND

	- 1 IN. BAR FOUND UNLESS NOTED
	- 1-3/4 IN. O.D. IRON PIPE FOUND UNLESS NOTED
	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
(126') - RECORDED BEARING/LENGTH	
(126.00') - MEASURED BEARING/LENGTH	





REI

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LINCOLN COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: CITY OF MERRILL

LANDOWNER: HEINZ ROTH

OF 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.

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 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 15; THENCE SOUTH 89°34'45" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, 676.50 FEET; THENCE NORTH 00°25'15" EAST, 30.04 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HELDT STREET AND THE POINT OF BEGINNING; THENCE NORTH 89°34'45" WEST, 644.34 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH ALEXANDER STREET; THENCE NORTH 01°13'01" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 628.25 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 1196, RECORDED IN VOLUME 6, ON PAGE 15, AS DOCUMENT NUMBER 370061, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 89°35'46" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 3, 639.94 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00°34'39" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 3, 293.46 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 648, RECORDED IN VOLUME 3, ON PAGE 169, AS DOCUMENT NUMBER 319881, FILED IN SAID REGISTER OF DEED'S OFFICE; THENCE SOUTH 89°38'16" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1, 511.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE WEST LINE OF THE SUNSET ESTATES PLAT, RECORDED IN VOLUME 6 ON PAGE 175 AS DOCUMENT NUMBER 437213, FILED IN SAID REGISTER OF DEED'S OFFICE; THENCE SOUTH 01°20'00" EAST, COINCIDENT WITH SAID WEST LINE OF SUNSET ESTATES PLAT, 495.62 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEBSTER STREET; THENCE NORTH 89°37'39" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF WEBSTER STREET, 120.72 FEET TO SAID WEST LINE OF SUNSET ESTATES PLAT; THENCE SOUTH 00°34'27" EAST, COINCIDENT WITH SAID WEST LINE OF SUNSET ESTATES PLAT, 243.16 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 3 OF SUNSET ESTATES PLAT; THENCE SOUTH 89°39'35" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1, BLOCK 3, 122.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 3 AND THE WEST LINE OF CERTIFIED SURVEY MAP NUMBER 1753, RECORDED IN VOLUME 9 ON PAGE 5 AS DOCUMENT NUMBER 430724, RECORDED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 00°33'43" EAST, COINCIDENT WITH SAID WEST LINE OF CERTIFIED SURVEY MAP NUMBER 1753, 183.72 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF HELDT STREET; THENCE NORTH 89°34'45" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 508.03 FEET TO THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 846,273 SQUARE FEET, 19.428 ACRES, MORE OR LESS.

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

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

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

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

DATED THIS 24TH DAY OF JUNE 2021

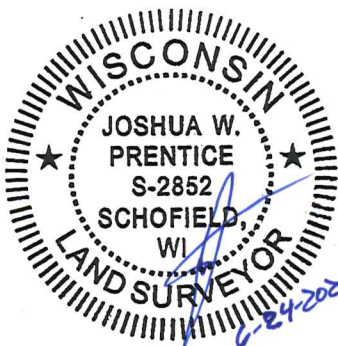
REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852

CITY OF MERRILL APPROVAL CERTIFICATE

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IS WITHIN THE CITY OF MERRILL AND IS HEREBY APPROVED.

DATE _____ APPROVED _____

DATE _____ SIGNED _____



City of Merrill - TID No. 8 - S.C. Swiderski, LLC Proposal											
Part of PIN 251-3106-152-0228 - now owned by City of Merrill											
Existing	Land	Improved	Total RE								
1/1/2021	Valuation	Valuation	Valuation		Taxes 2020						
	\$14,700	\$0	\$14,700		of \$459						
Projected Tax Increment for new Duplexes & Single-Family Homes											
Planned lots will be along Webster St. extension (between Alexander St. and Eugene St.)											
	Duplexes - Projected total of eight (i.e. 16 housing units)										
	Single-Family Homes - Projected total of 16 housing units										
Projected for each housing unit:											
	Land	Improved	Total RE		Total of 32 Housing Units (when fully developed)						\$5,000,000
	Valuation	Valuation	Valuation								
	\$6,250	\$150,000	\$156,250								
Planned site about 12.154 acres (Lots 2 and 3 of Certified Survey Map)											
Projected Tax Increment:											
			Conceptual Phased Fiscal Projection:								
Const.	Value	Revenue	Tax	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	TID Value	Projected	
Year	Year	Year	Rate	- 2022	- 2023	- 2024	- 2025	- Future	Increment	Tax Increment	
2022	2023	2024	\$30.00	6					\$937,500	\$28,125	
	2024	2025	\$30.00		6				\$1,875,000	\$56,250	
	2025	2026	\$30.00			6			\$2,812,500	\$84,375	
	2026	2027	\$30.00				6		\$3,750,000	\$112,500	
	2027	2028	\$30.00						\$3,750,000	\$112,500	
	2028	2029	\$30.00					6	\$4,687,500	\$140,625	
	2029	2030	\$30.00					2	\$5,000,000	\$150,000	
	2030	2031	\$30.00						\$5,000,000	\$150,000	
	2031	2032	\$30.00						\$5,000,000	\$150,000	
	2032	2033	\$30.00						\$5,000,000	\$150,000	
	2033	2034	\$30.00						\$5,000,000	\$150,000	
	2034	2035	\$30.00						\$5,000,000	\$150,000	
	2035	2036	\$30.00						\$5,000,000	\$150,000	
	2036	2037	\$30.00						\$5,000,000	\$150,000	
	2037	2038	\$30.00						\$5,000,000	\$150,000	
										\$1,884,375	
Note: Future potential expense for Heldt St. utility infrastructure and street improvements (2023 at the earliest). All other expenses (such as Land purchase and Webster St. utility and street extension) covered by Nicolet Lumber apartment tax increment.											

RESOLUTION NO.**A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF MERRILL, WISCONSIN AND
S.C. SWIDERSKI, LLC (WEBSTER ST.)**

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 8 on September 27, 2011 and the development site is within TID No. 8; and,

WHEREAS, S.C. Swiderski, LLC has proposed construction of duplexes and single-family homes; and,

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

WHEREAS, additional property tax will be generated and new residential units created from this development project; and,

WHEREAS, S.C. Swiderski, LLC has negotiated the development agreement to provide for transfer of property ownership of about 12.154 acres (between Alexander St., Heldt St., and Eugene St.) to facilitate the duplex and single-family home development project;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 14th day of September, 2021, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and S.C. Swiderski, LLC and to facilitate the implementation thereof.

Recommended by:
Redevelopment Authority (RDA)

CITY OF MERRILL, WISCONSIN

Moved: _____

Derek Woellner
Mayor

Passed: _____

William N. Heideman
City Clerk

Attachment: TID 8 - Duplexes - Homes (7221 : TID 8 Dev. agreement between City of Merrill & S.C. Swiderski)

**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 _____, 2021 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.
- E. The Developer proposes to construct duplexes and single-family homes, located within the Development Area (the “Project”).
- 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, to construct duplexes and single-family homes within TID 8.

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.

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. If construction is not started by September 30, 2022, property title reverts 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. Will hold a City Plan Commission Public hearing on the Planned Unit Development (PUD) when available from Developer.
- d. Will 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 15, 2023. The new tax increment would be generated beginning with 2023 (to the extent of improvements completed as of January 1, 2023) property tax (2024 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 construction not started by September 30, 2022.

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.

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.

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.

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.

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:

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

IN WITNESS WHEREOF:

The parties have executed this Agreement as of _____, 2021

CITY OF MERRILL, WISCONSIN

Derek Woellner, Mayor

Approved:

William N. Heideman, Clerk

Approved as to Form:

Katherine G. Unertl, Finance Director

Thomas N. Hayden, City Attorney

STATE OF WISCONSIN)

) ss.

COUNTY OF LINCOLN)

Personally came before me this ____ day of _____, 2021, the above named Derek Woellner, Mayor and William N. Heideman, Clerk, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My commission _____

S.C. SWIDERSKI, LLC

By _____

Jacqui McElroy, Director of Business Development

STATE OF WISCONSIN)

) ss.

COUNTY OF WAUKESHA)

Personally appeared before me this ____ day of _____, 2021, the above named Jacqui McElroy, Director of Business Development for S.C. Swiderski, LLC to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My commission _____



4.1.a



Alexander Subdivision

Response to Request for Proposals – 700-800 S. Alexander St. Merrill

S.C. Swiderski LLC

401 Ranger Street

Mosinee WI, 54455

Contact: Jacqui McElroy, Director of Business Development Office: 715-693-7823 Cell: 715-846-1210 email: jmiller@scswiderski.com



Attachment: TID 8 - Duplexes - Homes (7221 : TID 8 Dev. agreement between City of

Table of Contents

Proposal Summary

Conceptual Site Plans

Renderings

Project Summary Outline and Tentative Schedule

Development Organization

Financial Viability and Investment Strategy

Offer

Company Information and Project Team

S.C. Swiderski, LLC is excited to present our proposal for the planning, construction, property management, and real estate sales of the development at 700-800 S. Alexander Street, Merrill.

Proposal Summary

Our vision is to create a residential neighborhood with homes exclusively designed and built by S.C. Swiderski Homes plus rental duplexes to be managed by S.C. Swiderski. Providing two types of housing will provide a broad range of options for the residents of Merrill and those looking to move into the area. The variety will also ensure the stability of the neighborhood as it will attract a wider target market.

A conceptual site plan is included for review. If selected, S.C. Swiderski will work closely with city staff to design a final site plan that fits the needs of the community. The proposed site plan consists of:

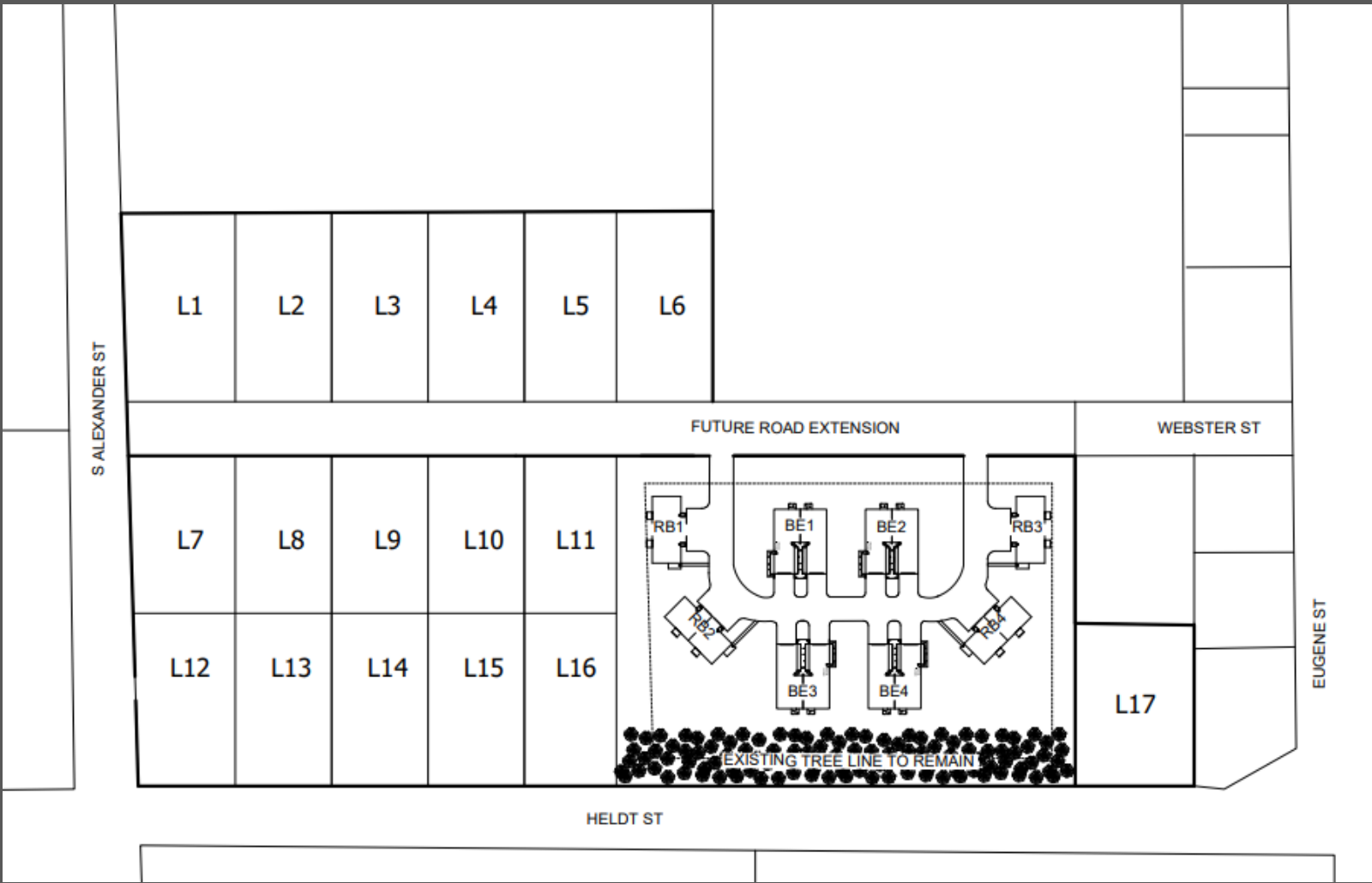
17 single-family homes

8 Duplex-style buildings consisting of 8 two-bedroom units and 8 three-bedroom units

Single-family homes will be divided into 17 lots ranging from 0.3 to 0.5 acres each. A large variety of home plans will be offered at this location including Ranch, Bi-Level, and Two-Story ranging from 1,300 to 2,000 above-ground square footage. The home buying process for consumers will be managed by S.C. Swiderski Homes with a dedicated home concierge to assist clients every step of the way.

The proposed duplex lot will have private roads throughout which will be maintained by S.C. Swiderski. These units will also be managed by S.C. Swiderski's experienced property management team. Two different duplex styles will be available: a two-bedroom duplex with an attached one-car garage with approximately 835 square feet, and a three-bedroom duplex with an attached two-car garage with approximately 1,244 square feet.

Concept Site Plan



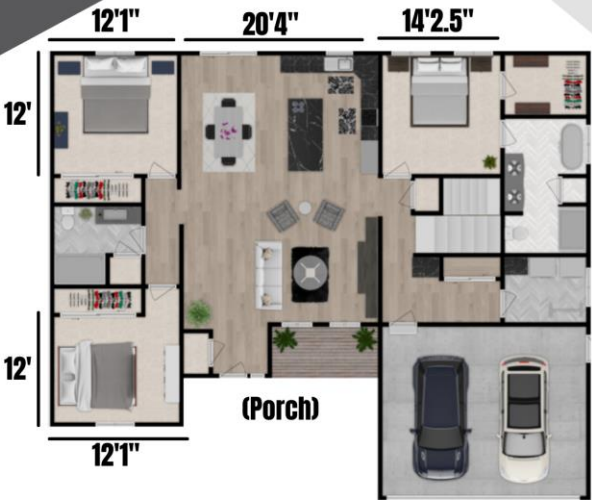
SCS Homes Floor Plans



Quinton

3 Bedroom | 2 Bath
1,802 Sq. Ft.

Main Floor



SCS Homes Floor Plans



ISABELLE

3 Bedroom | 3 Bath
1,541 Sq. Ft.

FIRST FLOOR



Duplexes



Project Summary Outline and Tentative Schedule

Spring 2022	Site Engineering & Design
Summer 2022	Project Approvals
Fall 2022	Begin Single-Family Home Construction
Spring 2023	First Phase of Homes Completed and Sold
Summer 2023	Duplexes Begin Construction
Summer 2024	Duplexes Construction Completed
Fall 2025	Anticipated Completion of All Homes

Development Organization

S.C. Swiderski, LLC is a real estate, construction, and property management company specializing in multifamily projects. The Real Estate Division manages the company's real estate portfolio handling acquisitions, sales, project design, planning, and development. The Construction Division oversees project budgets and scheduling, contract procurement, project management, and construction management. The Property Management Division provides professional leasing, management, groundskeeping, and maintenance for the real estate portfolio. All areas of the company work together to proudly deliver quality housing with great service known as the SCS Difference.

S.C. Swiderski was formed in 1992 and is a privately held company with corporate headquarters in Mosinee, Wisconsin. The company has a sound business model and is unique in that it designs, plans, constructs, owns and operates its real estate portfolio. The company attributes its success to their ability to listen to tenants, focus on continuous improvement, develop their team, and operate with integrity.

S.C. Swiderski has apartment locations throughout the state and the company continues to expand by investing in its people, processes, and properties. S.C. Swiderski demonstrates innovation, quality, and pride that one can expect from a Made in Wisconsin certified company. The company embraces its Wisconsin roots and is committed to the communities and tenants that it serves.

The company has extensive experience in collaborating with cities and completing desirable multi-family projects.

Registered Corporations: The company consists of four LLCs under private ownership of Shane and Sheila Swiderski.

S.C. Swiderski, LLC created on July 31, 1998

S.C. Swiderski Management Corporation created on January 12, 2015

S.C. Swiderski Construction, LLC created on January 12, 2015

S.C. Swiderski Land Company, LLC created on January 12, 2015

To date, there have been no debarments, suspensions bankruptcies or loan defaults for any of the four entities.

Financial Viability & Offer

S.C. Swiderski will be the developer and sole owner of the project. They have fostered strong, long-standing relationships with local and national lenders throughout the last twenty-nine years and have demonstrated the ability to secure financing for their projects. The company has successfully funded similar projects and this project would represent only a small portion of their funding capacity.

Financial statements and other documents presenting the financial condition of the company can be provided upon selection.

Estimated project costs for homes and duplexes shown in conceptual site plan are \$9,000,000. Construction will be funded by developer.

OFFER

Sell the twelve (12) acre parcel in the 700-800 block of S. Alexander Street in Merrill, Wisconsin to S.C. Swiderski, LLC for \$1.

Other requests for the City of Merrill in this proposal include:

City to rezone property for project.

City to contract for development of plat for residential lots.

About S.C. Swiderski

S.C. Swiderski, LLC is a regional leader in providing quality housing with professional service. As a fully integrated company, all areas of the business work together to deliver the **SCS Difference**. The company designs, plans, constructs, owns, and manages its real estate portfolio. The company attributes its success to their ability to listen to clients, focus on continuous improvement, develop their team, and operate with integrity. S.C. Swiderski has housing locations throughout the State of Wisconsin and continues to expand by investing in its people, processes and properties. S.C. Swiderski demonstrates innovation, quality and pride that one can expect from a Made in Wisconsin certified company. The company embraces its Wisconsin roots and is committed to providing support to the local communities it serves.

We believe the experienced team we have assembled on this proposal will deliver the right project to meet the City’s objectives. The comprehensive project team from S.C. Swiderski will cover the planning and design, construction of the site, homes sales, and property management. The credentials of the team and the company’s financial capacity for the project, combined with the vision of the City, will make this project a success for generations to come.

PLANNING & DEVELOPMENT



Jacqui McElroy
Director of Business
Development



Kortni Wolf
Development
Administrator



Kal McHugh
Project Engineer



Madeline Check
Development
Designer

CONSTRUCTION



Tom Woller
Construction
Manager



Amber Keller
Project Manager



Jay Trowbridge
Excavation
Manager

S.C. SWIDERSKI HOMES



April Pankow
Single Family PM



Shayne Fellenz
Home Concierge



Sam Cricks
Real Estate Broker

PROPERTY MANAGEMENT



Kari Kussow
Leasing Manager



Jon Sawicky
Maintenance &
Grounds Manager

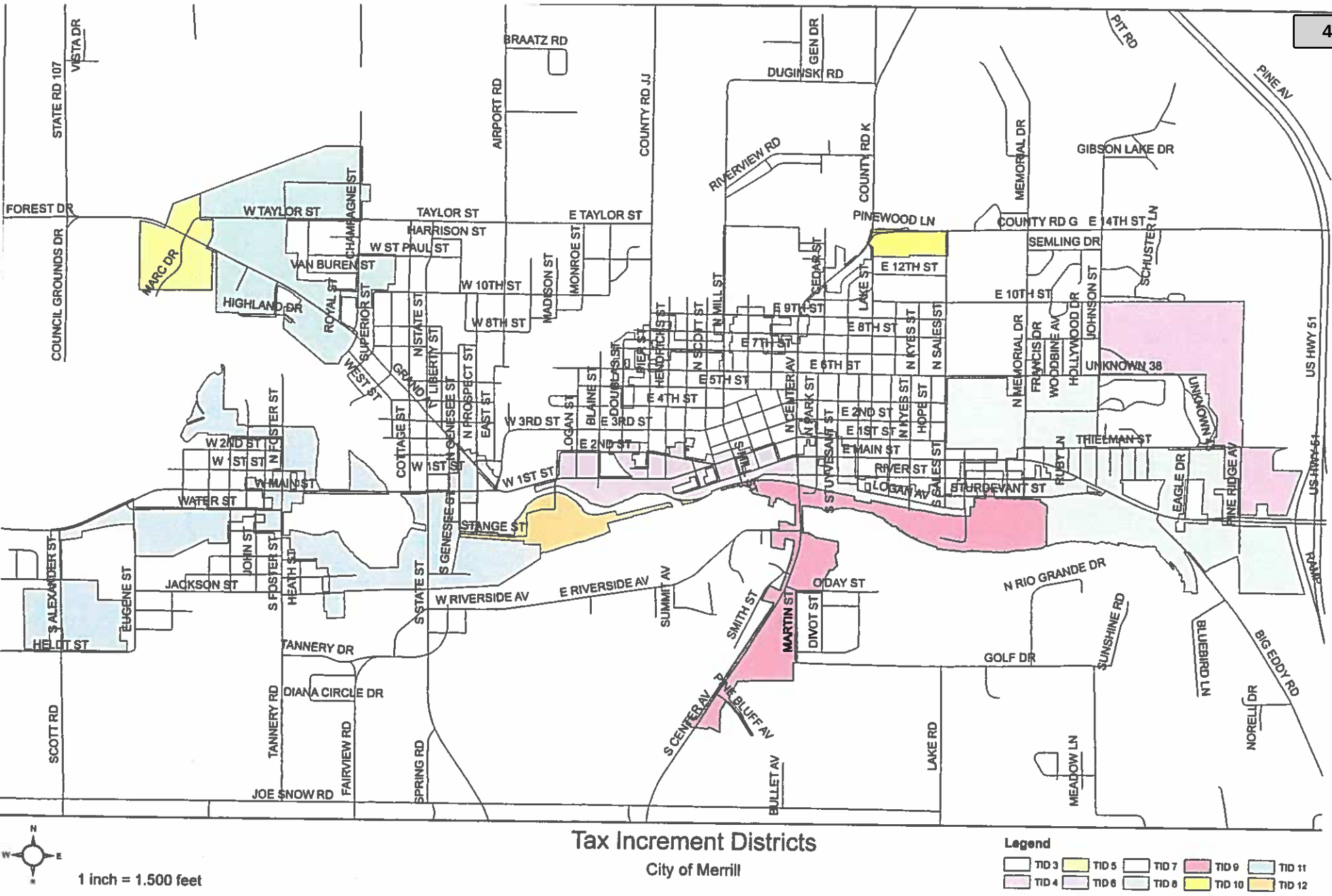


City of Merrill

Tax Increment Districts (TIDs) - Historical (From 2005 through 2020)

Prepared from City General Ledger fiscal:

by Kathy Unertl, Finance Director/RDA Secretary



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

District Classification: Mixed Use

Creation Date: 08/23/17

End of Expenditure Period: 08/23/32

Maximum Life: 08/23/37

Final Revenue Year: 2038

TID Cash Development Incentives:

None Planned (at this time)

Infrastructure Projects:

Logan St. and E. 6th St. improvements (i.e. former gravel) by Athletic Park in 2019 and 2020.

Borrowing:

General Obligation Series 2019B borrowing proceeds for Logan St./E. 6th St. infrastructure.

Potential Future Infrastructure Projects & TID12 Borrowing:

Riverside Avenue - sidewalk (S. Center Ave. to S. State St.)

LED Streetlighting - S. Polk St.

Potentially S. State St. bridge deck replacement

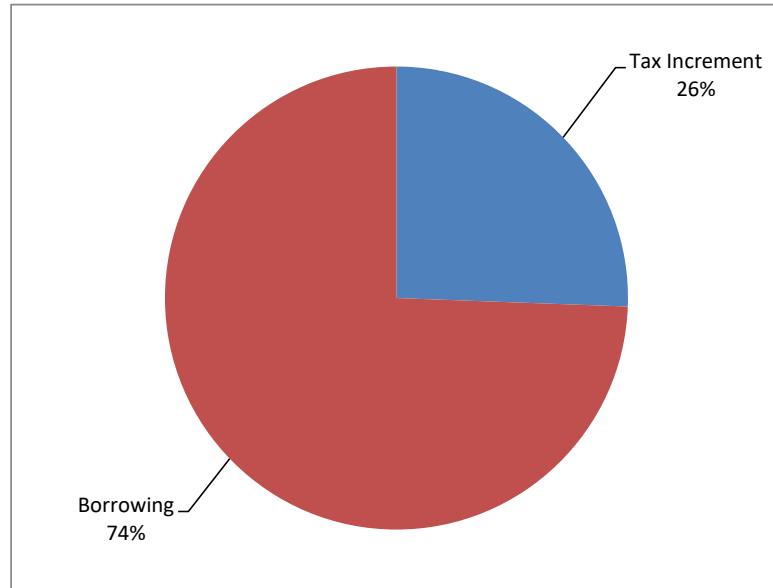
TID Overview - Background

Revised: 12/1/2020

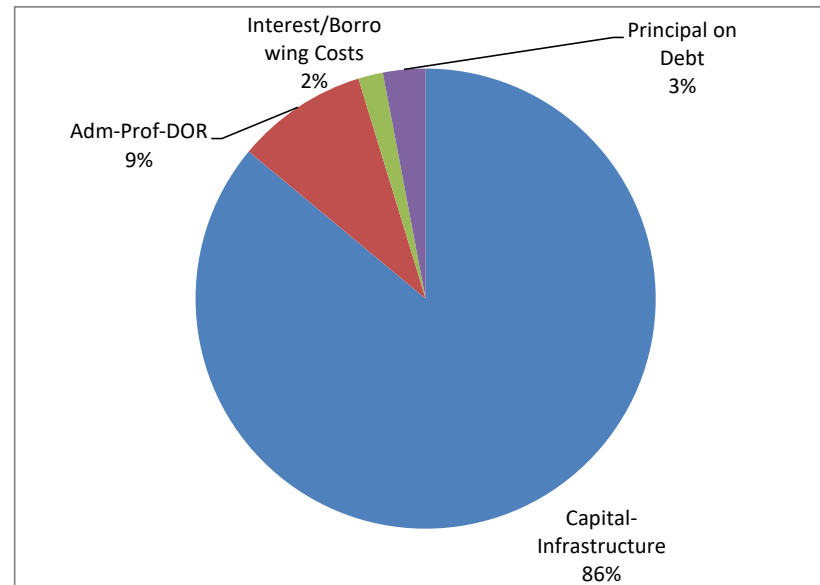
City of Merrill - Tax Increment District No. 12 - Historical Summary

Fiscal Status and Revenues & Expenditures

Revenues - Overall



Expenses - Overall:



Revenues - Overall:

From Other TIDs	\$0	0.0%
Tax Increment	\$42,975	25.6%
Borrowing	\$125,000	74.4%
Grants	\$0	0.0%
Special Assessments	\$0	0.0%
State Aids	\$0	0.0%
Other Revenues	\$0	0.0%

\$167,975 100.0%

Expenses - Overall:

Developer Grants/Loans	\$0	0.0%
TID Sharing	\$0	0.0%
Blight - Demo	\$0	0.0%
Capital-Infrastructure	\$144,343	86.0%
Adm-Prof-DOR	\$15,500	9.2%
Interest/Borrowing Costs	\$2,920	1.7%
Principal on Debt	\$5,000	3.0%
Site Acquisition	\$0	0.0%
Other Costs	\$0	0.0%

Total Expenditures \$167,763 100.0%

City of Merrill - Tax Increment District No. 12 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2017	2018	2019	2020
Beginning Balance - January 1st	\$0	(\$12,056)	(\$13,031)	\$115,796

Revenues

	2017 No	2018 No	2019 No	2020 No	Total
TID allocated from another TID?					
Allocation amount from other TIDs	\$0	\$0	\$0	\$0	\$0
Tax increment	\$0	\$0	\$22,005	\$20,970	\$42,975
Borrowing	\$0	\$0	\$125,000	\$0	\$125,000
Development guarantees	\$0	\$0	\$0	\$0	\$0
Transfer from other funds	\$0	\$0	\$0	\$0	\$0
Other grant sources	\$0	\$0	\$0	\$0	\$0
Other revenue sources	\$0	\$0	\$0	\$0	\$0
Investment income	\$0	\$0	\$0	\$0	\$0
Special assessments	\$0	\$0	\$0	\$0	\$0
Exempt computer aid	\$0	\$0	\$0	\$0	\$0
State Personal Property Aid	\$0	\$0	\$0	\$0	\$0
Miscellaneous revenue	\$0	\$0	\$0	\$0	\$0
Sale of property	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$147,005	\$20,970	\$167,975

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

City of Merrill - Tax Increment District No. 12 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2017	2018	2019	2020	Total
Developer Grants & Loans					\$0
TID Sharing?	No	No	No	No	
TID Sharing Amount	\$0	\$0	\$0	\$0	\$0
Other - Blight - Demo	\$0	\$0	\$0	\$0	\$0
Capital Expenditures	\$0	\$0	\$17,553	\$126,790	\$144,343
Administration	\$2,898	\$575	\$191	\$944	\$4,607
Professional Services	\$8,158	\$250	\$285	\$750	\$9,443
Interest & fiscal charges	\$0	\$0	\$0	\$2,920	\$2,920
WI DOR Fees	\$1,000	\$150	\$150	\$150	\$1,450
Discount on long-term debt	\$0	\$0	\$0	\$0	\$0
Debt issuance costs	\$0	\$0	\$0	\$0	\$0
Principal on long-term debt	\$0	\$0	\$0	\$5,000	\$5,000
Environmental Costs	\$0	\$0	\$0	\$0	\$0
Real property assembly costs	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$12,056	\$975	\$18,179	\$136,553	\$167,763
	2017	2018	2019	2020	Total
Balance at end of fiscal year	(\$12,056)	(\$13,031)	\$115,795	\$213	

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

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

District Classification: Mixed Use

Creation Date: 05/10/16

End of Expenditure Period: 05/15/31

Maximum Life: 05/10/37

Final Revenue Year: 2027

Note Anticipation Note (NAN) Series 2016C:

Borrowing for site acquisition will be refinanced by October 1st, 2021.

TID Cash Development Incentives:

Rock Ridge Apartments - Phase 1 of \$500,000 in 2017.

Rock Ridge Apartments - Phase 2 of \$200,000 in 2020. Additional \$300,000 to be paid (2021 - 2023).

There will be payments to Denyon Homes/Ryan Ott Development and JJ Premier LLC beginning in 2021 of \$10,000 per new single-family home (after Occupancy Permit issued).

Land Purchases:

Former Lokemoen Development field and former Kienitz parcels in 2016.

Former Russ Davis Wholesale parcels on Taylor St. for Northcentral Technical College in 2017.

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

Infrastructure Investments:

Utility and street improvements - Rock Ridge Ct.

Curb, gutter, and paving of Edgewater Dr. and Highland Dr. (with some Special Assessments).

2021 Infrastructure Projects:

Curb, gutter, and paving of W. St. Paul St. between Champagne St. and N. State St.

Utility and street improvements - Superior St. (between W. 10th St. and W. St. Paul St.).

Utility and street improvements - Parkview Dr. (between Edgewater Dr. and Rock Ridge Ct.).

Also LED streetlighting on W. St. Paul St., Superior St., and Parkview Dr.

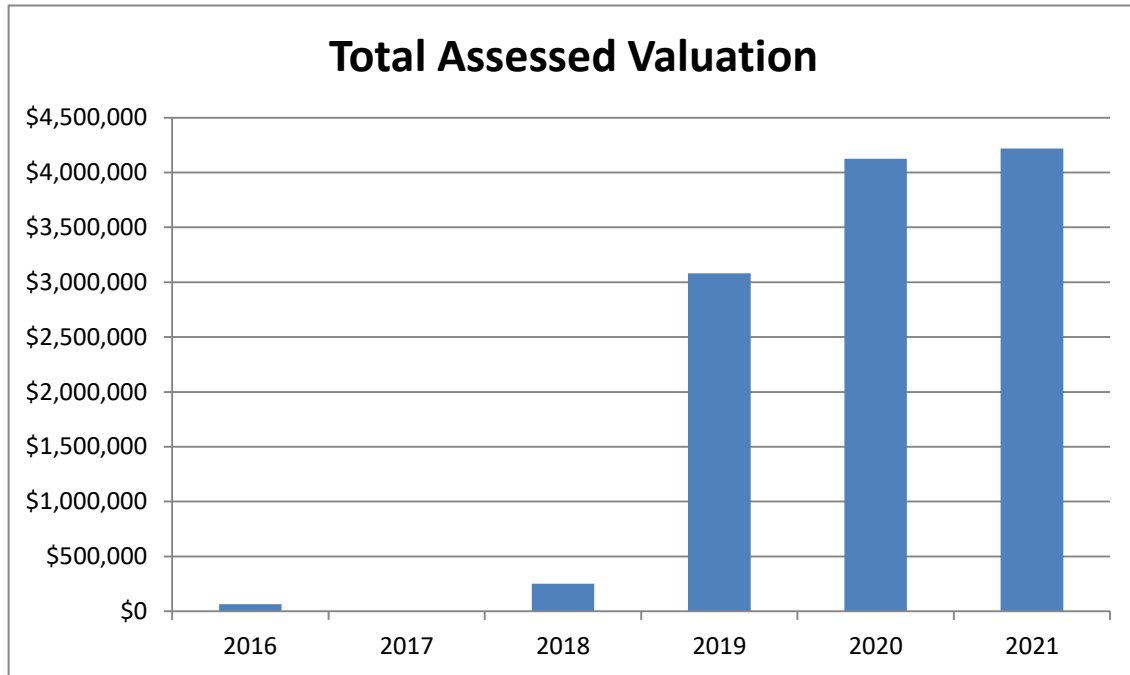
Future Infrastructure Projects:

LED streetlighting along Taylor St.

Potential reconstruction of State St. (from Grand Ave. to Taylor St.) and
potential reconstruction of Grand Ave. (from State St. to Champagne St.)

Potential 8-unit T-Hanger at Champagne Airport Terminal Area

**City of Merrill - TID No. 11 (Former Lokemoen field)
Rock Ridge Apartments and Rock Ridge Park Homes**



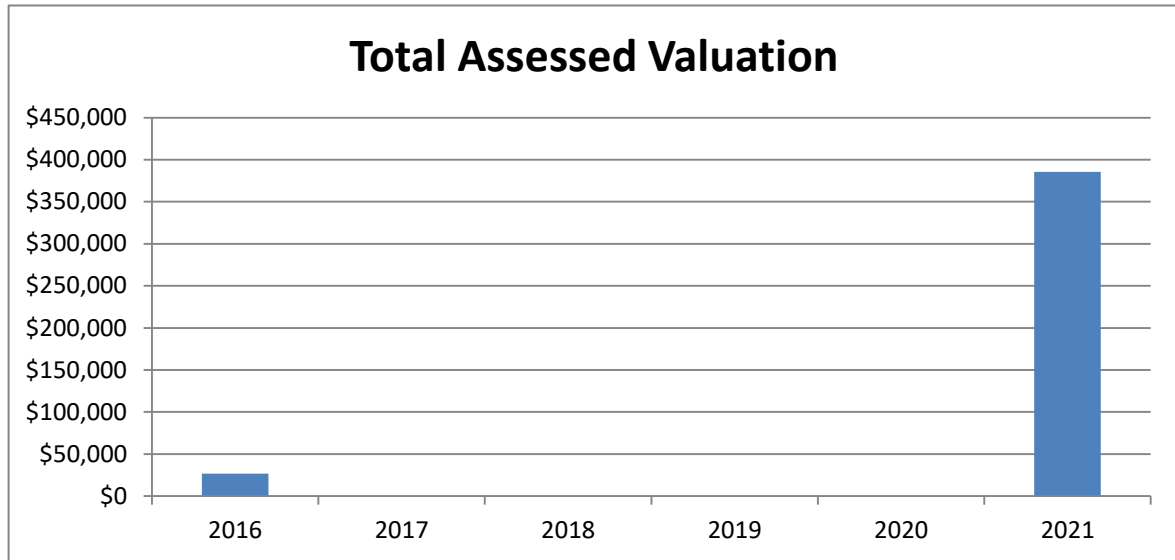
Assessed Valuation Summary:

As of 1/1st	Land	Improvements	Total Assessed	Change Over Base
2016	\$57,000	\$8,000	\$65,000	\$0
2017	\$0	\$0	\$0	(\$65,000)
2018	\$125,400	\$125,000	\$250,400	\$185,400
2019	\$243,400	\$2,838,700	\$3,082,100	\$3,017,100
2020	\$243,400	\$3,881,700	\$4,125,100	\$4,060,100
2021	\$265,400	\$3,953,900	\$4,219,300	\$4,154,300

Note: 2021 includes three lots (i.e. two partial new homes)

Edgewater & Parkview Dr. assessments of: \$94,200

City of Merrill - TID No. 11 (Former Kienitz Property) Denyon Homes & Ryan Ott Development



Assessed Valuation Summary:

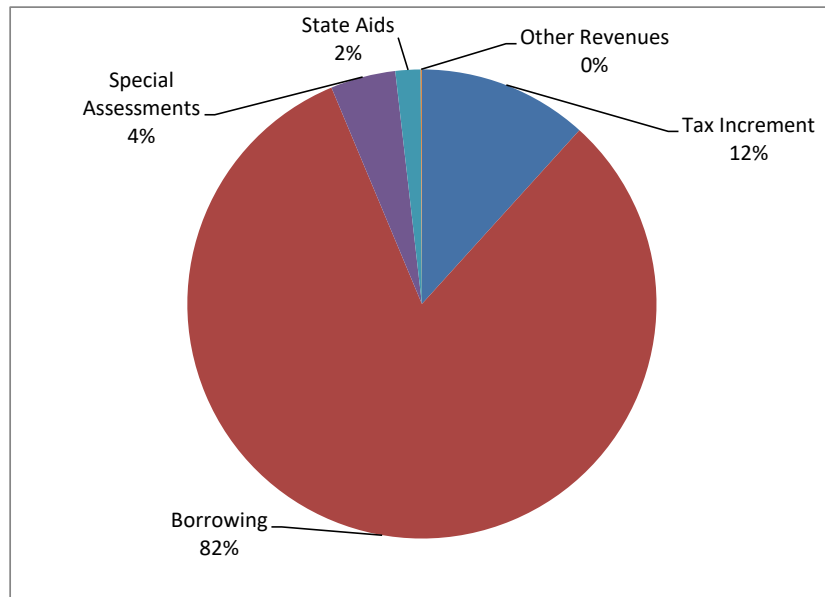
As of 1/1st	Land	Improvements	Total Assessed	Change Over Base
2016	\$26,600	\$0	\$26,600	
2017	\$0	\$0	\$0	(\$26,600)
2018	\$0	\$0	\$0	(\$26,600)
2019	\$0	\$0	\$0	(\$26,600)
2020	\$0	\$0	\$0	(\$26,600)
2021	\$27,600	\$357,800	\$385,400	\$358,800

Note: 2021 includes three lots (i.e. three partial new homes)

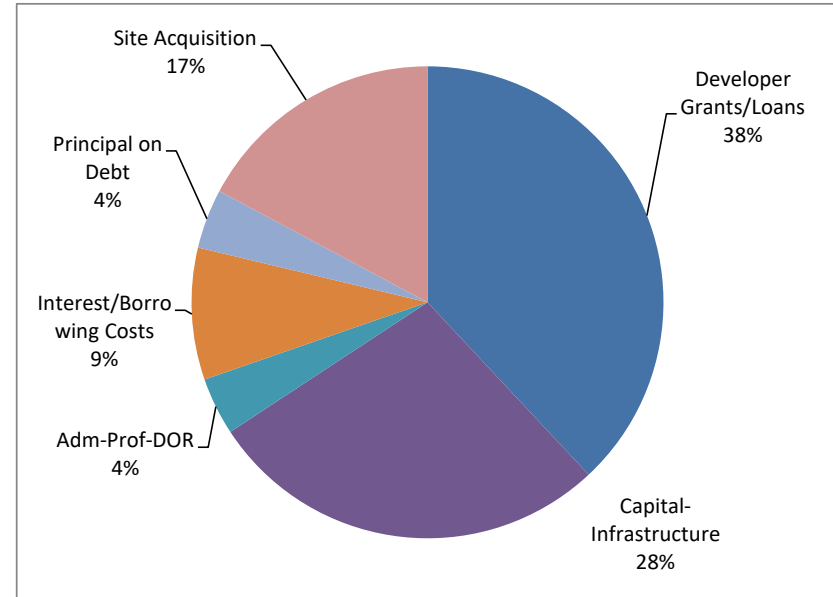
City of Merrill - Tax Increment District No. 11 - Historical Summary

Fiscal Status and Revenues & Expenditures

Revenues - Overall



Expenses - Overall:



Revenues - Overall:

From Other TIDs	\$0	0.0%
Tax Increment	\$195,631	11.7%
Borrowing	\$1,368,439	82.0%
Grants	\$0	0.0%
Special Assessments	\$74,936	4.5%
State Aids	\$28,873	1.7%
Other Revenues	\$1,415	0.1%

\$1,669,294 100.0%

Expenses - Overall:

Developer Grants/Loans	\$700,000	38.0%
TID Sharing	\$0	0.0%
Blight - Demo	\$0	0.0%
Capital-Infrastructure	\$509,974	27.7%
Adm-Prof-DOR	\$72,626	3.9%
Interest/Borrowing Costs	\$166,364	9.0%
Principal on Debt	\$75,000	4.1%
Site Acquisition	\$316,455	17.2%
Other Costs	\$0	0.0%

Total Expenditures \$1,840,419 100.0%

City of Merrill - Tax Increment District No. 11 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2016	2017	2018	2019	2020
Beginning Balance - January 1st	\$0	(\$187,456)	(\$89,154)	(\$154,338)	(\$162,174)

Revenues

	2016 No	2017 No	2018 No	2019 No	2020 No	Total
TID allocated from another TID?						
Allocation amount from other TIDs	\$0	\$0	\$0	\$0	\$0	\$0
Tax increment	\$0	\$0	\$12,611	\$69,961	\$113,059	\$195,631
Borrowing	\$207,741	\$955,698	\$0	\$0	\$205,000	\$1,368,439
Development guarantees	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from other funds	\$0	\$0	\$0	\$0	\$0	\$0
Other grant sources	\$0	\$0	\$0	\$0	\$0	\$0
Other revenue sources	\$0	\$0	\$0	\$0	\$0	\$0
Investment income	\$0	\$0	\$0	\$0	\$0	\$0
Special assessments	\$0	\$74,936	\$0	\$0	\$0	\$74,936
Exempt computer aid	\$0	\$0	\$0	\$0	\$0	\$0
State Personal Property Aid	\$0	\$0	\$0	\$12,568	\$16,305	\$28,873
Miscellaneous revenue	\$275	\$0	\$640	\$0	\$0	\$915
Sale of property	\$0	\$500	\$0	\$0	\$0	\$500
Total Revenues	\$208,016	\$1,031,134	\$13,251	\$82,529	\$334,364	\$1,669,294

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

City of Merrill - Tax Increment District No. 11 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2016	2017	2018	2019	2020	Total
Developer Grants & Loans	\$0	\$500,000	\$0	\$0	\$200,000	\$700,000
TID Sharing?	No	No	No	No	No	
TID Sharing Amount	\$0	\$0	\$0	\$0	\$0	\$0
Other - Blight - Demo	\$0	\$0	\$0	\$0	\$0	\$0
Capital Expenditures	\$163,638	\$278,102	\$6,145	\$13,027	\$49,062	\$509,974
Administration	\$3,457	\$5,497	\$6,157	\$10,758	\$17,507	\$43,376
Professional Services	\$9,815	\$2,900	\$2,640	\$2,500	\$9,794	\$27,649
Interest & fiscal charges	\$0	\$16,419	\$38,343	\$38,929	\$38,289	\$131,980
WI DOR Fees	\$1,000	\$150	\$150	\$150	\$150	\$1,600
Discount on long-term debt	\$0	\$0	\$0	\$0	\$0	\$0
Debt issuance costs	\$6,899	\$23,972	\$0	\$0	\$3,513	\$34,384
Principal on long-term debt	\$0	\$0	\$25,000	\$25,000	\$25,000	\$75,000
Environmental Costs	\$0	\$0	\$0	\$0	\$0	\$0
Real property assembly costs	\$210,663	\$105,792	\$0	\$0	\$0	\$316,455
Total Expenditures	\$395,472	\$932,832	\$78,435	\$90,364	\$343,316	\$1,840,419
	2016	2017	2018	2019	2020	Total

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

City of Merrill - Tax Increment District No. 10

Former FoxPoint - 1905 E. 14th St. (S.C. Swiderski, LLC development site)

District Classification:	Blighted	
Creation Date:	09/22/15	The two parcel TID was split from TID No. 7 due to Improved Assessment revaluation of the former FoxPoint Sportswear building.
End of Expenditure Period:	09/22/37	
	Anticipate Plan Amendment to allow for Tax Increment Sharing in about 2023	
Maximum Life:	09/22/42	
Final Revenue Year:	2043	

Anticipate Plan Amendment to allow for Tax Increment Sharing in about 2023

Note Anticipation Note (NAN) Series 2016C:

Borrowing for site acquisition will be refinanced by October 1st, 2021.

TID Cash Development Incentives:

Total of \$250,000 - with \$50,000 upon 2021 Construction Start-up and then \$50,000 for each of the four apartment buildings upon State Occupancy Permits. Total of 56 apartment units with Building Permit estimate of \$6.7 million.

Land Purchases:

Former FoxPoint Sportswear building was demolished in 2016 prior to City of Merrill purchase of the vacant site for \$454,378.

Future Infrastructure Projects:

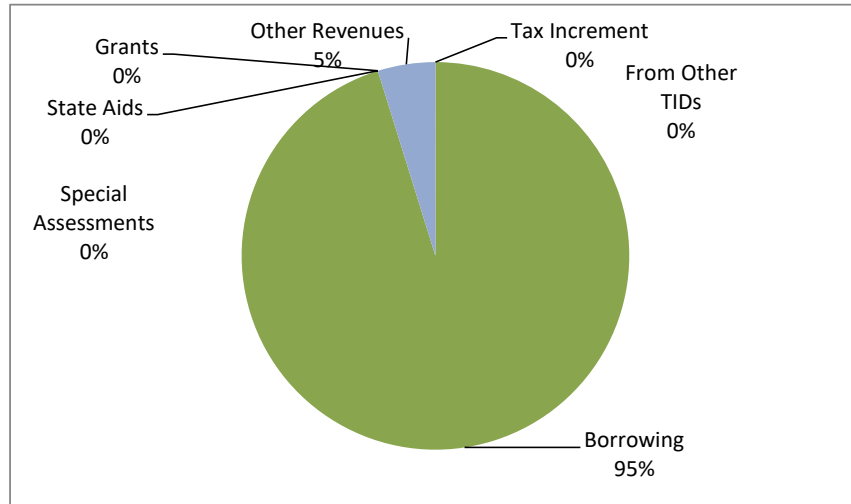
LED streetlighting along Lincoln County Highway G (E. 14th St.) and surrounding area.

Potential funding source for water and sewer infrastructure to serve City's future industrial/business park, as well as extension of N. Pine Ridge Ave. (from Thielman St. to Lincoln County Highway G).

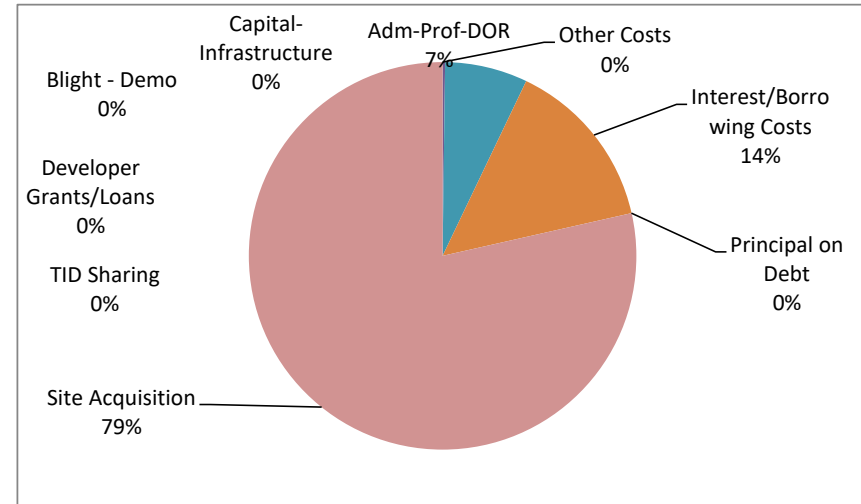
City of Merrill - Tax Increment District No. 10 - Historical Summary

Fiscal Status and Revenues & Expenditures

Revenues - Overall



Expenditures - Overall



Revenues - Overall:

From Other TIDs	\$0	0.0%
Tax Increment	\$103	0.0%
Borrowing	\$495,000	95.2%
Grants	\$0	0.0%
Special Assessments	\$0	0.0%
State Aids	\$0	0.0%
Other Revenues	\$25,000	4.8%

\$520,103 100.0%

Expenses - Overall:

Developer Grants/Loans	\$0	0.0%
TID Sharing	\$0	0.0%
Blight - Demo	\$0	0.0%
Capital-Infrastructure	\$1,200	0.2%
Adm-Prof-DOR	\$39,901	6.9%
Interest/Borrowing Costs	\$83,039	14.4%
Principal on Debt	\$0	0.0%
Site Acquisition	\$454,378	78.5%
Other Costs	\$0	0.0%

Total Expenditures \$578,519 100.0%

City of Merrill - Tax Increment District No. 10 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2015	2016	2017	2018	2019	2020
Beginning Balance - January 1st	\$0	(\$8,491)	(\$38,538)	(\$7,535)	(\$31,387)	(\$31,517)

Revenues

	2015 No	2016 No	2017 No	2018 No	2019 No	2020 No	Total
TID allocated from another TID?							
Allocation amount from other TIDs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax increment	\$0	\$0	\$103	\$0	\$0	\$0	\$103
Borrowing	\$0	\$445,505	\$49,495	\$0	\$0	\$0	\$495,000
Development guarantees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from other funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other grant sources	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other revenue sources	\$0	\$0	\$0	\$0	\$25,000	\$0	\$25,000
Investment income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exempt computer aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0
State Personal Property Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sale of property	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$445,505	\$49,598	\$0	\$25,000	\$0	\$520,103

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

City of Merrill - Tax Increment District No. 10 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2015	2016	2017	2018	2019	2020	Total
Developer Grants & Loans							\$0
TID Sharing?	No	No	No	No	No	No	
TID Sharing Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other - Blight - Demo	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Expenditures	\$0	\$1,200	\$0	\$0	\$0	\$0	\$1,200
Administration	\$1,785	\$10,361	\$1,850	\$2,952	\$4,705	\$4,818	\$26,471
Professional Services	\$5,706	\$2,700	\$500	\$725	\$250	\$1,799	\$11,680
Interest & fiscal charges	\$0	\$0	\$16,094	\$20,025	\$20,025	\$20,132	\$76,276
WI DOR Fees	\$1,000	\$150	\$150	\$150	\$150	\$150	\$1,750
Discount on long-term debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt issuance costs	\$0	\$6,763	\$0	\$0	\$0	\$0	\$6,763
Principal on long-term debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Real property assembly costs	\$0	\$454,378	\$0	\$0	\$0	\$0	\$454,378
Total Expenditures	\$8,491	\$475,552	\$18,594	\$23,852	\$25,130	\$26,900	\$578,519
	2015	2016	2017	2018	2019	2020	Total
Balance at end of fiscal year	(\$8,491)	(\$38,538)	(\$7,534)	(\$31,387)	(\$31,517)	(\$58,417)	

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

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

District Classification: Blighted

Creation Date: 09/24/13

End of Expenditure Period: 09/24/35

**Cash flows dependent upon Tax Increment Transfers from
TID No. 4 and in the future from TID No. 10**

Maximum Life: 09/24/40

Final Revenue Year: 2041

TID Cash Development Incentives:

Newman Lot 2 (Burgener Carriers) - Total of \$75,000

Raze loan for Club Modern buildings - \$34,254

Environmental and Razing Expenses:

Total of \$428,548 for Anson-Gilkey, Page Milk, and Merrill Pavers

Grants and Donations:

Wisconsin DNR grant for River Bend Trail from Park St. east to Cooper St. of \$113,750 and WEDC (Wisconsin Economic Development Corp.) Idle Sites Grant for Park St. and various building demolitions of \$107,681.

River Bend Trail Foundation donation total of \$327,488 for Agra Pavilion acquisition, Anson-Gilkey raze, and River Bend Trail from Park St. east to Cooper St.

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

Infrastructure Investments:

S. Center Ave. reconstruction from Wisconsin River Bridge to the south

Park St. and Cooper St. improvements as local match to Idle Sites Grant.

Potential Future Projects:

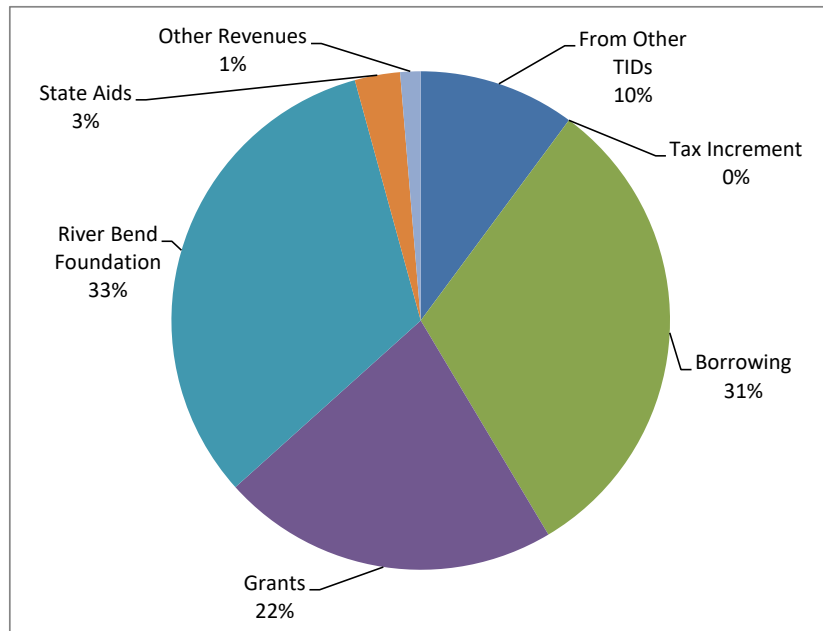
Potential grant writing assistance related to Wisconsin Economic Development Corp (WEDC)
Idle Sites and Federal EPA Brownfield applications related to properties along Wisconsin River
and S. Center Ave.

Potential infrastructure investments to facilitate redevelopment of former Anson-Gilkey and Merrill
Pavers properties.

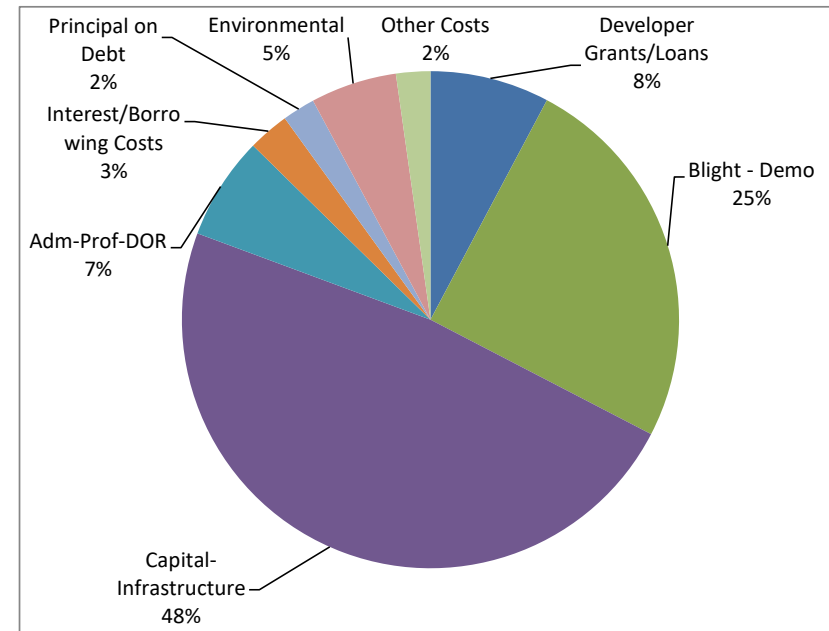
City of Merrill - Tax Increment District No. 9 - Historical Summary

Fiscal Status and Revenues & Expenditures

Revenues - Overall



Expenditures - Overall



Revenues - Overall:

From Other TIDs	\$102,500	10.1%
Tax Increment	\$0	0.0%
Borrowing	\$316,463	31.3%
Grants	\$221,431	21.9%
River Bend Foundation	\$327,488	32.4%
State Aids	\$29,689	2.9%
Other Revenues	\$13,393	1.3%

\$1,010,965 100.0%

Expenses - Overall:

Developer Grants/Loans	\$109,254	7.8%
TID Sharing	\$0	0.0%
Blight - Demo	\$349,658	24.9%
Capital-Infrastructure	\$675,792	48.0%
Adm-Prof-DOR	\$94,331	6.7%
Interest/Borrowing Costs	\$37,733	2.7%
Principal on Debt	\$30,000	2.1%
Environmental	\$78,890	5.6%
Other Costs	\$31,366	2.2%

Total Expenditures \$1,407,025 100.0%

City of Merrill - Tax Increment District No. 9 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2013	2014	2015	2016	2017	2018	2019	2020
Beginning Balance - January 1st	\$0	(\$15,817)	(\$59,777)	(\$103,893)	(\$416,590)	(\$508,599)	(\$545,093)	(\$567,672)

Revenues

TID allocated from another TID?	2013 No	2014 No	2015 No	2016 No	2017 No	2018 No	2019 No	2020 Yes	Total
Allocation amount from other TIDs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102,500	\$102,500
Tax increment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Borrowing	\$0	\$0	\$0	\$0	\$316,463	\$0	\$0	\$0	\$316,463
Development guarantees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from other funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other grants (DNR Trails/Idle Sites)	\$0	\$0	\$0	\$0	\$113,750	\$0	\$0	\$107,681	\$221,431
Other revenue (Club Modern Loan)	\$0	\$0	\$0	\$0	\$0	\$1,625	\$2,820	\$2,820	\$7,265
Investment income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exempt computer aid	\$0	\$0	\$3,861	\$6,545	\$4,711	\$4,780	\$4,896	\$4,896	\$29,689
State Personal Property Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
River Bend Trail Foundation	\$0	\$78,570	\$83,715	\$37,879	\$127,324	\$0	\$0	\$0	\$327,488
Sale of property	\$0	\$6,129	\$0	\$0	\$0	\$0	\$0	\$0	\$6,129
Total Revenues	\$0	\$84,699	\$87,576	\$44,424	\$562,248	\$6,405	\$7,716	\$217,896	\$1,010,965

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

City of Merrill - Tax Increment District No. 9 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2013	2014	2015	2016	2017	2018	2019	2020	Total
Developer Grants & Loans	\$0	\$15,000	\$15,000	\$49,254	\$15,000	\$15,000	\$0	\$0	\$109,254
Club Modern Raze Loan - \$34,254 in 2016									
TID Sharing?	No	No	No	No	No	No	No	No	
TID Sharing Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other - Blight - Demo	\$0	\$88,090	\$47,592	\$181,649	\$23,650	\$0	\$7,511	\$1,166	\$349,658
Anson-Gilkey, Page Milk, Merrill Pavers									
Capital Expenditures	\$0	\$0	\$45,473	\$42,585	\$582,449	\$5,286	\$0	\$0	\$675,792
Administration	\$4,126	\$9,748	\$7,917	\$8,192	\$7,010	\$1,980	\$2,109	\$0	\$41,082
Professional Services	\$10,691	\$15,671	\$3,645	\$9,840	\$7,152	\$1,875	\$1,575	\$750	\$51,199
Interest & fiscal charges	\$0	\$0	\$0	\$0	\$0	\$8,608	\$8,950	\$8,650	\$26,208
WI DOR Fees	\$1,000	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$2,050
Discount on long-term debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt issuance costs	\$0	\$0	\$0	\$0	\$11,525	\$0	\$0	\$0	\$11,525
Principal on long-term debt	\$0	\$0	\$0	\$0	\$0	\$10,000	\$10,000	\$10,000	\$30,000
Environmental Costs	\$0	\$0	\$11,915	\$65,452	\$1,523	\$0	\$0	\$0	\$78,890
Real property assembly costs	\$0	\$0	\$0	\$0	\$31,366	\$0	\$0	\$0	\$31,366
Total Expenditures	\$15,817	\$128,659	\$131,691	\$357,122	\$679,825	\$42,899	\$30,295	\$20,716	\$1,407,025
	2013	2014	2015	2016	2017	2018	2019	2020	Total

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

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

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

TID Cash Development Incentives:

Forgivable loan for SuperSeal (now Sierra Pacific) in 2011 for \$200,000. Turnec employment levels met.

S&S Bar of \$3,966 to restore east exterior wall after adjacent building demolishe

Lighthouse Storage cash development incentive totaling \$25,000.

Loan to Merrill Area Development Corp. (MADC) for purchase of 201 S. Prospec
City also received and passed through a \$120,000 Wisconsin Site Assessment (City grant to MADC for asbestos abatement of \$148,320 in 2014.

Façade grants to: 406 W. Main St. for \$25,000 and 1502 W. Main St. for \$20,000

Merrill Tool & Water Jet incentive of \$30,000 in 2014 for fiber laser jet for manuf

Development Incentive of \$40,000 to RD Properties toward acquisition and dem
This was for Phase 1; however, site remains vacant.

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

Site Acquisitions, Environmental, and Razing Expenses:

First commercial raze buildings were on Grand. Ave. in 2012 and City received \$

There have been multiple homes razed due to health and safety issues. All bec: tax foreclosures.

Former bank site on corner of W. Main St. and S. Prospect St. Now that Merrill , no longer using for parking and contractor storage, vacant site is available for re

Infrastructure Investments:

Replacement of paving of Public Parking lot (east of S&S Bar) in 2014.

River Bend Trail (from Park St. to W. Main St.) fiscal was processed through TIC reimbursements from River Bend Trail Development Foundation - in two phases.

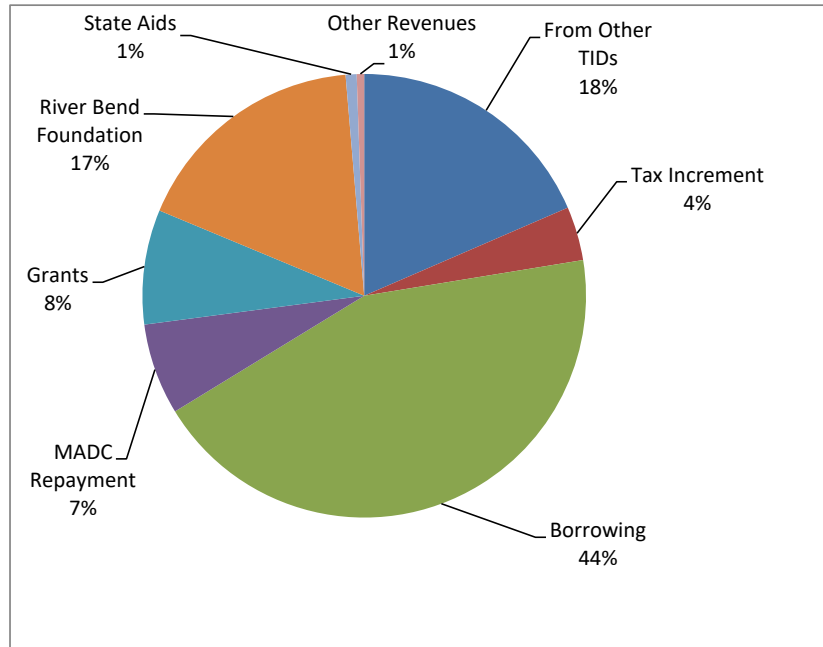
In 2016, paving with stormwater curbing of section of Eugene St. which was grav

In 2018, extension of water and sanitary sewer along Alexander St, to Held St. to expansion, as well as urban section of Alexander St. (i.e. curb, gutter, and pavin

City of Merrill - Tax Increment District No. 8 - Historical Summary

Fiscal Status and Revenues & Expenditures

Revenues - Overall

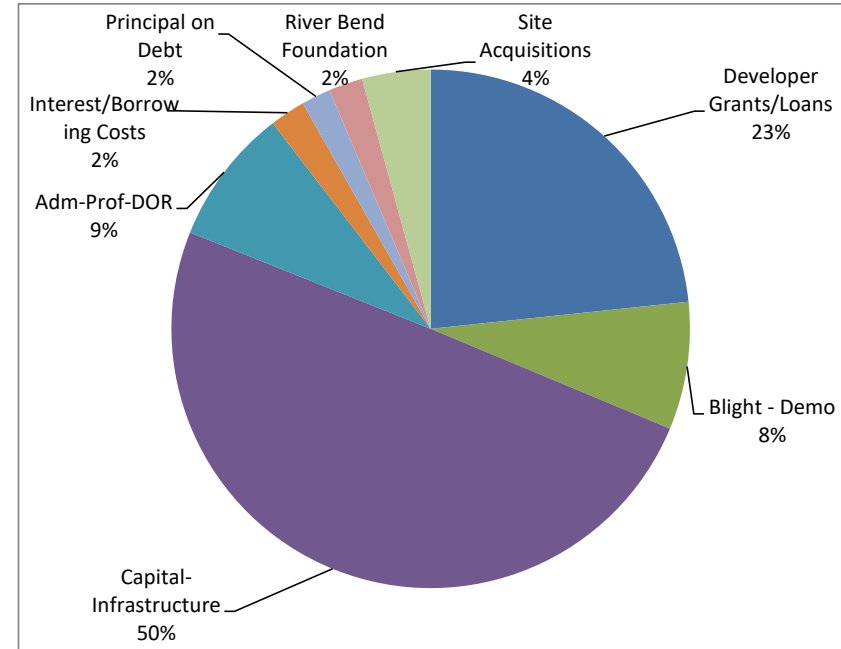


Revenues - Overall:

From Other TIDs	\$560,674	18.5%
Tax Increment	\$118,829	3.9%
Borrowing	\$1,328,437	43.8%
MADC Repayment	\$201,655	6.7%
Grants	\$253,177	8.4%
River Bend Foundation	\$526,647	17.4%
State Aids	\$24,324	0.8%
Other Revenues	\$16,410	0.5%

\$3,030,152 100.0%

Expenditures - Overall



Expenses - Overall:

Developer Grants/Loans	\$832,255	23.3%
TID Sharing	\$0	0.0%
Blight - Demo	\$283,875	8.0%
Capital-Infrastructure	\$1,774,994	49.8%
Adm-Prof-DOR	\$303,784	8.5%
Interest/Borrowing Costs	\$78,859	2.2%
Principal on Debt	\$65,000	1.8%
River Bend Foundation	\$75,667	2.1%
Site Acquisitions	\$152,278	4.3%

Total Expenditures \$3,566,711 100.0%

City of Merrill - Tax Increment District No. 8 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Beginning Balance - January 1st	\$0	(\$225,310)	(\$307,599)	(\$597,473)	(\$622,709)	(\$620,113)	(\$557,577)	(\$355,407)	(\$476,247)	(\$599,122)

Revenues

	2011 No	2012 No	2013 No	2014 No	2015 Yes	2016 Yes	2017 Yes	2018 Yes	2019 No	2020 Yes	Total
TID allocated from another TID?											
Allocation amount from other TIDs	\$0	\$0	\$0	\$0	\$200,000	\$75,000	\$140,674	\$45,000	\$0	\$100,000	\$560,674
Tax increment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,221	\$40,348	\$118,829
Borrowing	\$0	\$0	\$0	\$0	\$0	\$94,172	\$140,000	\$474,265	\$0	\$620,000	\$1,328,437
MADC Loan Repayment	\$0	\$0	\$0	\$201,655	\$0	\$0	\$0	\$0	\$0	\$0	\$201,655
Merrill Area Dev. Corp - 201 S. Prospect St.	\$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	\$20,000	\$0	\$195,667	\$0	\$37,510	\$0	\$0	\$0	\$0	\$253,177
River Bend Trail Foundation	\$0	\$0	\$135,973	\$195,864	\$149,763	\$1,790	\$0	\$0	\$0	\$43,258	\$526,647
Investment income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exempt computer aid	\$0	\$0	\$2,892	\$1,252	\$2,419	\$3,315	\$3,529	\$3,581	\$3,668	\$3,668	\$24,324
State Personal Property Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous revenue	\$0	\$0	\$0	\$0	\$7,500	\$388	\$2,837	\$735	\$0	\$0	\$11,460
Sale of property	\$0	\$0	\$4,350	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$4,950
Total Revenues	\$0	\$20,000	\$143,215	\$594,438	\$359,682	\$212,174	\$287,040	\$524,181	\$23,889	\$807,273	\$3,030,152

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

City of Merrill - Tax Increment District No. 8 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Developer Grants & Loans	\$200,000	\$0	\$239,015	\$303,899	\$62,693	\$14,276	\$12,372	\$0	\$0	\$0	\$832,255
TID Sharing?	No	No	No	No	No	No	No	No	No	No	
TID Sharing Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other - Blight - Demo	\$0	\$62,685	\$17,193	\$0	\$10,700	\$475	\$20,865	\$37,445	\$84,597	\$49,914	\$283,875
Capital Expenditures	\$0	\$0	\$141,538	\$211,158	\$213,753	\$90,777	\$13,965	\$434,523	\$3,758	\$665,521	\$1,774,994
Administration	\$5,471	\$6,107	\$8,348	\$9,725	\$8,038	\$5,379	\$2,750	\$4,371	\$5,686	\$25,128	\$81,002
Professional Services	\$18,839	\$33,347	\$26,844	\$19,076	\$60,751	\$35,554	\$18,034	\$1,693	\$1,900	\$2,394	\$218,432
Interest & fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0	\$1,872	\$5,857	\$20,674	\$19,863	\$48,266
WI DOR Fees	\$1,000	\$150	\$150	\$150	\$1,150	\$150	\$1,150	\$150	\$150	\$150	\$4,350
Discount on long-term debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt issuance costs	\$0	\$0	\$0	\$0	\$0	\$2,434	\$2,929	\$15,231	\$0	\$10,000	\$30,594
Principal on long-term debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$30,000	\$30,000	\$65,000
River Bend Foundation (DNR Grant)	\$0	\$0	\$0	\$75,667	\$0	\$0	\$0	\$0	\$0	\$0	\$75,667
Real property assembly costs	\$0	\$0	\$0	\$0	\$0	\$594	\$10,933	\$140,751	\$0	\$0	\$152,278
Total Expenditures	\$225,310	\$102,289	\$433,088	\$619,675	\$357,085	\$149,639	\$84,870	\$645,021	\$146,765	\$802,970	\$3,566,711
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

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

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

Wisconsin Department of Revenue Manufacturing Assessment:

As of 1/1/2020, WI DOR assessing buildings used by FreMarq Innovations manufacturing operations.

Tax Increment increased almost \$100,000 annually (to \$116,594 for 2021).

Note Anticipation Note (NAN) Series 2016C:

Borrowing for N. Center Ave. infrastructure will either be paid off in full or refinanced by October 1st, 2021.

TID Cash Development Incentives:

Pine Ridge Restaurant (N. Center Ave.) for \$30,000

Loan to FreMarq Innovations of \$100,000 to facilitate relocation of manufacturing operations to Merrill.
(There will be loan repayments to TID No. 7 beginning in 2021).

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

Infrastructure Investments:

Utility and street improvements - E. 8th St. (Pier St. to Hendricks St.) and Hendricks St. (E. 6th St. to E. 8th St.)

Reconstruction and paving of N. Center Ave. due to disintegration of asphalt pavement/sealcoating.

Modernization of traffic controls at N. Center Ave. and Lincoln County Highway G (E. 14th St.) and new pedestrian LED signals at N. Center Ave. and E. 6th St.

Future Infrastructure Projects:

Extension of Water and Sanitary Sewer to along E. 10th St. to facilitate residential development (former tax exempt lots owned by HAVEN, Inc.) in 2021.

Curb, gutter, paving, and streetlighting in 2022 of E. 10th St. and block of N. Poplar St. and of N. Spruce St. (between E. 9th St. and new E. 10th St.)

Potential W. 10th St. (between N. Center Ave. and Lake St.) reconstruction in 2022.

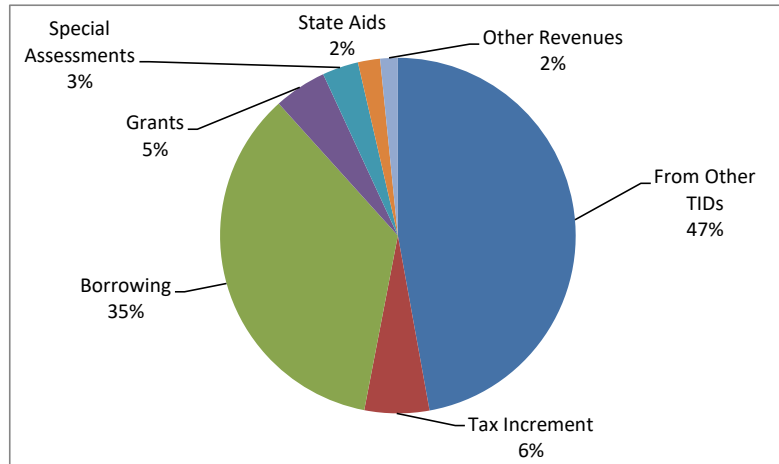
Potential extension of utilities to northern building for FreMarq Innovations manufacturing operations.

Future City-owned LED streetlighting along N. Center Ave.,.

City of Merrill - Tax Increment District No. 7 - Historical Summary

Fiscal Status and Revenues & Expenditures

Revenues - Overall

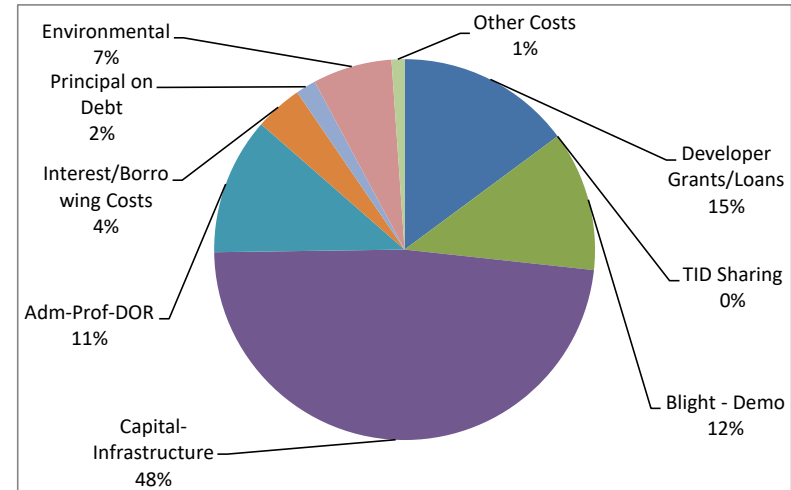


Revenues - Overall:

From Other TIDs	\$347,395	47.1%
Tax Increment	\$43,365	5.9%
Borrowing	\$260,000	35.3%
Grants	\$35,248	4.8%
Special Assessments	\$24,247	3.3%
State Aids	\$14,837	2.0%
Other Revenues	\$11,762	1.6%

\$736,853 100.0%

Expenditures - Overall



Expenses - Overall:

Developer Grants/Loans	\$130,000	14.9%
TID Sharing	\$0	0.0%
Blight - Demo	\$103,831	11.9%
Capital-Infrastructure	\$420,620	48.1%
Adm-Prof-DOR	\$101,950	11.6%
Interest/Borrowing Costs	\$35,264	4.0%
Principal on Debt	\$15,000	1.7%
Environmental	\$58,873	6.7%
Other Costs	\$9,636	1.1%

Total Expenditures \$875,174 100.0%

City of Merrill - Tax Increment District No. 7 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Beginning Balance - January 1st	\$0	(\$33,212)	(\$35,261)	(\$36,777)	(\$32,955)	(\$33,775)	(\$56,546)	(\$86,833)	(\$143,033)	(\$45,237)	(\$45,237)	(\$139,629)

Revenues

	2009 No	2010 No	2011 No	2012 No	2013 No	2014 No	2015 Yes	2016 Yes	2017 Yes	2018 No	2019 No	2020 Yes	Total
TID allocated from another TID?													
Allocation amount from other TIDs	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$150,000	\$84,326	\$28,069	\$0	\$35,000	\$347,395
Tax increment	\$0	\$0	\$0	\$11,701	\$241	\$0	\$0	\$0	\$12,922	\$0	\$0	\$18,501	\$43,365
Borrowing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,000	\$0	\$0	\$0	\$260,000
Development guarantees	\$0	\$0	\$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	\$0	\$0
Other grant sources (DERF) Drycleaners Environmental Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,248	\$0	\$35,248
Other revenue sources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,818	\$10,429	\$0	\$0	\$0	\$24,247
Exempt computer aid	\$0	\$0	\$1,233	\$1,662	\$1,769	\$1,391	\$1,763	\$1,206	\$1,420	\$1,441	\$1,476	\$1,476	\$14,837
State Personal Property Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,749	\$0	\$0	\$0	\$3,749
Sale of property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,013	\$0	\$0	\$8,013
Total Revenues	\$0	\$0	\$1,233	\$13,363	\$2,010	\$1,391	\$51,763	\$165,024	\$372,846	\$37,523	\$36,724	\$54,977	\$736,853

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

City of Merrill - Tax Increment District No. 7 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Developer Grants & Loans	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0	\$10,000	\$10,000	\$0	\$100,000	\$0	\$130,000
TID Sharing?	No	No	No	No	No	No	No	No	No	No	No	No	
TID Sharing Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refund Personal Property Tax (WI DOR Manufacturing error - former Graham)												\$6,764	\$6,764
Other - Blight - Demo	\$0	\$0	\$0	\$0	\$0	\$0	\$17,714	\$26,720	\$23,240	\$1,019	\$4,936	\$30,202	\$103,831
Capital Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200	\$164,031	\$215,740	\$20,150	\$7,499	\$0	\$420,620
Administration	\$1,215	\$0	\$0	\$1,116	\$824	\$2,091	\$4,993	\$1,949	\$5,133	\$1,607	\$3,870	\$2,024	\$24,822
Professional Services	\$20,997	\$1,899	\$750	\$8,274	\$1,856	\$5,950	\$23,004	\$5,884	\$2,014	\$1,350	\$1,250	\$1,250	\$74,478
Interest & fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,601	\$8,192	\$8,411	\$8,279	\$27,483
WI DOR Fees	\$1,000	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$2,650
Discount on long-term debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt issuance costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,093	\$6,688	\$0	\$0	\$0	\$7,781
Principal on long-term debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$5,000	\$5,000	\$15,000
Environmental Costs	\$10,000	\$0	\$1,850	\$0	\$0	\$5,973	\$22,986	\$11,396	\$6,612	\$55	\$0	\$0	\$58,873
Real property assembly costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,872	\$0	\$0	\$0	\$2,872
Total Expenditures	\$33,212	\$2,049	\$2,750	\$9,540	\$2,830	\$24,164	\$82,048	\$221,224	\$275,050	\$37,523	\$131,116	\$53,669	\$875,174
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Balance at end of fiscal year	(\$33,212)	(\$35,261)	(\$36,777)	(\$32,955)	(\$33,775)	(\$56,548)	(\$86,831)	(\$143,033)	(\$45,237)	(\$45,237)	(\$139,629)	(\$138,322)	

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

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

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

TID Cash Development Incentives:

One Way Collision of \$15,000 (724 E. 1st St.)

Oddfellows of \$4,500 (820 E. 1st St. restoring building exterior wall)

Studio 808 of \$10,000 (808 E. 1st St.)

Kindhearted Home Care of \$100,000 (former Lincoln House site)

DJC, LLC (Cooper Ins.) of \$20,000 (900 -902 E. Main St.)

Site Acquisitions, Environmental, and Razing Expenses:

City purchased Courtview Apartments and Lincoln House. Although razing was only option for Courtview, there was attempt to rehab Lincoln House. After major water leak, insurance proceeds covered demolition.

Raze various blighted home demolitions, as well as former commercial buildings at 900 E. 1st St. 818 E. 1st St., and 211 Cleveland St. after Lincoln County Delinquent Tax Foreclosures.

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

Infrastructure and Building Investments:

Rehab of 811 - 813 E. 1st St. Brick Façade

Street reconstruction of Cleveland St. and Scott St. (between E. Main St. and E. 1st St.)

Developed Courtview Parking Lot and Connecting Access (between E. Main St. and City Parking Lot Alley)

Developed Banker's Square Pocket Park

Potential Future Projects:

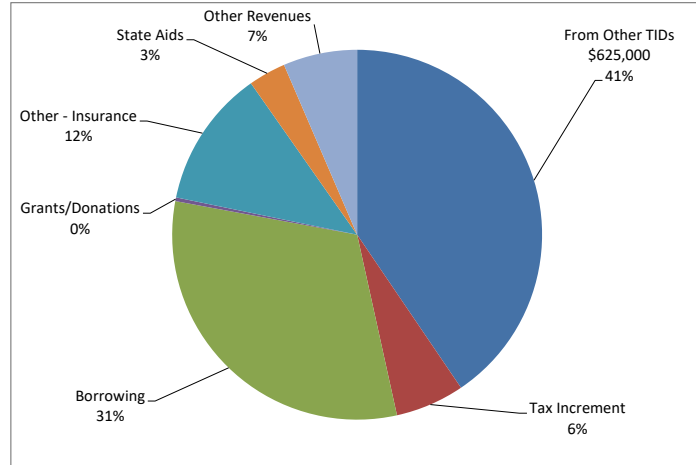
Potential City parking lot improvements (i.e. behind E. Main St. businesses)

Pavement replacement on Mill St. between E. Main St. and E. 1st St.

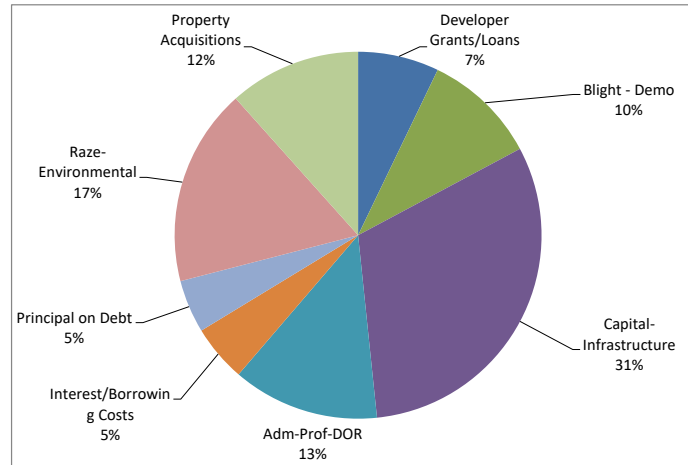
City of Merrill - Tax Increment District No. 6 - Historical Summary

Fiscal Status and Revenues & Expenditures

Revenues - Overall



Expenditures - Overall



Revenues - Overall:

From Other TIDs	\$625,000	40.5%
Tax Increment	\$93,078	6.0%
Borrowing	\$484,000	31.4%
Grants/Donations	\$5,000	0.3%
Other - Insurance	\$185,529	12.0%
State Aids	\$50,369	3.3%
Other Revenues	\$99,870	6.5%

\$1,542,846 100.0%

Expenses - Overall:

Developer Grants/Loans	\$149,500	7.1%
TID Sharing	\$0	0.0%
Blight - Demo	\$210,246	10.1%
Capital-Infrastructure	\$651,732	31.2%
Adm-Prof-DOR	\$270,631	12.9%
Interest/Borrowing Costs	\$104,851	5.0%
Principal on Debt	\$97,669	4.7%
Raze-Environmental	\$364,166	17.4%
Property Acquisitions	\$243,042	11.6%

Total Expenditures \$2,091,837 100.0%

City of Merrill - Tax Increment District No. 6 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Beginning Balance - January 1st	\$0	(\$24,374)	(\$60,832)	(\$388,559)	(\$502,063)	(\$439,487)	(\$673,077)	(\$715,826)	(\$623,003)	(\$417,887)	(\$504,490)	(\$564,263)

Revenues

	2009 No	2010 No	2011 No	2012 No	2013 No	2014 No	2015 Yes	2016 Yes	2017 Yes	2018 No	2019 No	2020 Yes	Total
TID allocated from another TID?	No	No	No	No	No	No	Yes	Yes	Yes	No	No	Yes	
Allocation amount from other TIDs	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000	\$75,000	\$260,000	\$0	\$0	\$40,000	\$625,000
Tax increment	\$0	\$0	\$5,443	\$12,976	\$0	\$0	\$0	\$0	\$0	\$0	\$32,863	\$41,797	\$93,078
Borrowing	\$0	\$75,000	\$0	\$0	\$210,000	\$0	\$0	\$94,000	\$0	\$105,000	\$0	\$0	\$484,000
Development guarantees	\$0	\$0	\$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	\$0	\$0
Other grant sources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$5,000
Other revenue - Insurance from Lincoln House flooding/raze	\$0	\$0	\$0	\$0	\$185,529	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$185,529
Investment income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$18,423	\$0	\$0	\$0	\$0	\$0	\$18,423
Exempt computer aid	\$0	\$0	\$3,096	\$3,104	\$4,171	\$3,634	\$3,148	\$3,590	\$2,737	\$2,777	\$2,844	\$2,844	\$31,945
State Personal Property Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous revenue Including Lincoln House Rents	\$0	\$750	\$11,260	\$23,203	\$7,731	\$1,271	\$1,076	\$3,252	\$788	\$0	\$0	\$0	\$49,331
Sale of property	\$0	\$0	\$0	\$0	\$32,300	\$0	\$100	\$10,001	\$5,000	\$3,138	\$0	\$0	\$50,539
Total Revenues	\$0	\$75,750	\$19,799	\$39,282	\$439,731	\$4,905	\$272,748	\$185,843	\$268,525	\$110,915	\$35,707	\$89,641	\$1,542,846

City of Merrill - Tax Increment District No. 6 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Developer Grants & Loans	\$0	\$2,500	\$2,500	\$5,500	\$1,000	\$11,000	\$1,000	\$26,000	\$26,000	\$29,000	\$25,000	\$20,000	\$149,500
TID Sharing?	No	No	No	No	No	No	No	No	No	No	No	No	
TID Sharing Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other - Blight - Demo	\$0	\$1,195	\$50,443	\$212	\$0	\$0	\$94,105	\$10,209	\$0	\$26,957	\$0	\$27,124	\$210,246
Capital Expenditures	\$0	\$88,909	\$28,450	\$76,419	\$138,329	\$37,326	\$129,078	\$13,193	\$2,035	\$105,117	\$29,600	\$3,276	\$651,732
Administration	\$2,010	\$2,156	\$1,312	\$7,430	\$10,509	\$5,131	\$8,014	\$3,141	\$2,772	\$3,126	\$5,214	\$1,000	\$51,815
Professional Services	\$21,364	\$17,298	\$17,236	\$29,499	\$19,720	\$30,055	\$56,047	\$16,555	\$1,802	\$1,105	\$1,000	\$2,486	\$214,166
Interest & fiscal charges	\$0	\$0	\$0	\$7,046	\$6,765	\$14,451	\$12,944	\$12,770	\$13,409	\$9,075	\$11,213	\$11,324	\$98,997
WI DOR Fees	\$1,000	\$150	\$150	\$150	\$150	\$150	\$2,150	\$150	\$150	\$150	\$150	\$150	\$4,650
Discount on long-term debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt issuance costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,487	\$0	\$3,367	\$0	\$0	\$5,854
Principal on long-term debt	\$0	\$0	\$0	\$0	\$0	\$8,511	\$8,511	\$8,511	\$8,511	\$17,662	\$23,303	\$22,662	\$97,669
Lincoln House (Operations/Tenant Relocations/Environmental/Raze)	\$0	\$0	\$15,081	\$26,531	\$190,682	\$131,870	\$0	\$0	\$0	\$0	\$0	\$0	\$364,166
Real property assembly costs	\$0	\$0	\$232,353	\$0	\$0	\$0	\$0	\$0	\$8,730	\$1,959	\$0	\$0	\$243,042
Total Expenditures	\$24,374	\$112,208	\$347,526	\$152,787	\$367,155	\$238,495	\$311,848	\$93,016	\$63,409	\$197,518	\$95,480	\$88,021	\$2,091,837
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total

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

(TID No. 11 is an overlay Tax Increment District which includes the TID No. 5 area)

District Classification: Mixed Use

Creation Date: 09/11/07

End of Expenditure Period: 09/11/22

Maximum Life: 09/11/27

Final Revenue Year: 2028

TID Cash Development Incentives:

Reimbursed Merrill Area Development Corp. (MADC) \$17,000 for their funded engineering services and stormwater improvements (for Island City Engineering development).

Infrastructure projects:

Installation of LED streetlights on Champagne Drive/Airport Parking Lot in 2013.

In 2016 through 2018, repairs to Hwy 107 sidewalk and streetlight improvements.

Installation of five (5) City-owned LED streetlights on Marc Drive in 2020.

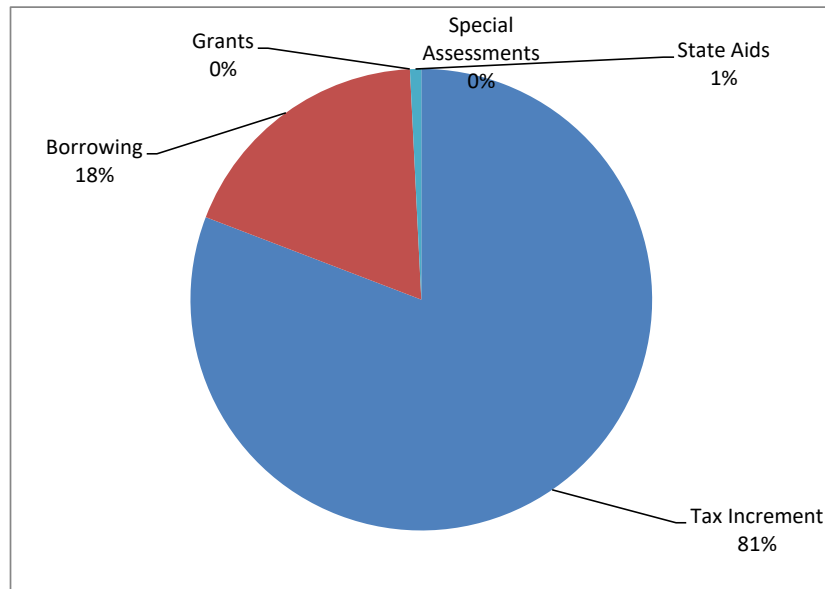
Future Infrastructure projects:

Installation of City-owned LED streetlights on MARC parking lot and potentially Taylor Drive

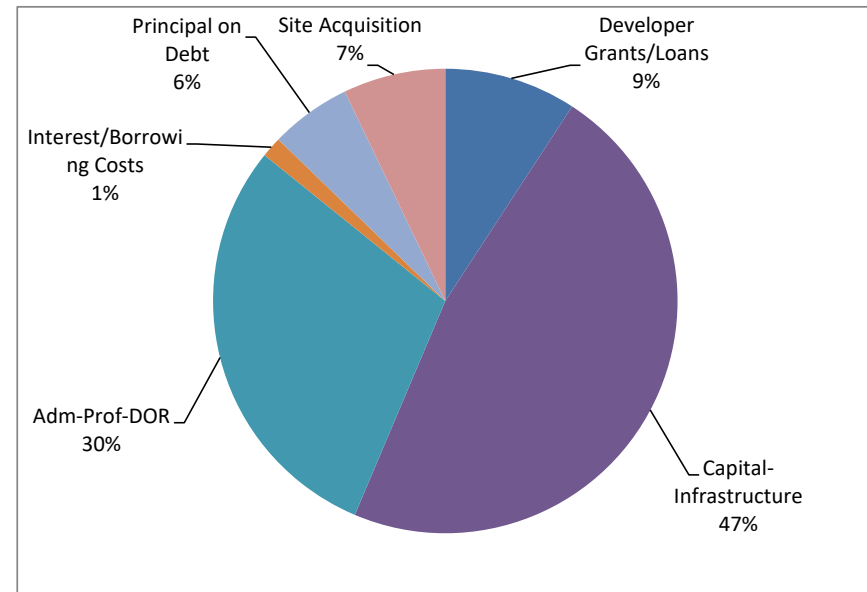
City of Merrill - Tax Increment District No. 5 - Historical Summary

Fiscal Status and Revenues & Expenditures

Revenues - Overall



Expenditures - Overall



Revenues - Overall:

From Other TIDs	\$0	0.0%
Tax Increment	\$153,751	80.8%
Borrowing	\$35,000	18.4%
Grants	\$0	0.0%
Special Assessments	\$0	0.0%
State Aids	\$1,498	0.8%
Other Revenues	\$0	0.0%

\$190,249 100.0%

Expenses - Overall:

Developer Grants/Loans	\$17,000	9.2%
TID Sharing	\$0	0.0%
Blight - Demo	\$0	0.0%
Capital-Infrastructure	\$87,209	47.2%
Adm-Prof-DOR	\$54,416	29.4%
Interest/Borrowing Costs	\$2,650	1.4%
Principal on Debt	\$10,423	5.6%
Site Acquisition	\$13,172	7.1%
Other Costs	\$0	0.0%

Total Expenditures \$184,870 100.0%

City of Merrill - Tax Increment District No. 5 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Beginning Balance - January 1st	\$0	(\$12,012)	(\$15,337)	(\$15,567)	(\$15,602)	(\$10,792)	(\$3,221)	(\$2,176)	\$6,168	\$13,914	(\$6,602)	\$3,080	\$7,680	\$22,220

Revenues

	2007 No	2008 No	2009 No	2010 No	2011 No	2012 No	2013 No	2014 No	2015 No	2016 No	2017 No	2018 No	2019 No	2020 No	Total
TID allocated from another TID?															
Allocation amount from other TIDs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax increment	\$0	\$0	\$6,501	\$615	\$17,704	\$9,605	\$8,884	\$13,132	\$12,993	\$15,403	\$17,301	\$16,645	\$17,645	\$17,322	\$153,751
Borrowing	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000
Development guarantees	\$0	\$0	\$0	\$0	\$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	\$0	\$0	\$0	\$0
Other grant sources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other revenue sources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exempt computer aid	\$0	\$0	\$78	\$0	\$50	\$12	\$0	\$62	\$338	\$207	\$132	\$134	\$137	\$137	\$1,287
State Personal Property Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$211	\$0	\$211
Miscellaneous revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sale of property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$6,579	\$615	\$17,754	\$9,617	\$43,884	\$13,194	\$13,331	\$15,610	\$17,433	\$16,779	\$17,993	\$17,460	\$190,249

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

City of Merrill - Tax Increment District No. 5 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Developer Grants & Loans	\$0	\$0	\$4,881	\$0	\$12,119	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,000
TID Sharing?	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
TID Sharing Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other - Blight - Demo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000	\$0	\$0	\$9,194	\$4,045	\$8,711	\$0	\$30,259	\$87,209
Administration	\$978	\$358	\$94	\$0	\$0	\$146	\$1,278	\$905	\$2,012	\$6,750	\$501	\$296	\$319	\$944	\$14,581
Professional Services	\$10,034	\$2,967	\$1,834	\$500	\$675	\$1,750	\$6,411	\$955	\$750	\$4,271	\$500	\$500	\$500	\$500	\$32,147
Interest & fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,352	\$1,184	\$1,100	\$1,066	\$1,033	\$995	\$958	\$7,688
WI DOR Fees	\$1,000	\$0	\$0	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$2,650
Discount on long-term debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt issuance costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Principal on long-term debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,489	\$1,489	\$1,489	\$1,489	\$1,489	\$1,489	\$1,489	\$10,423
Environmental Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Real property assembly costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,172	\$0	\$0	\$0	\$0	\$13,172
Total Expenditures	\$12,012	\$3,325	\$6,809	\$650	\$12,944	\$2,046	\$42,839	\$4,850	\$5,585	\$36,126	\$7,751	\$12,179	\$3,453	\$34,300	\$184,870
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Balance at end of fiscal year	(\$12,012)	(\$15,337)	(\$15,567)	(\$15,602)	(\$10,792)	(\$3,221)	(\$2,176)	\$6,168	\$13,914	(\$6,602)	\$3,080	\$7,680	\$22,220	\$5,379	

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

District Classification: Mixed Use

Creation Date: 09/11/07

End of Expenditure Period: 09/11/22

Tax Increment Sharing to TIDs No. 6, 7, 8, 9, and 10

Maximum Life: 09/11/27

Final Revenue Year: 2028

TID Cash Development Incentives:

Total of \$480,289 to Merrill Area Development Corp. (MADC) for Zastrow's The Beer Man development.

Land Purchases:

Parcel north of Zastrow's The Beer Man in 2013 for future stormwater drainage (from Merrill Area Development Corp.)
Total of 71.34 acres on north side of Lincoln County Highway G for Industrial/Business Park

Infrastructure Investments:

Stormwater culvert lining on Thielman St.

Completion of Johnson St. sidewalk from E. 8th St. to E. 6th St.

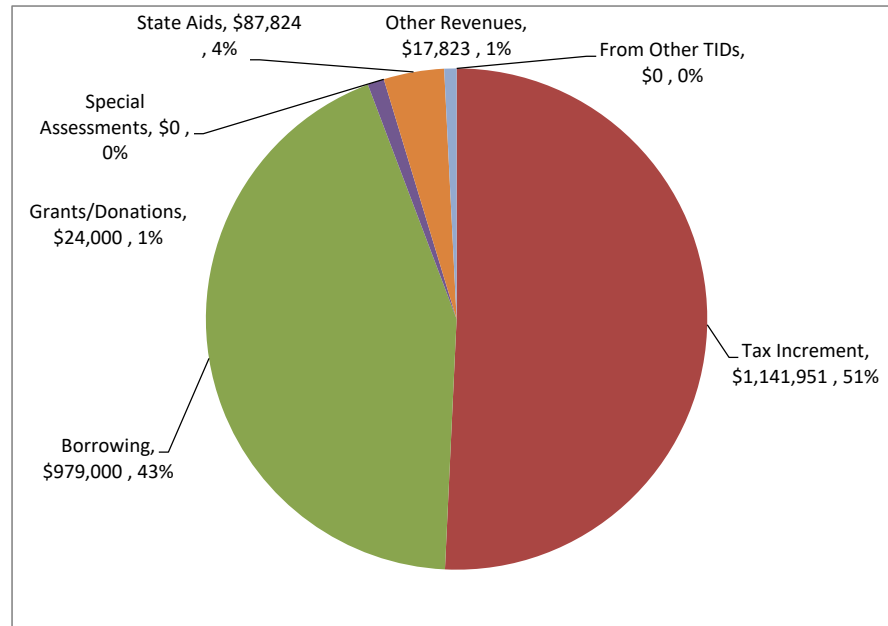
Future Infrastructure Projects:

Potential funding source for water and sewer infrastructure to serve City's future industrial/business park, as well as extension of N. Pine Ridge Ave. (from Thielman St. to Lincoln County Highway G).

City of Merrill - Tax Increment District No. 4 - Historical Summary

Fiscal Status and Revenues & Expenditures

Revenues - Overall

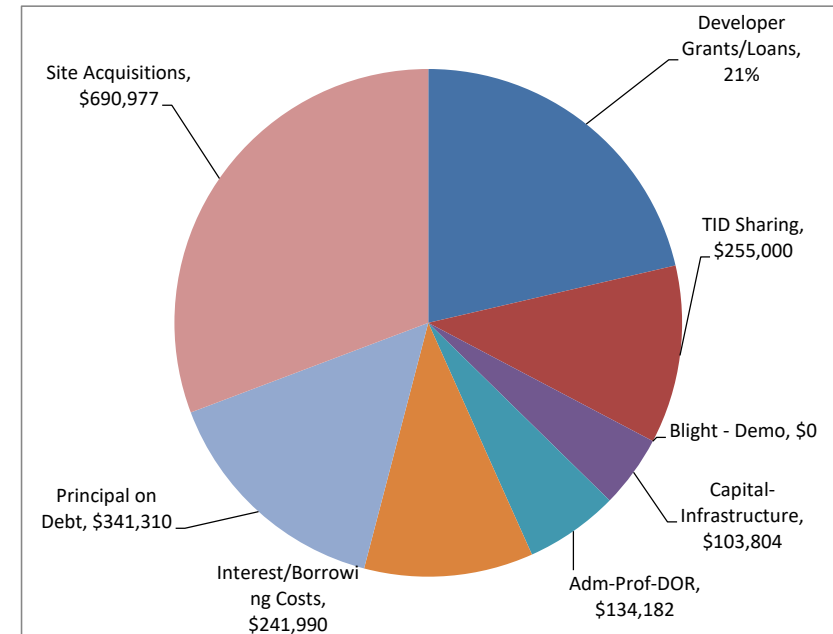


Revenues - Overall:

From Other TIDs	\$0	0.0%
Tax Increment	\$1,141,951	50.7%
Borrowing	\$979,000	43.5%
Grants/Donations	\$24,000	1.1%
Special Assessments	\$0	0.0%
State Aids	\$87,824	3.9%
Other Revenues	\$17,823	0.8%

\$2,250,598 100.0%

Expenditures - Overall



Expenses - Overall:

Developer Grants/Loans	\$480,289	21.4%
TID Sharing	\$255,000	11.3%
Blight - Demo	\$0	0.0%
Capital-Infrastructure	\$103,804	4.6%
Adm-Prof-DOR	\$134,182	6.0%
Interest/Borrowing Costs	\$241,990	10.8%
Principal on Debt	\$341,310	15.2%
Site Acquisitions	\$690,977	30.7%
Other Costs	\$0	0.0%

Total Expenditures \$2,247,553 100.0%

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

City of Merrill - Tax Increment District No. 4 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Beginning Balance - January 1st	\$0	(\$11,884)	\$372,707	\$346,212	\$315,008	\$312,021	\$299,008	\$163,621	(\$232,328)	(\$264,838)	(\$273,264)	(\$112,812)	\$14,529	\$150,500

Revenues

	2007 No	2008 No	2009 No	2010 No	2011 No	2012 No	2013 No	2014 No	2015 No	2016 No	2017 No	2018 No	2019 No	2020 No	Total
TID allocated from another TID?															
Allocation amount from other TIDs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax increment	\$0	\$0	\$135	\$646	\$34,477	\$56,173	\$53,859	\$53,531	\$49,087	\$25,917	\$218,752	\$219,256	\$221,852	\$208,267	\$1,141,951
Borrowing	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$579,000	\$0	\$0	\$0	\$979,000
Development guarantees	\$0	\$0	\$0	\$0	\$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	\$0	\$0	\$0	\$0
Other grant sources	\$0	\$0	\$0	\$9,000	\$0	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,000
WI DOT Access Safety Grant															
Other revenue sources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment income	\$0	\$12,000	\$2,797	\$959	\$0	\$0	\$0	\$1,126	\$941	\$0	\$0	\$0	\$0	\$0	\$17,823
Special assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exempt computer aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,018	\$7,133	\$6,360	\$12,664	\$12,850	\$13,161	\$13,161	\$66,347
State Personal Property Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,760	\$10,716	\$21,476
Miscellaneous revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sale of property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$412,000	\$2,932	\$10,605	\$34,477	\$56,173	\$68,859	\$55,675	\$57,161	\$32,277	\$810,416	\$232,106	\$245,773	\$232,144	\$2,250,598

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

City of Merrill - Tax Increment District No. 4 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Developer Grants & Loans	\$0	\$0	\$0	\$0	\$5,000	\$35,000	\$35,000	\$405,289	\$0	\$0	\$0	\$0	\$0	\$0	\$480,289
TID Sharing?	No	No	No	No	No	No	No	No	No	No	No	No	No	Yes	
TID Sharing Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$255,000	\$255,000
Other - Blight - Demo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,293	\$53,621	\$5,717	\$0	\$3,358	\$9,365	\$26,450	\$103,804
Administration	\$1,190	\$548	\$995	\$0	\$0	\$550	\$3,558	\$2,338	\$1,659	\$1,311	\$6,997	\$8,603	\$9,127	\$1,342	\$38,218
Professional Services	\$9,694	\$3,367	\$12,393	\$10,618	\$1,815	\$3,525	\$36,117	\$4,674	\$1,100	\$1,126	\$1,200	\$2,680	\$2,250	\$2,754	\$93,314
Interest & fiscal charges	\$0	\$14,615	\$16,040	\$16,040	\$15,500	\$14,960	\$14,420	\$13,880	\$13,140	\$12,400	\$11,640	\$23,974	\$26,600	\$20,902	\$214,111
WI DOR Fees	\$1,000	\$0	\$0	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$2,650
Discount on long-term debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt issuance costs	\$0	\$8,878	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,000	\$0	\$0	\$0	\$27,878
Principal on long-term debt	\$0	\$0	\$0	\$15,000	\$15,000	\$15,000	\$15,000	\$20,000	\$20,000	\$20,000	\$20,000	\$66,000	\$62,310	\$73,000	\$341,310
Environmental Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Real property assembly costs	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$590,977	\$0	\$0	\$0	\$690,977
Total Expenditures	\$11,884	\$27,409	\$29,428	\$41,808	\$37,465	\$69,185	\$204,245	\$451,624	\$89,671	\$40,703	\$649,964	\$104,765	\$109,802	\$379,599	\$2,247,553
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Balance at end of fiscal year	(\$11,884)	\$372,707	\$346,212	\$315,008	\$312,020	\$299,008	\$163,621	(\$232,329)	(\$264,838)	(\$273,264)	(\$112,812)	\$14,529	\$150,500	\$3,046	

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

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

District Classification: Mixed Use

Creation Date: 09/13/05

End of Expenditure Period: **09/13/20** **Expenditure period expired.**
TID Sharing Plan allows transfers to TID No. 6, No. 7, and No. 8.

Maximum Life: 09/11/25

Final Revenue Year: 2026 **Plan is to extend for 2027 for Affordable Housing.**

TID Cash Development Incentives:

There is separate spreadsheet detailing TID Cash Development incentive payments.

Site Acquisitions:

Former mobile home park State Highway 64 frontage (2400 to 2600 E. Main St.). See Real Estate Valuation information on the new developments.

Wooded hill on Thielman St. (east of Wisconsin Department of Natural Resources facility) - future Water Tower site and potential commercial development sites.

Infrastructure Investments:

State Highway 64 (E. Main St.) - local match for concrete pavement patching in 2007.

Streetlighting LED improvements along State Highway 64 (E. Main St.)

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

Infrastructure Investments (Continued):

State Highway 64/S. Pine Ridge Ave. intersection through Wal-Mart Development Agreement in 2013 and 2014.

Sanitary Sewer Lift Station to serve NorTrax new development on S. Pine Ridge Ave. in 2015 and 2016.

Reconstruction of N. Pine Ridge Ave. (from State Highway 64 to Thielman St.).

Since 2016, major east side street improvement projects:

Various downtown area street reconstructions (including S. Park St. Trailhead area) and E. Main St. with 30% WEDC Idle Site Grant funding.

Thielman St. (from Memorial Dr. to Gem St.) with urban section (i.e. curb, gutter, and new pavement) and LED streetlighting on Thielman St. from Gem St. to N. Pine Ridge Ave.

Reconstruction of Pearl St. and Gem St. (between Thielman St. and E. Main St.).

E. 6th St. (from Memorial Dr. to Johnson St.) with urban section (i.e. curb, gutter, and new pavement) and LED streetlighting.

Reconstruction of State Highway 64 (from Memorial Dr. to Pine Ridge Ave. intersection), including new sidewalk and River Bend Trail from Sturtevant St. to S. Pine Ridge Ave.

Two blocks of Logan St. and Sturtevant St. from gravel to curb, gutter, and pavement with 30% WEDC Idle Sites grant. Also replaced pre-1900 water mains in this area.

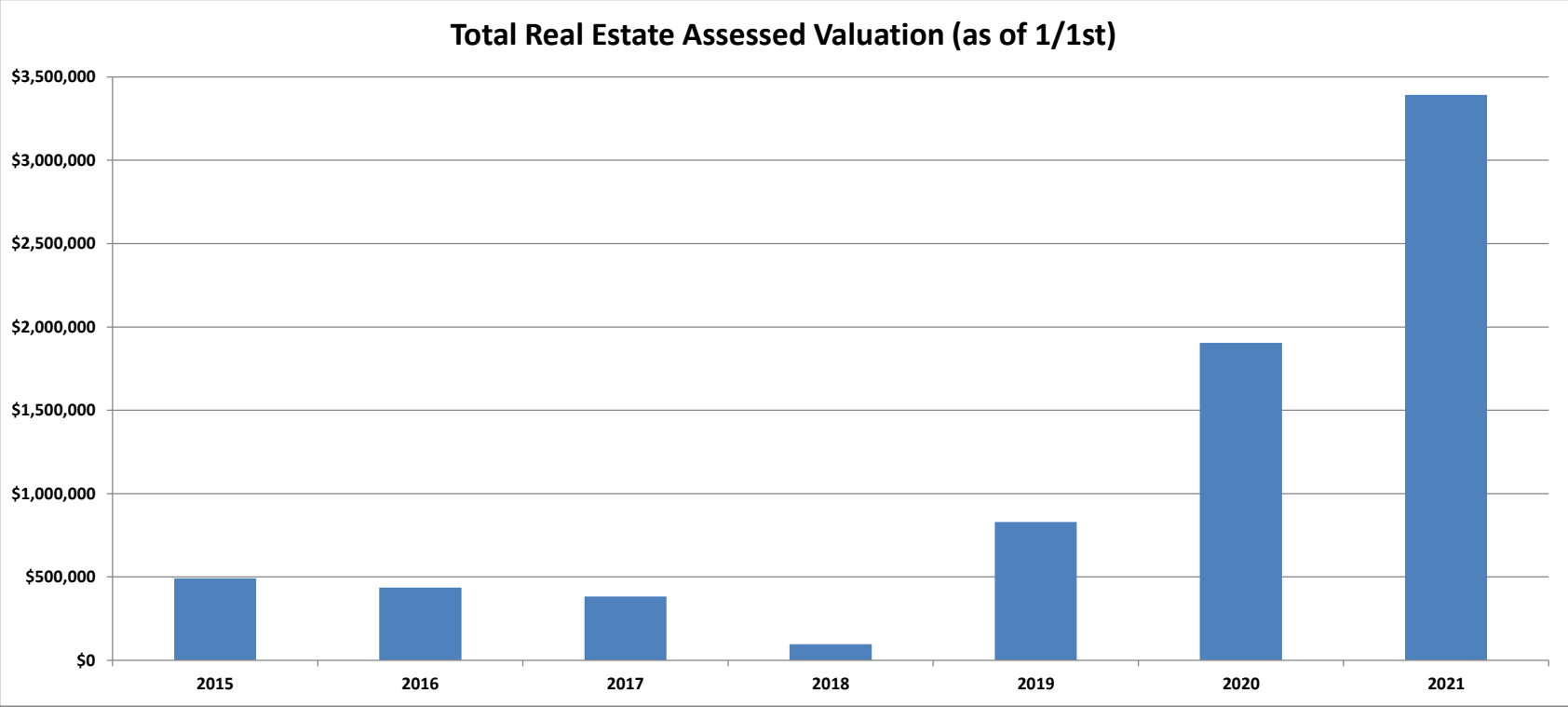
Merrill Festival Grounds:

Funded part of Expo Hall section of Bierman Building, as well as paved public parking and access roads.

Pavement replacement of E. 2nd St. equivalent access (from Sales St. to Memorial Dr.).

City of Merrill - Wisconsin Highway 64 (2400 to 2600 East Main Street)
Former mobile home park property

Tax Increment District No. 3



Notes: Tax Exempt while owned by City of Merrill.

There are also Personal Property Assessments beginning in 2019.

Real Estate Assessments:

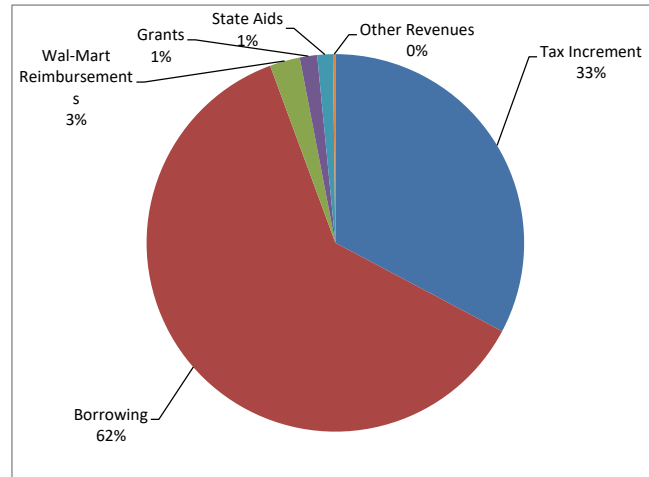
	Land	Improvements	Total	
2015	\$451,600	\$40,000	\$491,600	
2016	\$391,800	\$44,100	\$435,900	City reassessment as of 1/1/2016
2017	\$382,000	\$0	\$382,000	
2018	\$95,700	\$0	\$95,700	Land sale to One Way/Brickners
2019	\$179,500	\$650,700	\$830,200	One Way Collision
2020	\$343,600	\$1,560,000	\$1,903,600	One Way/Brickners & Partials on PowerHouse and Golden Harvest
2021	\$343,600	\$3,049,000	\$3,392,600	All three new developments at full valuations

Tax Increment increase of: \$2,901,000 Plus Personal Property Assessments

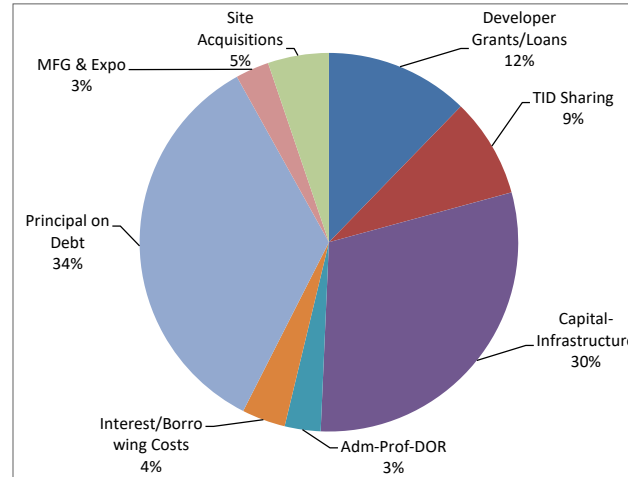
City of Merrill - Tax Increment District No. 3 - Historical Summary

Fiscal Status and Revenues & Expenditures

Revenues - Overall



Expenditures - Overall



Revenues - Overall:

From Other TIDs	\$0	0.0%
Tax Increment	\$5,329,292	32.8%
Borrowing	\$10,026,284	61.6%
Wal-Mart Reimbursements	\$420,513	2.6%
Grants	\$242,165	1.5%
State Aids	\$217,683	1.3%
Other Revenues	\$33,047	0.2%

\$16,268,984 100.0%

Expenses - Overall:

Developer Grants/Loans	\$1,994,932	12.3%
TID Sharing	\$1,380,569	8.5%
Blight	\$635	0.0%
Capital-Infrastructure	\$4,868,557	29.9%
Adm-Prof-DOR	\$498,658	3.1%
Interest/Borrowing Costs	\$604,994	3.7%
Principal on Debt	\$5,600,225	34.4%
MFG & Expo	\$466,297	2.9%
Site Acquisitions	\$848,005	5.2%

Total Expenditures \$16,262,872 100.0%

City of Merrill - Tax Increment District No. 3 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Beginning Balance - January 1st	(\$24,150)	(\$23,810)	\$84,840	(\$31,821)	\$30,425	\$121,390	\$157,676	\$225,810	\$264,187	\$270,549	\$393,797

Revenues

	2005 No	2006 No	2007 No	2008 No	2009 No	2010 No	2011 No	2012 No	2013 No	2014 No	2015 No
TID allocated from another TID?											
Allocation amount from other TIDs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax increment	\$0	\$0	\$71,932	\$152,359	\$182,486	\$194,001	\$199,557	\$207,673	\$231,124	\$236,263	\$525,218
Borrowing	\$0	\$155,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$18,000	\$9,000	\$0	\$0	\$10,000	\$0	\$0
Other revenue (Debt Premium)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wal-Mart Inspection Reimb.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,738	\$56,113	\$0
Exempt computer aid	\$0	\$0	\$16,273	\$14,516	\$11,024	\$9,645	\$8,919	\$8,808	\$7,997	\$4,418	\$2,590
State Personal Property Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous revenue	\$0	\$0	\$7,630	\$1,148	\$515	\$182	\$0	\$0	\$0	\$0	\$160
Sale of property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,487	\$0	\$0
Total Revenues	\$0	\$155,000	\$95,835	\$168,022	\$212,025	\$212,828	\$208,476	\$216,481	\$458,346	\$296,794	\$527,968

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

City of Merrill - Tax Increment District No. 3 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Developer Grants & Loans	\$0	\$0	\$65,000	\$75,626	\$50,626	\$130,626	\$120,626	\$90,626	\$144,851	\$60,626	\$280,626
TID Sharing?	No	No	No	No	No	No	No	No	No	No	Yes
TID Sharing Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000
Other - Blight - Demo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$635
Capital Expenditures	\$0	\$12,063	\$131,488	\$11,126	\$446	\$12,386	\$0	\$2,100	\$221,930	\$66,790	\$65,350
Administration	\$18,068	\$12,752	\$2,991	\$3,158	\$4,440	\$320	\$4,095	\$22,971	\$12,212	\$11,548	\$8,008
Professional Services	\$0	\$17,292	\$2,361	\$2,343	\$51,397	\$19,831	\$3,045	\$44,114	\$60,094	\$19,612	\$30,271
Interest & fiscal charges	\$0	\$0	\$5,656	\$8,524	\$9,000	\$8,229	\$7,427	\$6,644	\$5,747	\$4,820	\$4,445
WI DOR Fees	\$1,000	\$1,000	\$0	\$0	\$150	\$150	\$150	\$150	\$2,150	\$150	\$1,150
Discount on long-term debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt issuance costs	\$0	\$3,242	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Principal on long-term debt	\$0	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$10,000	\$10,000
Merrill Festival Grounds/Expo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Real property assembly costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,500	\$0	\$0	\$0
Total Expenditures	\$19,068	\$46,349	\$212,496	\$105,777	\$121,059	\$176,542	\$140,342	\$178,104	\$451,985	\$173,546	\$900,485
	2007	2007	2007	2008	2009	2010	2011	2012	2013	2014	2015

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

City of Merrill - Tax IncrementCity of Merrill - Tax Increment District No. 3 - Historical Summary

Fiscal Status and Revenues & Fiscal Status and Revenues & Expenditures

	2016	2017	2018	2019	2020
Beginning Balance - January 1st	\$21,279	\$935	\$33,228	\$533,871	(\$119,600)

Revenues

	2016 No	2017 No	2018 No	2019 No	2020 No	Total
TID allocated from another TID?						
Allocation amount from other TIDs	\$0	\$0	\$0	\$0	\$0	\$0
Tax increment	\$604,329	\$666,257	\$487,269	\$681,185	\$889,641	\$5,329,292
Borrowing	\$450,000	\$1,654,125	\$1,724,000	\$1,500,000	\$4,420,000	\$9,903,125
Development guarantees	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from other funds	\$0	\$0	\$0	\$0	\$0	\$0
Other grant sources	\$0	\$0	\$0	\$0	\$205,165	\$242,165
Other revenue (Debt Premium)	\$10,625	\$0	\$0	\$0	\$112,534	\$123,159
Investment income	\$0	\$0	\$5,715	\$8,402	\$109	\$14,226
Wal-Mart Inspection Reimb.	\$0	\$0	\$74,252	\$0	\$89,409	\$420,513
Exempt computer aid	\$16,587	\$12,194	\$12,373	\$12,674	\$12,673	\$150,691
State Personal Property Aid	\$0	\$0	\$0	\$32,371	\$34,622	\$66,993
Miscellaneous revenue	\$698	\$0	\$0	\$0	\$0	\$10,333
Sale of property	\$0	\$0	\$0	\$0	\$0	\$8,487
Total Revenues	\$1,082,239	\$2,332,576	\$2,303,609	\$2,234,632	\$5,764,153	\$16,268,984

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

City of Merrill - Tax IncrementCity of Merrill - Tax Increment District No. 3 - Historical Summary

Fiscal Status and Revenues & Fiscal Status and Revenues & Expenditures

Expenditures

	2016	2017	2018	2019	2020	Total
Developer Grants & Loans	\$191,217	\$124,695	\$130,880	\$145,000	\$383,909	\$1,994,932
TID Sharing?	Yes	Yes	Yes	No	Yes	
TID Sharing Amount	\$300,000	\$485,000	\$73,069	\$0	\$22,500	\$1,380,569
Other - Blight - Demo	\$0	\$0	\$0	\$0	\$0	\$635
Capital Expenditures	\$177,318	\$816,425	\$1,259,375	\$2,076,985	\$14,772	\$4,868,557
Administration	\$11,985	\$7,199	\$22,371	\$38,119	\$21,580	\$201,817
Professional Services	\$7,206	\$20,343	\$3,368	\$3,515	\$4,250	\$289,041
Interest & fiscal charges	\$4,065	\$10,561	\$54,257	\$106,376	\$141,587	\$377,338
WI DOR Fees	\$150	\$1,150	\$150	\$150	\$150	\$7,800
Discount on long-term debt	\$0	\$0	\$0	\$0	\$0	\$0
Debt issuance costs	\$11,905	\$26,000	\$24,102	\$33,885	\$128,522	\$227,656
Principal on long-term debt	\$100,000	\$52,350	\$212,350	\$406,500	\$4,774,025	\$5,600,225
Merrill Festival Grounds/Expo	\$214,766	\$0	\$23,044	\$76,597	\$151,891	\$466,297
Real property assembly costs	\$83,971	\$756,560	\$0	\$974	\$0	\$848,005
Total Expenditures	\$1,102,583	\$2,300,283	\$1,802,966	\$2,888,101	\$5,643,187	\$16,262,872
	2016	2017	2018	2019	2020	Total

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,

City of Merrill - Tax Increment District No. 3 - Historical Summary

TID Cash Development Incentives

Development	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
mBank (formerly LCB)	\$65,000														\$65,000
Walgreen's		\$50,626	\$50,626	\$50,626	\$50,626	\$50,626	\$50,626	\$50,626	\$50,626	\$50,626	\$24,695				\$480,327
Designer's Plus		\$25,000													\$25,000
Culver's				\$80,000	\$40,000	\$40,000	\$40,000								\$200,000
Caylor's Corners					\$30,000										\$30,000
Mexican Restaurant							\$45,000		\$20,000	\$20,000	\$20,000	\$20,000	\$20,000		\$145,000
Central Carpet							\$9,150								\$9,150
Pine Dells (Salon 64)								\$10,000		\$10,000	\$10,000	\$10,000			\$40,000
Clark's Cup & Cone									\$10,000						\$10,000
Wal-Mart (Intersection)									\$200,000	\$110,591				\$89,409	\$400,000
AmericInn											\$40,000	\$40,000	\$40,000	\$40,000	\$160,000
Cobblestone											\$30,000	\$30,000	\$30,000	\$30,000	\$120,000
Mobile Home - Garage												\$25,000			\$25,000
One Way-Brickner's												\$25,000	\$25,000	\$25,000	\$75,000
Dollar Store													\$30,000	\$20,000	\$50,000
Zelich Custom														\$4,500	\$4,500
Golden Harvest														\$150,000	\$150,000
PowerHouse														\$25,000	\$25,000
Cash Dev Incentives	\$65,000	\$75,626	\$50,626	\$130,626	\$120,626	\$90,626	\$144,776	\$60,626	\$280,626	\$191,217	\$124,695	\$150,000	\$145,000	\$383,909	\$2,013,977
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	

Attachment: TID Historical Information (2005 - 2020) (7222 : Review & discuss historic (TID) revenues,