

# **City of Merrill**

## **Annual Reports - 2022**

### **Tax Incremental Districts (TIDs) No. 3 through No. 14**

**Kathy Unertl, Finance Director/RDA Secretary  
City of Merrill**

**May 15, 2023**

## City of Merrill – Tax Incremental Districts (TIDs) - 2022

### Major new residential developments:

**TID No. 4 – Johnson Street:** City purchased land from Church Mutual Insurance Company. Eight new homes are planned for the east side of Johnson St. The first two homes were completed in spring 2023.

**TID No. 8 – Webster Street:** Three 12-unit apartment buildings were under construction by Premier Real Estate and Nicolet Lumber. Alternative development plans for 64 rental units were agreed to with S.C. Swiderski, LLC with construction beginning in 2023.

**TID No. 10 – Fox Point:** S.C. Swiderski, LLC completed construction of four new apartment buildings with total of 56 residential units.

**TID No. 11 – Hwy 107 Area:** Fourteen new homes were completed and occupied in 2022. Developers include Ryan Ott Development & Construction/Denyon Homes, JJ Premier/CMO Builders, and Timber Ridge Builders.

### Major new commercial developments:

**TID No. 4 – MEND Merrill LLC (for Tractor Supply Company) –** rehabilitated vacant former grocery store building and constructed new greenhouse.

**TID No. 6 –** Tranquil Times Wellness LLC opened after remodeling downtown building.

**TID No. 9 –** The Plant Garden Center constructed new greenhouses and retail building on S. Center Ave.

**TID No. 14 –** Rain Car Wash construction completed and opened for business on E Main St.

### Infrastructure investments included:

#### **TID No. 8 – Webster Street:**

Sanitary sewer lift station completed on Webster Street to facilitate opening of the new apartment buildings. Curb, gutter, paving, and streetlighting will be installed along Webster St. during the 2023 construction season.

#### **TID No. 8 – Parkway Dr./E 3<sup>rd</sup> St:**

Utility and street replacement of Parkway Dr. and western part of E 3<sup>rd</sup> St.

**TID No. 8 –** New water fire line installed for Lincoln Wood - Chippewa. Additional utility and street infrastructure improvements planned for 2023 to facilitate manufacturing addition.

**Infrastructure investments (Continued):**

**TID No. 7 - E. 10<sup>th</sup> St. (N. Mill St. to N. Spruce St.):**

New utility and street infrastructure improvements on E 10<sup>th</sup> St. (from N Mill St. to N Spruce St.), with major replacement upgrades to N. Mill St. (from E 9<sup>th</sup> St. to the Prairie River) were completed.

One new home on the corner of E. 10<sup>th</sup> St. and Poplar St. was completed. Additional lots are available for single-family homes or duplexes.

**Idle Sites Grant – Weinbrenner Shoe Company:**

Former City Administrator Dave Johnson assisted in obtaining \$250,000 Idle Sites Grant award from the Wisconsin Economic Development Corp. (WEDC) to facilitate rehabilitation of vacant manufacturing buildings (in TID8).

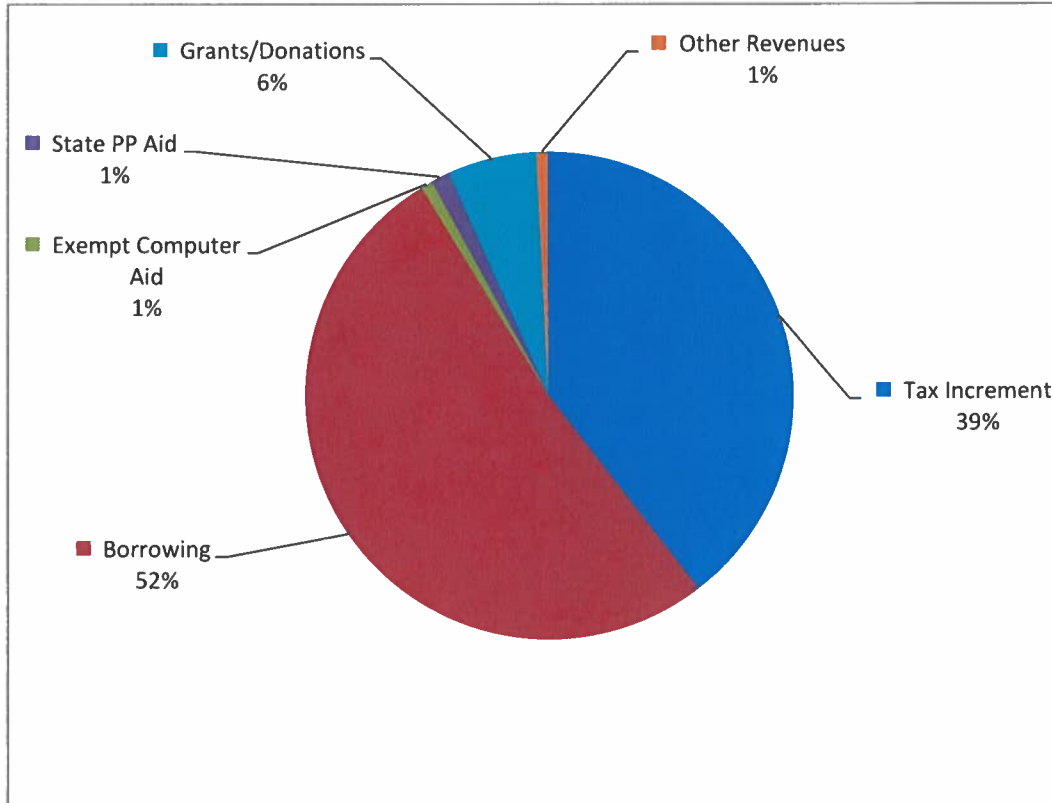
Note: Equalized Valuations as of 1/1/2023 will be available in August 2023.

City has contracted for market reassessment as of 1/1/2024.

# City of Merrill - TID Annual Report Summary

## Merrill TIDs No. 3 though TID No. 14

### Revenues - 2022



Tax Increment	\$1,951,480	includes \$250,000 Sharing
Borrowing	\$2,552,000	
Exempt Computer Aid	\$38,855	
State PP Aid	\$61,643	
Grants/Donations	\$292,655	includes \$250,000 WEDC*
Other Revenues	\$38,083	

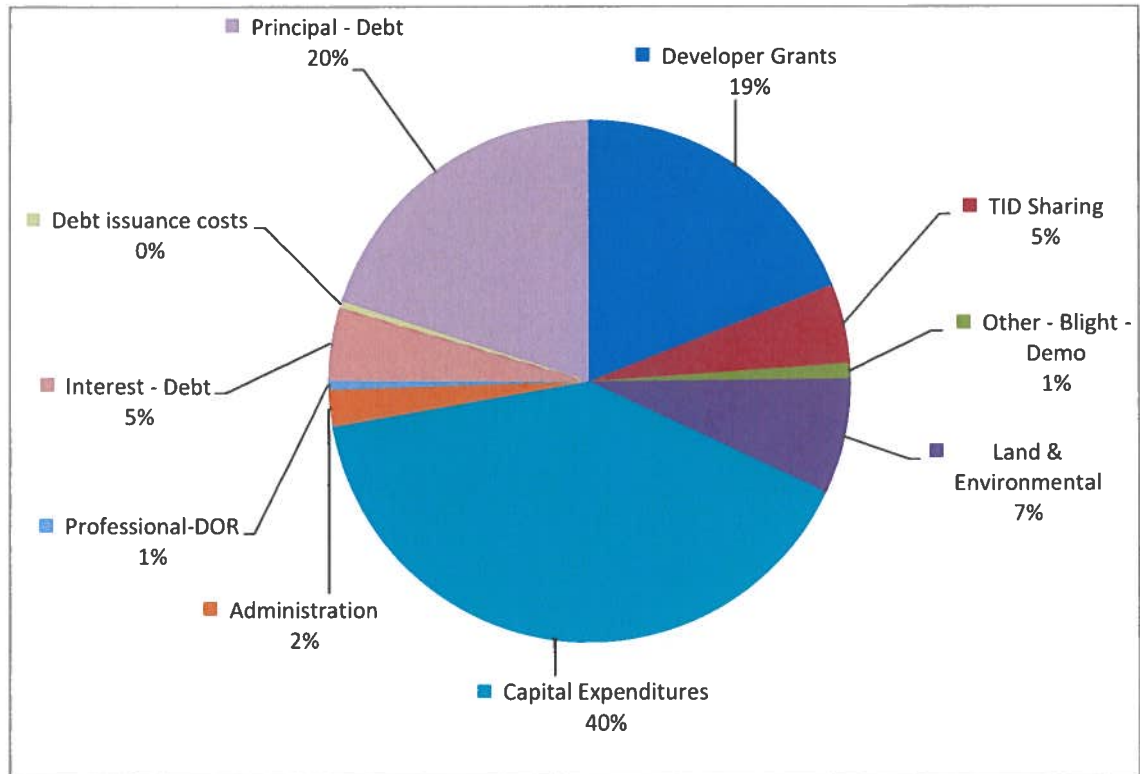
**Total Revenues** **\$4,934,716**

\*WEDC Idle Sites grant for Weinbrenner Shoe Company

# City of Merrill - TID Annual Report Summary

## Merrill TIDs No. 3 though TID No. 14

### Expenditures - 2022



Developer Grants	\$965,000	includes \$250,000 - Weinbrenner
TID Sharing	\$250,000	
Other - Blight - Demo	\$49,110	
Land & Environmental	\$363,449	
Capital Expenditures	\$2,045,651	
Administration	\$116,227	
Professional-DOR	\$29,404	
Interest - Debt	\$229,605	
Debt issuance costs	\$21,495	
Principal - Debt	\$1,016,802	
<b>Total Expenditures</b>	<b>\$5,086,743</b>	

## City of Merrill - TID Annual Report Summary - 2022

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9
<b>Beginning Balance</b>	<b>\$1,998</b>	<b>\$4,759</b>	<b>\$13,272</b>	<b>(\$557,336)</b>	<b>(\$150,534)</b>	<b>(\$580,413)</b>	<b>(\$368,720)</b>
TID allocated from another TID?	No	No	No	Yes	Yes	Yes	Yes
<b>Allocation amount from other TIDs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$30,000</b>	<b>\$190,000</b>	<b>\$30,000</b>

## Revenues

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9
<b>Tax increment</b>	<b>\$1,014,953</b>	<b>\$191,643</b>	<b>\$16,524</b>	<b>\$73,239</b>	<b>\$130,909</b>	<b>\$75,290</b>	<b>\$0</b>
<b>Borrowing</b>	<b>\$0</b>	<b>\$426,091</b>	<b>\$0</b>	<b>\$0</b>	<b>\$800,000</b>	<b>\$875,000</b>	<b>\$0</b>
Dev. guarantees (Loan Repayments)	\$0	\$0	\$0	\$0	\$0	\$0	\$27,582
Transfer from other funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other grant/donation sources	\$0	\$0	\$0	\$0	\$0	\$292,655	\$0
Other revenue (Debt Premium)	\$0	\$0	\$0	\$0	\$0	WEDC - \$250,000 \$0	\$0
Investment income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exempt computer aid	\$12,673	\$13,161	\$137	\$2,844	\$1,476	\$3,668	\$4,896
State Personal Property Aid	\$34,622	\$10,716	\$0	\$0	\$0	\$0	\$0
Miscellaneous revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sale of property	\$0	\$0	\$0	\$0	\$0	\$10,500	\$0
<b>Total Revenues (with Sharing)</b>	<b>\$1,062,248</b>	<b>\$641,611</b>	<b>\$16,661</b>	<b>\$76,083</b>	<b>\$962,385</b>	<b>\$1,447,113</b>	<b>\$62,478</b>

Summary - Page 1

**City of Merrill - TID Annual Report Summary - 2022**

**Expenditures**

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9
<b>Developer Grants &amp; Loans</b>	\$45,000	\$125,000	\$0	\$25,000	\$10,000	\$260,000	\$20,000
						<b>\$250,000 WEDC</b>	
TID Sharing?	Yes	Yes	No	No	No	No	No
TID Sharing Amount	\$220,000	\$30,000	\$0	\$0	\$0	\$0	\$0
Other - Blight - Demo	\$0	\$0	\$0	\$13,942	\$1,653	\$22,087	\$11,428
<b>Capital Expenditures</b>	\$0	\$0	\$22,243	\$0	\$909,622	\$1,063,855	\$0
Administration	\$2,782	\$17,474	\$376	\$2,272	\$8,451	\$50,810	\$3,534
Professional Services	\$500	\$6,758	\$500	\$2,000	\$2,891	\$6,740	\$4,185
<b>Interest &amp; fiscal charges</b>	\$80,565	\$16,434	\$873	\$10,257	\$4,725	\$52,191	\$7,900
WI DOR Fees	\$150	\$150	\$150	\$150	\$150	\$150	\$150
Discount on long-term debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt issuance costs	\$0	\$2,309	\$0	\$0	\$7,798	\$8,529	\$0
<b>Principal on long-term debt</b>	\$711,650	\$76,000	\$1,489	\$22,663	\$10,000	\$105,000	\$15,000
Environmental Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Real property assembly costs</b>	\$0	\$362,557	\$0	\$0	\$0	\$892	\$0
<b>Total Expenditures</b>	<b>\$1,060,647</b>	<b>\$636,682</b>	<b>\$25,631</b>	<b>\$76,284</b>	<b>\$955,290</b>	<b>\$1,570,254</b>	<b>\$62,197</b>
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9
<b>Balance at end of fiscal year</b>	<b>\$3,599</b>	<b>\$9,688</b>	<b>\$4,302</b>	<b>(\$557,537)</b>	<b>(\$143,439)</b>	<b>(\$703,554)</b>	<b>(\$368,439)</b>
<b>Future project costs</b>	\$4,878,599	\$909,688	\$88,302	\$982,463	\$1,856,561	\$2,096,446	\$131,561
<b>Future revenues</b>	\$4,875,000	\$900,000	\$84,000	\$1,540,000	\$2,000,000	\$2,800,000	\$500,000
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9

**Summary - Page 2**

**City of Merrill - TID Annual Report Summary - 2022**

No. 10	No. 11	No. 12	Created 2021 No. 13	Created 2021 No. 14	Total
<b>(\$108,828)</b>	<b>(\$328,405)</b>	<b>\$5,002</b>	<b>(\$11,085)</b>	<b>(\$67,597)</b>	<b>(\$2,147,887)</b>

No. 10 No	No. 11 No	No. 12 No	No. 13 No	No. 14 No	Total
\$0	\$0	\$0	\$0	\$0	<b>\$250,000</b>

**Revenues**

No. 10	No. 11	No. 12	No. 13	No. 14	Total	
\$0	\$175,413	\$23,509	\$0	\$0	<b>\$1,701,480</b>	<b>Tax increment</b>
<b>\$250,909</b>	<b>\$200,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,552,000</b>	<b>Borrowing</b>
\$0	\$0	\$0	\$0	\$0	<b>\$27,582</b>	Dev. guarantees (Loan Repayments)
\$0	\$0	\$0	\$0	\$0	<b>\$0</b>	Transfer from other funds
\$0	\$0	\$0	\$0	\$0	<b>\$292,655</b>	Other grant/donation sources
\$0	\$0	\$0	\$0	\$0	<b>\$0</b>	Other revenue (Debt Premium)
\$0	\$0	\$0	\$0	\$0	<b>\$0</b>	Investment income
\$0	\$0	\$0	\$0	\$0	<b>\$0</b>	Special assessments
\$0	\$0	\$0	\$0	\$0	<b>\$38,855</b>	Exempt computer aid
\$0	\$16,305	\$0	\$0	\$0	<b>\$61,643</b>	State Personal Property Aid
\$0	\$0	\$0	\$0	\$0	<b>\$0</b>	Miscellaneous revenue
\$1	\$0	\$0	\$0	\$0	<b>\$10,501</b>	Sale of property
<b>\$250,910</b>	<b>\$391,718</b>	<b>\$23,509</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,934,716</b>	<b>Total Revenues (with Sharing)</b>

**Summary - Page 3**



**City of Merrill - TID Annual Report Summary - 2022**

Created 2021      Created 2021

						<b>Expenditures</b>
No. 10	No. 11	No. 12	No. 13	No. 14	Total	
\$200,000	\$240,000	\$0	\$0	\$40,000	\$965,000	Developer Grants & Loans
No	No	No	No	No		TID Sharing?
\$0	\$0	\$0	\$0	\$0	\$250,000	TID Sharing Amount
\$0	\$0	\$0	\$0	\$0	\$49,110	Other - Blight - Demo
\$0	\$49,931	\$0	\$0	\$0	\$2,045,651	Capital Expenditures
\$7,182	\$21,260	\$695	\$0	\$1,391	\$116,227	Administration
\$400	\$2,380	\$750	\$250	\$250	\$27,604	Professional Services
\$12,987	\$40,748	\$2,925	\$0	\$0	\$229,605	Interest & fiscal charges
\$150	\$150	\$150	\$150	\$150	\$1,800	WI DOR Fees
\$0	\$0	\$0	\$0	\$0	\$0	Discount on long-term debt
\$909	\$1,950	\$0	\$0	\$0	\$21,495	Debt issuance costs
\$0	\$70,000	\$5,000	\$0	\$0	\$1,016,802	Principal on long-term debt
\$0	\$0	\$0	\$0	\$0	\$0	Environmental Costs
\$0	\$0	\$0	\$0	\$0	\$363,449	Real property assembly costs
<b>\$221,628</b>	<b>\$426,419</b>	<b>\$9,520</b>	<b>\$400</b>	<b>\$41,791</b>	<b>\$5,086,743</b>	<b>Total Expenditures</b>
No. 10	No. 11	No. 12	No. 13	No. 14		
<b>(\$79,546)</b>	<b>(\$363,106)</b>	<b>\$18,991</b>	<b>(\$11,485)</b>	<b>(\$109,388)</b>	<b>(\$2,299,914)</b>	<b>Balance at end of fiscal year</b>
			Created 2021	Created 2021		
\$1,420,454	\$811,894	\$368,991	\$988,515	\$290,612	\$14,824,086	Future project costs
\$1,500,000	\$1,175,000	\$350,000	\$1,000,000	\$400,000	\$17,124,000	Future revenues
No. 10	No. 11	No. 12	No. 13	No. 14	Total	

**Summary - Page 4**

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2022 WI Dept of Revenue</b>
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<b>Section 1 - Municipality and TID</b>					
Co-muni code <b>35251</b>	Municipality <b>MERRILL</b>		County <b>LINCOLN</b>	Due date <b>07/03/2023</b>	Report type <b>ORIGINAL</b>
TID number <b>003</b>	TID type <b>6</b>	TID name <b>03</b>	Creation date <b>09/13/2005</b>	Mandatory termination date <b>09/13/2025</b>	Expected termination date <b>N/A</b>

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
TID fund balance at beginning of year	<b>\$1,998</b>

<b>Section 3 - Revenue</b>	<b>Amount</b>
Tax increment	\$1,014,953
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source           State Personal Property Aid	\$34,622
Source           Exempt Computer Aid	\$12,673
<b>Total Revenue (deposits)</b>	<b>\$1,062,248</b>

Form PE-300	<b>TID Annual Report</b>	<b>2022</b> WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$2,782
Professional services	\$500
Interest and fiscal charges	\$80,565
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$711,650
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
TID number      007	\$30,000
TID number      008	\$190,000
Developer grants	
Developer name    United Dev - 3201 E Main St. (Dollar Tree)	\$20,000
Developer name    TSI State LLC - PowerHouse & Lawn Leisure	\$25,000
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$1,060,647</b>

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$3,599
Future costs	\$4,878,599
Future revenue	\$4,875,000
Surplus or deficit	\$0

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

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2022</b> WI Dept of Revenue
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<b>Section 1 - Municipality and TID</b>					
Co-muni code <b>35251</b>	Municipality <b>MERRILL</b>		County <b>LINCOLN</b>	Due date <b>07/03/2023</b>	Report type <b>ORIGINAL</b>
TID number <b>004</b>	TID type <b>6</b>	TID name <b>04</b>	Creation date <b>09/11/2007</b>	Mandatory termination date <b>09/11/2027</b>	Expected termination date <b>N/A</b>

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
TID fund balance at beginning of year	<b>\$4,759</b>

<b>Section 3 - Revenue</b>	<b>Amount</b>
Tax increment	\$191,643
Investment income	\$0
Debt proceeds	\$426,091
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source           State Personal Property Aid	\$10,716
Source           Exempt Computer Aid	\$13,161
<b>Total Revenue (deposits)</b>	<b>\$641,611</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2022 WI Dept of Revenue</b>
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<b>Section 4 - Expenditures</b>	<b>Amount</b>
<b>Capital expenditures</b>	
Administration	\$17,474
Professional services	\$6,758
Interest and fiscal charges	\$16,434
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$2,309
Principal on long-term debt	\$76,000
Environmental costs	\$0
Real property assembly costs	\$362,557
Allocation to another TID	
TID number      009	\$30,000
<b>Developer grants</b>	
Developer name   MEND Merrill - for Tractor Supply Company	\$125,000
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$636,682</b>

<b>Section 5 - Ending Balance</b>	<b>Amount</b>
<b>TID fund balance at end of year</b>	<b>\$9,688</b>
<b>Future costs</b>	<b>\$909,688</b>
<b>Future revenue</b>	<b>\$900,000</b>
<b>Surplus or deficit</b>	<b>\$0</b>

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

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2022</b> WI Dept of Revenue
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<b>Section 1 - Municipality and TID</b>					
Co-muni code <b>35251</b>	Municipality <b>MERRILL</b>	County <b>LINCOLN</b>	Due date <b>07/03/2023</b>	Report type <b>ORIGINAL</b>	
TID number <b>005</b>	TID type <b>6</b>	TID name <b>05</b>	Creation date <b>09/11/2007</b>	Mandatory termination date <b>09/11/2027</b>	Expected termination date <b>N/A</b>

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
TID fund balance at beginning of year	<b>\$13,272</b>

<b>Section 3 - Revenue</b>	<b>Amount</b>
Tax increment	\$16,524
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source                      Exempt Computer Aid	\$137
<b>Total Revenue (deposits)</b>	<b>\$16,661</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2022 WI Dept of Revenue</b>
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<b>Section 4 - Expenditures</b>	<b>Amount</b>
Capital expenditures	\$22,243
Administration	\$376
Professional services	\$500
Interest and fiscal charges	\$873
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$1,489
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name   None	\$0
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$25,631</b>

<b>Section 5 - Ending Balance</b>	<b>Amount</b>
TID fund balance at end of year	\$4,302
Future costs	\$88,302
Future revenue	\$84,000
Surplus or deficit	\$0

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

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2022</b> WI Dept of Revenue
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<b>Section 1 - Municipality and TID</b>					
Co-muni code <b>35251</b>	Municipality <b>MERRILL</b>		County <b>LINCOLN</b>	Due date <b>07/03/2023</b>	Report type <b>ORIGINAL</b>
TID number <b>006</b>	TID type <b>2</b>	TID name <b>06</b>	Creation date <b>05/12/2009</b>	Mandatory termination date <b>05/12/2036</b>	Expected termination date <b>N/A</b>

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
TID fund balance at beginning of year	<b>\$-557,336</b>

<b>Section 3 - Revenue</b>	<b>Amount</b>
Tax increment	<b>\$73,239</b>
Investment income	<b>\$0</b>
Debt proceeds	<b>\$0</b>
Special assessments	<b>\$0</b>
Shared revenue	<b>\$0</b>
Sale of property	<b>\$0</b>
Allocation from another TID	
TID number      003	<b>\$0</b>
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source           Exempt Computer Aid	<b>\$2,844</b>
<b>Total Revenue (deposits)</b>	<b>\$76,083</b>



Form PE-300	<b>TID Annual Report</b>	<b>2022</b> WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$2,272
Professional services	\$2,000
Interest and fiscal charges	\$10,257
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$22,663
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name   DJC, LLC - Cooper Insurance	\$10,000
Developer name   Tranquil Times Wellness, LLC	\$15,000
Transfer to other funds	
Other expenditures	
Name               Blight - Delinquent Tax Foreclosures	\$13,942
<b>Total Expenditures</b>	<b>\$76,284</b>

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-557,537
Future costs	\$982,463
Future revenue	\$1,540,000
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
Preparer name <b>Kathy Unertl</b>	Preparer title <b>Finance Director/RDA Secretary</b>
Preparer email <b>kathy.unertl@ci.merrill.wi.us</b>	Preparer phone <b>(715) 536-5594</b>
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<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2022</b> WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

<b>Section 1 - Municipality and TID</b>					
Co-muni code <b>35251</b>	Municipality <b>MERRILL</b>		County <b>LINCOLN</b>	Due date <b>07/03/2023</b>	Report type <b>ORIGINAL</b>
TID number <b>007</b>	TID type <b>2</b>	TID name <b>07</b>	Creation date <b>08/11/2009</b>	Mandatory termination date <b>08/11/2036</b>	Expected termination date <b>N/A</b>

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
TID fund balance at beginning of year	<b>-\$150,534</b>

<b>Section 3 - Revenue</b>	<b>Amount</b>
Tax increment	\$130,909
Investment income	\$0
Debt proceeds	\$800,000
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
TID number      003	\$30,000
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source           Exempt Computer	\$1,476
<b>Total Revenue (deposits)</b>	<b>\$962,385</b>

Form PE-300	<b>TID Annual Report</b>	<b>2022</b> WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	\$909,622
Administration	\$8,451
Professional services	\$2,891
Interest and fiscal charges	\$4,725
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$7,798
Principal on long-term debt	\$10,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name   JB Builders - 903 Poplar St	\$10,000
Transfer to other funds	
Other expenditures	
Name               Blight - Delinquent Tax Foreclosures	\$1,653
<b>Total Expenditures</b>	<b>\$955,290</b>

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-143,439
Future costs	\$1,856,561
Future revenue	\$2,000,000
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
Preparer name <b>Kathy Unertl</b>	Preparer title <b>Finance Director/RDA Secretary</b>
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<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2022</b> WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

<b>Section 1 - Municipality and TID</b>					
Co-muni code <b>35251</b>	Municipality <b>MERRILL</b>		County <b>LINCOLN</b>	Due date <b>07/03/2023</b>	Report type <b>ORIGINAL</b>
TID number <b>008</b>	TID type <b>2</b>	TID name <b>08</b>	Creation date <b>09/27/2011</b>	Mandatory termination date <b>09/27/2038</b>	Expected termination date <b>N/A</b>

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
TID fund balance at beginning of year	<b>\$-580,413</b>

<b>Section 3 - Revenue</b>	<b>Amount</b>
Tax increment	\$75,290
Investment income	\$0
Debt proceeds	\$875,000
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$10,500
Allocation from another TID	
TID number      003	\$190,000
Developer guarantees	
Transfer from other funds	
Grants	
Source          WEDC - Idle Sites for Weinbrenner Shoe	\$250,000
Other revenue	
Source          Exempt Computer Aid	\$3,668
Source          River Bend Development Foundation	\$42,655
<b>Total Revenue (deposits)</b>	<b>\$1,447,113</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2022 WI Dept of Revenue</b>
------------------------	--------------------------	------------------------------------

<b>Section 4 - Expenditures</b>	<b>Amount</b>
<b>Capital expenditures</b>	\$1,063,855
<b>Administration</b>	\$50,810
<b>Professional services</b>	\$6,740
<b>Interest and fiscal charges</b>	\$52,191
<b>DOR fees</b>	\$150
<b>Discount on long-term debt</b>	\$0
<b>Debt issuance costs</b>	\$8,529
<b>Principal on long-term debt</b>	\$105,000
<b>Environmental costs</b>	\$0
<b>Real property assembly costs</b>	\$892
<b>Allocation to another TID</b>	
<b>Developer grants</b>	
Developer name   S&S Bar	\$10,000
Developer name   Weinbrenner Shoe Company - WEDC Grant	\$250,000
<b>Transfer to other funds</b>	
<b>Other expenditures</b>	
Name               Blight - Delinquent Tax Foreclosures	\$22,087
<b>Total Expenditures</b>	<b>\$1,570,254</b>

<b>Section 5 - Ending Balance</b>	<b>Amount</b>
<b>TID fund balance at end of year</b>	<b>-\$703,554</b>
<b>Future costs</b>	<b>\$2,096,446</b>
<b>Future revenue</b>	<b>\$2,800,000</b>
<b>Surplus or deficit</b>	<b>\$0</b>

<b>Section 6 - Preparer/Contact Information</b>	
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<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2022</b> WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

<b>Section 1 - Municipality and TID</b>					
Co-muni code <b>35251</b>	Municipality <b>MERRILL</b>		County <b>LINCOLN</b>	Due date <b>07/03/2023</b>	Report type <b>ORIGINAL</b>
TID number <b>009</b>	TID type <b>2</b>	TID name <b>09</b>	Creation date <b>09/24/2013</b>	Mandatory termination date <b>09/24/2040</b>	Expected termination date <b>N/A</b>

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
TID fund balance at beginning of year	<b>\$-368,720</b>

<b>Section 3 - Revenue</b>	<b>Amount</b>
Tax increment	\$0
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
TID number      004	\$30,000
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source            Loan Repayment - Former Club Modern	\$27,582
Source            Exempt Computer Aid	\$4,896
<b>Total Revenue (deposits)</b>	<b>\$62,478</b>

Form PE-300	<b>TID Annual Report</b>	<b>2022</b> WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$3,534
Professional services	\$4,185
Interest and fiscal charges	\$7,900
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$15,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name   Plant Garden Center	\$20,000
Transfer to other funds	
Other expenditures	
Name               Del Tax Foreclosure - 703 S Center Ave	\$11,428
<b>Total Expenditures</b>	<b>\$62,197</b>

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-368,439
Future costs	\$131,561
Future revenue	\$500,000
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
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<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2022</b> WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

<b>Section 1 - Municipality and TID</b>					
Co-muni code <b>35251</b>	Municipality <b>MERRILL</b>	County <b>LINCOLN</b>	Due date <b>07/03/2023</b>	Report type <b>ORIGINAL</b>	
TID number <b>010</b>	TID type <b>2</b>	TID name <b>10</b>	Creation date <b>09/22/2015</b>	Mandatory termination date <b>09/22/2042</b>	Expected termination date <b>N/A</b>

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
TID fund balance at beginning of year	<b>\$-108,828</b>

<b>Section 3 - Revenue</b>	<b>Amount</b>
Tax increment	\$0
Investment income	\$0
Debt proceeds	\$250,909
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
<b>Total Revenue (deposits)</b>	<b>\$250,909</b>



<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2022</b> WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$7,182
Professional services	\$400
Interest and fiscal charges	\$12,987
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$909
Principal on long-term debt	\$0
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name S.C. Swiderski - FoxPoint	\$200,000
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$221,628</b>

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-79,547
Future costs	\$1,420,453
Future revenue	\$1,500,000
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
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<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2022 WI Dept of Revenue</b>
------------------------	--------------------------	------------------------------------

<b>Section 1 - Municipality and TID</b>					
Co-muni code <b>35251</b>	Municipality <b>MERRILL</b>		County <b>LINCOLN</b>	Due date <b>07/03/2023</b>	Report type <b>ORIGINAL</b>
TID number <b>011</b>	TID type <b>6</b>	TID name <b>11</b>	Creation date <b>05/10/2016</b>	Mandatory termination date <b>05/10/2037</b>	Expected termination date <b>N/A</b>

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
TID fund balance at beginning of year	<b>\$-328,405</b>

<b>Section 3 - Revenue</b>	<b>Amount</b>
Tax increment	\$175,413
Investment income	\$0
Debt proceeds	\$200,000
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source            State Personal Property Aid	\$16,305
<b>Total Revenue (deposits)</b>	<b>\$391,718</b>

Form PE-300	<b>TID Annual Report</b>	<b>2022</b> WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	\$49,931
Administration	\$21,260
Professional services	\$2,380
Interest and fiscal charges	\$40,748
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$1,950
Principal on long-term debt	\$70,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name Premier Merrill Apartments LLC - Phase 2	\$100,000
Developer name Ryan Ott Construction-Denyon Homes	\$80,000
Developer name JJ Premier Homes	\$40,000
Developer name Timber Ridge - Highland Dr	\$20,000
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$426,419</b>

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-363,106
Future costs	\$811,894
Future revenue	\$1,175,000
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
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Contact name Kathy Unertl	Contact title Finance Director/RDA Secretary
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<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2022</b> WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

<b>Section 1 - Municipality and TID</b>				
Co-muni code <b>35251</b>	Municipality <b>MERRILL</b>	County <b>LINCOLN</b>	Due date <b>07/03/2023</b>	Report type <b>ORIGINAL</b>
TID number <b>012</b>	TID type <b>6</b>	TID name <b>12</b>	Creation date <b>08/23/2017</b>	Mandatory termination date <b>08/23/2037</b>
				Expected termination date <b>N/A</b>

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
TID fund balance at beginning of year	<b>\$5,002</b>

<b>Section 3 - Revenue</b>	<b>Amount</b>
Tax increment	<b>\$23,509</b>
Investment income	<b>\$0</b>
Debt proceeds	<b>\$0</b>
Special assessments	<b>\$0</b>
Shared revenue	<b>\$0</b>
Sale of property	<b>\$0</b>
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
<b>Total Revenue (deposits)</b>	<b>\$23,509</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2022</b> WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$695
Professional services	\$750
Interest and fiscal charges	\$2,925
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$5,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name    None	\$0
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$9,520</b>

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$18,991
Future costs	\$368,991
Future revenue	\$350,000
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
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------------------------	--------------------------	-----------------------------------

<b>Section 1 - Municipality and TID</b>					
Co-muni code <b>35251</b>	Municipality <b>MERRILL</b>		County <b>LINCOLN</b>	Due date <b>07/03/2023</b>	Report type <b>ORIGINAL</b>
TID number <b>013</b>	TID type <b>5</b>	TID name <b>013</b>	Creation date <b>02/09/2021</b>	Mandatory termination date <b>02/09/2042</b>	Expected termination date <b>N/A</b>

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
TID fund balance at beginning of year	<b>\$-11,085</b>

<b>Section 3 - Revenue</b>	<b>Amount</b>
Tax increment	\$0
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
<b>Total Revenue (deposits)</b>	<b>\$0</b>

Form PE-300	<b>TID Annual Report</b>	<b>2022</b> WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$0
Professional services	\$250
Interest and fiscal charges	\$0
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$0
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name   N/A	\$0
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$400</b>

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-11,485
Future costs	\$988,515
Future revenue	\$1,000,000
Surplus or deficit	\$0

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<b>Section 1 - Municipality and TID</b>					
Co-muni code <b>35251</b>	Municipality <b>MERRILL</b>		County <b>LINCOLN</b>	Due date <b>07/03/2023</b>	Report type <b>ORIGINAL</b>
TID number <b>014</b>	TID type <b>2</b>	TID name <b>014</b>	Creation date <b>06/08/2021</b>	Mandatory termination date <b>06/08/2048</b>	Expected termination date <b>N/A</b>

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
TID fund balance at beginning of year	<b>\$-67,597</b>

<b>Section 3 - Revenue</b>	<b>Amount</b>
Tax increment	\$0
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
<b>Total Revenue (deposits)</b>	<b>\$0</b>



<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2022</b> WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$1,391
Professional services	\$250
Interest and fiscal charges	\$0
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$0
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name    Rain Car Wash	\$40,000
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$41,791</b>

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-109,388
Future costs	\$290,612
Future revenue	\$400,000
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
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