

City of Merrill TIF Façade Development Incentives

Criteria and objectives for the TIF façade program include:

- Property taxes must be current (i.e. not delinquent);
- Program object is façade upgrades or improvements to existing structures with preference for improvements consistent with "original style and character" of historical buildings;
- Not for routine property maintenance such as brick tuck pointing, repainting of brick facades, or window replacements unless part of an overall facade upgrade or improvement project;
- Not for roof replacement or other routine property maintenance;
- No installation of vinyl siding, especially to replace existing brick facades;
- Not for projects that are already underway prior to property owner request for potential TIF development incentive;
- Program to support continuation of existing jobs or potential new job creation; and
- Potential generation of new property tax increment at the parcel or surrounding areas. However, it is not necessary that TIF facade projects generate the total TIF development incentive amount during the remaining life of the Tax Increment District (TID).

City of Merrill Redevelopment Authority will use TIF funding to facilitate façade projects through:

- Hiring and paying for an architect and redevelopment consultant to identify potential project scope, costs, and funding options.

Contact person for potential TIF funding is City Finance Director/Redevelopment Authority Secretary Kathy Unertl at (715) 536-5594.

Potential Low-Interest Loan Funding:

The City of Merrill has other Community Development loan programs available for potential projects that do not meet these TIF façade development incentives. Contact person is Community Development Program Administrator Shari Wicke at (715) 536-4880.