



**GOVERNMENT BANKING
Customer Support Unit**

October 15, 2015

Town of Washington
P.O. Box 220
Washington Island, WI 54246

Attn: Valerie Carpenter

Dear Valerie,

Enclosed for your review is the collateral pledging report as of Sept. 30, 2015. This is a list of the securities pledged by FirstMerit Bank NA to secure public deposits in accordance with the Wisconsin Uniform Commercial Code and Chapter 34, Wisconsin Statutes. FirstMerit NA utilizes the Federal Reserve Bank, Northern Trust, and Bank of America as custodians for the safekeeping of our pledged securities.

¹ Town of Washington Funds on Deposit	\$ 1,370,514.82
Less FDIC Coverage	<u>\$ 250,000.00</u>
Total Deposits Collateralized	\$ 1,120,514.82
 Total WI Public Funds Collateralized	 \$ 131,075,809.12
Town of Washington as Percentage of Total WI Public Funds Collateralized	 0.85%
² Market Value of Pledged Securities	\$149,124,961.65
Pledged Collateral Position	114%

FirstMerit Bank NA pledges securities to protect our clients' Government Banking funds that exceed the FDIC and State Guarantee Fund insurance limits. Pledged securities are marked to market on a daily basis to insure collateral commitments are continually maintained.

Collateral pledging reports are published as of the end of each calendar quarter and are distributed by the 15th of the following month. If you require a report at a different frequency, please notify the Customer Support Unit. Also, as part of our commitment to "going green", we plan to distribute collateral reports electronically via email in the near future. If you prefer to continue to receive your statements by mail, please let us know.

Should you have any questions regarding the report, please do not hesitate to contact the Government Banking Customer Support Unit at the addresses indicated below or call us toll free at 800-631-6276 from 8 AM to 5 PM ET, Monday through Friday.

Sincerely,

Your Dedicated Staff of
Customer Support Specialists

¹The Total of Public Funds on Deposit includes the month end balances of all deposit accounts using the same Tax Identification Number (TIN).

²The total Market Value of Pledged Securities is the total amount of securities pledged to our Wisconsin Government Banking clients.

**Total Securities Pledged
as of September 30, 2015**

Description	Location	CUSIP #	Maturity	Market Value
FNR 2012-98 QG	NTC	3136A8AS9	1/25/2032	\$11,566,701.58
FNR 2012-120 CG	NTC	3136A9P93	12/25/2031	\$11,273,329.54
FHR 4135 CA	NTC	3137AWB61	11/15/2027	\$16,553,774.40
FHR 4143 HD	NTC	3137AX7J6	12/15/2027	\$16,677,084.33
FHLMC GOLD REMIC 4170 TB	NTC	3137AYZ87	2/15/2028	\$20,760,810.59
FHR 4165 BE 1.50% Stripped PT CMO 2/15/28	NTC	3137AYS3	2/15/2028	\$20,488,177.28
FNR 2012-128 CD	NTC	3136A9UQ9	11/25/2032	\$18,189,912.90
FHR 4131 BC	NTC	3137AVQB6	11/15/2027	\$16,535,168.08
FHR 4150 EA	NTC	3137AY2Y6	1/15/2028	\$17,080,002.96
9 Total Pledged	To: 1771887 Wisconsin Municipalities			149,124,961.65



Valerie Carpenter <townoffice@washingtontisland-wi.gov>

Door County and Airbnb

1 message

Door County Tourism Zone <info@doorcountytourismzone.com>

Mon, Oct 19, 2015 at 10:28 AM

To: Amy Sacotte - Town of Gardner <togclerk@doorpi.net>, Beth Hagen - Gibraltar <clerk@townofgibraltar.us>, Brenda Olsen - Nasewaupée <nasewaupéeclerk@gmail.com>, Bud Kalms - Liberty Grove <tlibertygrove@dcwis.com>, Christy Sully - Vill of Sister Bay <christy.sully@sisterbaywi.gov>, Clerk - Town of Clay Banks <townofclaybanks@gmail.com>, Doug Smith/Clerk - Baileys Harbor <tbaileysharbor@dcwis.com>, Elissa Taylor - Jacksonport <jtownclerk@jportfd.com>, JoAnn Neinas - Brussels <jonein789@centurytel.net>, Kathy Mueller - Village of Forestville <villageofforestville@centurylink.net>, Linda Wait - Town of Sevastopol <office@townofsevastopol.com>, Lynn Ohnesorge - Village of Egg Harbor <lohnesorge@villageofegg Harbor.org>, "McNeil, Stephen" <smcneil@sturgeonbaywi.org>, Michelle Anderson - Village of Egg Harbor <manderson@villageofegg Harbor.org>, Nancy Anschutz - Town of Sturgeon Bay <nlanschutz@yahoo.com>, Pam Krauel - Town of Egg Harbor <townegg Harbor@newwis.com>, Rena LaLuzerne - Union <laluzerne@centurytel.net>, "Ruth Kerscher - Forestville (Town)" <rkerscher@centurytel.net>, Stephanie Reinhardt - City of Sturgeon Bay <sreinhardt@sturgeonbaywi.org>, Valerie Carpenter - Town of Washington <townoffice1@washingtontisland-wi.gov>, Valerie Carpenter - Town of Washington <townoffice@washingtontisland-wi.gov>, Village of Ephraim Andrea Collack <acollack@ephraim-wisconsin.com>

Dear Municipal Town Clerk and or Administrator,

Attached you will find a letter from Chair Van Lieshout explaining a strategy that the DCTZC has undertaken in order to more effectively enforce compliance with Airbnb hosts in Door County. In doing so we have drafted a letter for each municipality to approve and mail to Airbnb.

The second attachment is the letter, in word format, for you to print on your letter head, once approved by your town/village board. As Chair Van Lieshout mentions in his letter, please feel free to make additions/changes to the letter to Airbnb, but we ask that all letters to Airbnb be mailed the first week of December for maximum impact. Once completed, please mail or email a copy of the letter back to the DCTZC.

Please let me know if you have any questions,

Kim Roberts, CTA
Administrative Assistant
Door County Tourism Zone Commission
P.O. Box 55
Sister Bay WI 54234
920.854.6200

www.doorcountytourismzone.com
info@doorcountytourismzone.com

Office hours: Monday- Friday 8 a.m. - 12 p.m.

2 attachments



FINAL Letter to MUNI OCT 2015.pdf

70K



letter to airbnb from muni FINAL OCT 2015.docx

19K

(insert town/village info)

Airbnb, Inc.
888 Brannan St.
Floor 4
San Francisco, CA 94117

Dear Airbnb,

We are a member of the Door County Tourism Zone Commission (DCTZC), a collection of nineteen (19) municipalities in Door County, Wisconsin. As one of the member municipalities we have authorized the DCTZC pursuant to Wisconsin Statute 66.0615 for the purpose of monitoring and permitting of transient rental properties, the collection and distribution of room tax, compliance and enforcement, and contracting with our local Tourism Entity, the Door County Visitor Bureau, to strategically market Door County, Wisconsin.

We are pleased that Airbnb has brought a different lodging experience to our area which has allowed for continued growth in our local economy which is largely driven by tourism. With the growth of Airbnb we have encountered the challenge of informing and enforcing our local room tax ordinance with Airbnb "hosts".

The DCTZC is in no way against Airbnb, in fact the Commission is in favor of the site because it brings diversity in lodging to Door County. However, its users need to comply with the same rules as all other lodging providers in our area. The local room tax ordinance requires property owners that engage in transient rentals less than thirty (30) days to obtain a lodging permit, file a monthly report and pay room tax. While, we agree with Airbnb that the ultimate responsibility falls to the "host", we feel that Door County should get equal representation on the Airbnb site acknowledging to its "host's" that there are requirements in Door County for transient rentals as Airbnb does for other tourism areas.

We see that Airbnb has started to include local tax requirements on your site. By doing so, Airbnb acknowledges a lodging tax responsibility. Under your policies you reference local rental taxes as "Occupancy Taxes". Your definition of an "Occupancy Tax" includes reference to rooms. Your "host" agreement states:

"You (the "host") acknowledge and agree that you are responsible for any and all listings that you post. Accordingly, you represent and warrant that any listing that you post and the booking of, or a Guest's stay at, an Accommodation in a Listing you post (i) will not breach any agreements you have entered into with third parties, such as homeowners associations, condominium, lease or rental agreements, and (ii) will (a) be in compliance with all applicable laws (such as zoning laws and law governing rentals of residential and other properties), tax

requirements and rules and regulations that may apply to any Accommodation included in a Listing you post (including having all required permits, licenses and registrations), and (b) not conflict with the rights of third parties” (emphasis added).

Your site explains that the “Occupancy Tax” is generally paid by the guest, but the obligation to collect the tax and remit the amount collected to the local taxing unit rests with the “host”. Your hosting rules now require the “host” to become familiar with the local occupancy tax rules and regulations as part of their hosting obligation to the company. Moreover, you make the “host” acknowledge that they are in compliance with and will comply with local laws; including local “Occupancy Tax” laws and regulations as part of your “host” registration. While Airbnb puts the responsibility on the “host” to be informed, it certainly would assist the “host” of having the ability on your site to obtain what they need to know to be in compliance with local occupancy tax rules and regulations.

The DCTZC desires Door County and all participating municipalities of the Door County Tourism Zone Commission be listed on the page, “In what areas is Occupancy Tax Collection and Remittance by Airbnb available?” on the Airbnb website. <https://www.airbnb.com/help/article/653?topic=264>. We want Door County “host’s” to have another avenue of knowing what is required of them as property owners engaged in transient rentals.

Additionally, we would like to give “host’s” in Door County the ability to “Opt-In” so that “host’s” would then have the option to turn on a feature called “Opt-In”: for “host” Remittance of Taxes. “Host’s” who “Opt in” instruct Airbnb to turn on collection of “Occupancy Tax” for their listing so that the tax is collected and the “host” is responsible for the remittance of the tax.

Further, in some areas, Airbnb collects “Occupancy Tax” from guests and sends it directly to the tax authority on the “host’s” behalf, with no action needed from the “host”. In the future, we would like to see Airbnb include Door County in providing this established collection assistance as part of your operational protocol in our area.

From the publically disclosed information, it is clear the Airbnb has entered into regional “Occupancy Tax” collection agreements with other municipalities; we ask that Airbnb do the same with Door County, WI and its member municipalities of the DCTZC.

Thank you for your time and attention to this matter, we look forward to mutually beneficial growth in our tourism economy by communicating and assisting your consumer with the essential information needed to engage in transient rentals in Door County, WI.

Sincerely,

(insert town chair/clerk name)



DOOR COUNTY TOURISM ZONE COMMISSION
PO BOX 55, Sister Bay, WI 54234
920-854-6200 - fax: 920-854-9019
E-mail: info@doorcountytourismzone@gmail.com
Website: www.doorcountytourismzone.com

Dear Door County Municipality,

As you may well be aware, the office of the Door County Tourism Zone Commission works tirelessly in surveillance of online advertising for transient rentals that are unpermitted. One of those online advertising sites, Airbnb, is exploding in Door County.

While we have been very successful in permitting users of the site; Airbnb is one of the most difficult to track down owner information to get compliance letters to property owners due to how protective the company is of "host" information.

Recently, Airbnb created a listing that shows where room tax collection is required; Airbnb now includes the information that there are local tax requirements for its "hosts". Because owner information is so protected and difficult to track, the Door County Tourism Zone feels it is important for Door County to be represented by Airbnb as an area that requires permitting and reporting for room tax for transient rentals less than thirty (30) days, within their taxation help center.

The office of the Door County Tourism Zone has contacted Airbnb numerous ways. Airbnb feels that Wisconsin and Door County, specifically, is not on their radar. Below are the notes of a conversation with Airbnb:

"I finally tracked down a person, Eddie, at Airbnb who was extremely helpful. He put me on hold for about ten minutes. He reported back that the listing of cities that Airbnb would be collecting and remitting taxes in locations would happen city by city. Of note, a lot of these cities have been involved in legal fights regarding this very issue. Eddie, the customer service representative, said Airbnb still had a lot of details to iron out and wasn't sure how quickly the process would happen. He looked into Wisconsin specifically and said nothing was on their radar. He stressed that there were no plans for any cities or municipalities in Wisconsin; there is no time frame. He stressed that ultimately it is the "host", not Airbnb, who is responsible to be aware of the local taxes and make sure that they are paid. "

The Commission is in no way against Airbnb, in fact the Commission is in favor of the site because it brings diversity in lodging to Door County. However, its users need to play by the same rules as all other lodging providers in our area that obtain a lodging permit, file a monthly report and pay room tax. While, we agree with Airbnb that the ultimate responsibility falls to the "host", we feel that we should get equal representation on the site acknowledging to its "hosts" that there are requirements in Door County for transient rentals.

We'd are approaching this issue with multiple strategies and hope that your municipality will join us in our efforts. First, we have been in touch with the American Hotel and Lodging Association's (AH&LA) legal department for information on how other municipalities have handled Airbnb. The AH&LA has been the organization most involved in pursuing Airbnb.

Second, we have asked our attorney, William Vande Castle to research if there is any pending litigation that the DCTZC could join. Attorney Vande Castle is also reaching out to other communities that have dealt with this very issue. And third, we ask that your municipality representatives approve, sign and return the enclosed letter to Airbnb.

The DCTZC desires Door County and all participating municipalities of the Door County Tourism Zone Commission be listed on the page, "In what areas is Occupancy Tax Collection and Remittance by Airbnb available?" on the Airbnb website.

<https://www.airbnb.com/help/article/653?topic=264>. We want Door County "hosts" to have another avenue of knowing what is required of them as property owners engaged in transient rentals. Each "host" acknowledges that they are in compliance with and will comply with all local laws, including local "Occupancy Tax" laws and regulations when they list their property. Airbnb needs to give "hosts" an avenue to proceed with making their property compliant with our local room tax ordinance.

Additionally, we would like to give "hosts" in Door County the ability to "Opt-In" so that "hosts" would then have the option to turn on a feature called "Opt-in" for "host" remittance of taxes. "Hosts" who "Opt -In" instruct Airbnb to turn on collection of "Occupancy Tax" for their listing so that the tax is collected and the "host" is responsible for the remittance of the tax. Further, in some areas, Airbnb collects "Occupancy Tax" from guests and sends it directly to the tax authority on the "hosts" behalf, with no action needed from the "host".

It goes without saying; we are all partners in transient room tax permitting, collection and enforcement. The office of the DCTZC feels strongly that if one (1) online listing goes without being permitted and room tax reported, that property is not funding its member municipality or the Door County Visitor Bureau to fund marketing for Door County.

Airbnb has made their position clear that Wisconsin and specifically Door County are not on their radar to enter into any regional or local tax collection agreements. Please join us in making our appeal to make Door County part of the areas that Airbnb provides collection assistance in accordance with their operational policies. Please ask that your municipal representatives get involved; please put this item on your next agenda, approve the item and print the attached letter on your letter head. If you want to make any additions to the letter to Airbnb, please feel free. We ask that you mail the DCTZC a copy of the letter you mail to Airbnb. Our goal is to have the letters from each municipality mailed the first week of December.

If you have any questions, please don't hesitate to call or email.

Sincerely,

Josh Van Lieshout
Administrator, City of Sturgeon Bay
Chair, Door County Tourism Zone Commission