



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Agenda - Final COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

ALD. JOE DAVIS, SR., CHAIR

Ald. T. Anthony Zielinski, Vice-Chair

Ald. James Witkowiak, Ald. Willie Wade, Ald. Terry Witkowski

Staff Assistant, Tobie Black, 286-2231

Fax: (414) 286-3456, E-mail: tblack@milwaukee.gov

Monday, October 26, 2009

9:00 AM

Room 301-B, City Hall

1. [090731](#) Appointment of Sandra McSweeney to the Milwaukee Arts Board by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR
Attachments: [Appointment Letter](#)
[Resume](#)
[Hearing Notice List](#)

2. [090843](#) Reappointment of Paul Miller to the Business Improvement District Board #20 (East North Avenue) by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR
Attachments: [Reappointment Letter](#)
[City Clerk Letter](#)
[Attendance Record](#)
[Hearing Notice List](#)

3. [090690](#) Communication from the Department of City Development relating to the activities and status of the Healthy Neighborhoods Initiative.

Sponsors: THE CHAIR
Attachments: [Hearing Notice List](#)

4. [090561](#) Substitute resolution creating Business Improvement District No. 42, Schlitz Park, and approving its first year Operating Plan, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac
Attachments: [City Plan Commission Letter](#)
[Proposed Operating Plan](#)
[Fiscal Analysis](#)
[Notice Published for CPC on 9-4-09 and 9-11-09](#)
[Substitute Fiscal Note](#)
[Fiscal Note](#)
[Hearing Notice List](#)

5. [090560](#) Substitute resolution creating Business Improvement District No. 43, South 27th Street, and approving its first year Operating Plan, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

Attachments: [City Plan Commission Letter](#)
[Proposed Operating Plan](#)
[Fiscal Analysis](#)
[Notice Published for CPC on 9-4-09 and 9-11-09](#)
[Substitute Fiscal Note](#)
[Fiscal Note](#)
[Hearing Notice List](#)

6. [090559](#) Substitute resolution creating Business Improvement District No. 44, Kinnickinnic Avenue, and approving its first year Operating Plan, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

Attachments: [City Plan Commission Letter](#)
[Proposed Operating Plan](#)
[Fiscal Analysis](#)
[Notice Published for CPC on 9-4-09 and 9-11-09](#)
[Substitute Fiscal Note](#)
[Fiscal Note](#)
[Hearing Notice List](#)

9:15 A.M.

7. [090669](#) Substitute resolution approving Year 2010 Operating Plans for various Business Improvement Districts and for Neighborhood Improvement District No. 1 located in the City of Milwaukee.

Sponsors: THE CHAIR

Attachments: [BID 2 Operating Plan.pdf](#)
[BID 4 Operating Plan.pdf](#)
[BID 5 Operating Plan.pdf](#)
[BID 8 Operating Plan.pdf](#)
[BID 8 Annual Report.pdf](#)
[BID 8 Audit.pdf](#)
[BID 10 Operating Plan.pdf](#)
[BID 10 Annual Report.pdf](#)
[BID 11 Operating Plan.pdf](#)
[BID 13 Operating Plan.pdf](#)
[BID 15 Operating Plan.pdf](#)
[BID 16 Operating Plan.pdf](#)
[BID 16 Annual Report.pdf](#)
[BID 17 Operating Plan.pdf](#)
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[BID 21 Annual Report.pdf](#)
[BID 21 Audit.pdf](#)
[BID 25 Operating Plan.pdf](#)
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[BID 28 Annual Report.pdf](#)
[BID 29 Operating Plan.pdf](#)
[BID 31 Operating Plan.pdf](#)
[BID 32 Operating Plan.pdf](#)
[BID 35 Operating Plan.pdf](#)
[BID 36 Operating Plan.pdf](#)
[BID 37 Operating Plan.pdf](#)
[BID 38 Operating Plan.pdf](#)
[BID 39 Operating Plan.pdf](#)
[BID 40 Operating Plan.pdf](#)
[BID 40 Audit.pdf](#)
[BID 41 Operating Plan.pdf](#)
[NID 1 Operating Plan.pdf](#)
[2009 Annual Report.pdf](#)
[Substitute Fiscal Note and Attachment](#)
[Fiscal Note](#)
[Hearing Notice List](#)

8. [090754](#) Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for Mandated/Essential Services from the U. S. Department of Housing and Urban Development through the Community Development Grants Administration (CDGA).

 Sponsors: THE CHAIR
 Attachments: [Cover Letter](#)
 [2010 Funding Recommendations](#)
 [Fiscal Note](#)
 [Hearing Notice List](#)
9. [090748](#) Substitute resolution relating to the use and allocation of the Large Impact Development (LID) funds.

 Sponsors: THE CHAIR
 Attachments: [Cover Letter](#)
 [Year 2009 Recommendations](#)
 [Fiscal Note](#)
 [Hearing Notice List](#)
10. [090752](#) Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for Program Administration from the U. S. Department of Housing and Urban Development through the Community Development Grants Administration (CDGA).

 Sponsors: THE CHAIR
 Attachments: [Cover Letter](#)
 [2010 Funding Recommendations](#)
 [Fiscal Note](#)
 [Hearing Notice List](#)
11. [090753](#) Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for Neighborhood Strategic Planning Areas from the U. S. Department of Housing and Urban Development through the Community Development Grants Administration (CDGA).

 Sponsors: THE CHAIR
 Attachments: [Cover Letter](#)
 [2010 Funding Recommendations](#)
 [Fiscal Note](#)
 [Hearing Notice List](#)
12. [090755](#) Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for City Strategic Objectives from the U. S. Department of Housing and Urban Development through the Community Development Grants Administration (CDGA).

 Sponsors: THE CHAIR

Attachments: [Cover Letter](#)
[2010 Funding Recommendations](#)
[Fiscal Note](#)
[Hearing Notice List](#)

13. [090756](#) Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for Housing Opportunities For Persons With AIDS (HOPWA) from the U. S. Department of Housing and Urban Development through the Community Development Grants Administration (CDGA).

Attachments: [Cover Letter](#)
[2010 Funding Recommendations](#)
[Fiscal Note](#)
[Hearing Notice List](#)

14. [090785](#) Resolution relating to the transfer of the Wisconsin Department of Commerce, Division of Housing and Community Development Neighborhood Stabilization Program funds from the Department of City Development to other Service Providers for the demolition and land bank activities.

Sponsors: THE CHAIR
Attachments: [Cover Letter](#)
[Fiscal Analysis](#)
[Fiscal Note](#)
[Hearing Notice List](#)

15. [090766](#) A substitute ordinance relating to the composition and staffing of the Fourth of July commission.

Sponsors: THE CHAIR
Attachments: [Hearing Notice List](#)

9:30 A.M.

16. [090836](#) Communication relating to the impact of the foreclosure crisis and the housing market downturn on neighborhood property values and on the assessment process.

Sponsors: Ald. Davis
Attachments: [Bio of Robert Weissbourd](#)
[Project Summary](#)

This meeting will be webcast live at www.milwaukee.gov/channel25.

Members of the Common Council and its standing committees who are not members of this committee may attend this meeting to participate or to gather information. Notice is given that this meeting may constitute a meeting of the Common Council or any of its standing committees, although they will not take any formal action at this meeting.

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the Council Services Division ADA Coordinator at 286-2998, (FAX)286-3456, (TDD)286-2025 or by writing to the Coordinator at Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.

Limited parking for persons attending meetings in City Hall is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of East Kilbourn and North Water Street. Parking tickets must be validated in Room 205, (City Clerk's Office) or the first floor Information Booth in City Hall.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. Registered lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at www.milwaukee.gov/lobby.



Legislation Details (With Text)

File #: 090731 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 9/22/2009 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Appointment of Sandra McSweeney to the Milwaukee Arts Board by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, ARTS BOARD

Attachments: Appointment Letter, Resume, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
9/22/2009	0	COMMON COUNCIL	ASSIGNED TO		
10/20/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/20/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090731

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Appointment of Sandra McSweeney to the Milwaukee Arts Board by the Mayor. (3rd Aldermanic District)

Drafter

Mayor

TB

9/22/09

September 22, 2009

To the Honorable, the Common Council
of the City of Milwaukee

Honorable Members of the Common Council:

I am pleased to appoint Sandra McSweeney, 3450 North Lake Drive, Milwaukee, Wisconsin, 53211, to replace Zulay Oszkay on the Milwaukee Arts Board. This appointment is pursuant to Section 320-12 of the Milwaukee Code of Ordinances. Ms. McSweeney's term will commence upon taking of the oath of office.

I trust this appointment will have the approval of your Honorable Body.

Respectfully submitted,

A handwritten signature in black ink that reads "Tom Barrett". The signature is written in a cursive, flowing style with a long horizontal line extending from the start of the name.

Tom Barrett
Mayor

Sandra A. Panosh McSweeney

3450 N. Lake Drive
Milwaukee, WI 53211

Employment

Design Services, Inc., Milwaukee, WI 53211
414-961-8800 414-961-8853 fax

Interior Design Services

General Contracting & Project Management
President – Business Established in 1979

Education

University of Wisconsin - GB Business
Institute of Design, Chicago, Illinois

Organizations

Member IIDA & ASID

Leadership Positions

2005 – 2006 Recording Secretary, HOA Colony Board of Directors
2004 – 2004 Board Member of HOA, Colony Board of Directors
2003 – 2005 Commissioner, Historic Preservation Commission, City of Milwaukee
2002 – 2003 Chairperson, Historic Preservation Commission, City of Milwaukee
2000 – 2002 Commissioner, Historic Preservation Commission, City of Milwaukee
1999 – 2000 Chairperson, Historic Preservation Commission, City of Milwaukee
1997 – Present Recording Secretary, Water Tower Landmark Trust
1996 – Present Commissioner City of Milwaukee
1992 – 1994 Chief Financial Officer, International Society of Designers
1990 – 1992 Board Member, Contemporary Art Society, MAM
1979 – 1980 Chairperson, 25th Democratic Party of Wisconsin
Honorary Board Member, Milwaukee Repertory Theater
Past President & Board Member, Friends of Milwaukee Repertory Theater
Past Board Member Wisconsin Law Wives
Treasurer, Moody for 1977 Wisconsin Assembly District
Past State Delegate, Democratic Party of Wisconsin

Personal Information

Married: Maurice (Marc) J. McSweeney
2 children, Sean & Erin
1 grandchild, Jordanna
1 daughter-in-law, Keriann McSweeney

NOTICES SENT TO FOR FILE : 090731

[illegible]



Legislation Details (With Text)

File #: 090843 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 10/13/2009 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Reappointment of Paul Miller to the Business Improvement District Board #20 (East North Avenue) by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, BUSINESS IMPROVEMENT DISTRICT 20

Attachments: Reappointment Letter, City Clerk Letter, Attendance Record, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/13/2009	0	COMMON COUNCIL	ASSIGNED TO		
10/20/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/20/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090843

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Reappointment of Paul Miller to the Business Improvement District Board #20 (East North Avenue) by the Mayor. (3rd Aldermanic District)

Drafter

Mayor

TB

10/13/09



Tom Barrett
Mayor, City of Milwaukee

September 1, 2009

To the Honorable, the Common Council
of the City of Milwaukee

Honorable Members of the Common Council:

I am pleased to reappoint Paul Miller, 2999 North Humboldt Avenue, Milwaukee, Wisconsin 53212, to the Business Improvement District Board #20 (East North Avenue). This reappointment is pursuant to Section 66.1109 of the Wisconsin State Statutes and Common Council File No. 970779. Mr. Miller's term will commence upon taking of the oath of office.

I trust this reappointment will have the approval of your Honorable Body.

Respectfully submitted,

Tom Barrett
Mayor



www.city.milwaukee.gov

Office of the City Clerk

Ronald D. Leonhardt
City Clerk

Jim Owczarski
Deputy City Clerk

March 17, 2009

The Honorable, Mayor Tom Barrett
Office of the Mayor
City Hall, Room 201
Milwaukee, WI 53202

Dear Mayor Barrett:

On January 16, 2009, you reappointed Paul Miller to the Business Improvement District Board No. 20. On February 10, 2009, the Common Council confirmed this appointment.

On February 12, 2009, the City Clerk's Office notified Mr. Miller of the requirement to take an oath prior to entering upon the duties of the office and that failure to take the oath within 10 days of notification would result in the office being declared vacant. This is pursuant to section 3-22-1, Milwaukee City Charter and sections 17.03(7) and 62.09(4)(a), Wisconsin Statutes.

Mr. Miller has failed to take an oath within the required time. Therefore the appointment is null and void. Since this was a reappointment, he continues to serve until reappointed or replaced.

If you have any questions, please feel free to contact me.

Sincerely,

Ronald D. Leonhardt
City Clerk

cc: Ethics Board
✓ BID Board No. 20
✓ File 081349
Paul Miller



City Hall, Room 205
200 E. Wells Street
Milwaukee, WI 53202
(414) 286-2221



Office of the City Clerk

Re: Common Council File Number 090843

Reappointment of Paul Miller to the Business Improvement District Board #20 (East North Avenue) by the Mayor. (3rd Aldermanic District)

Dear Sir/Madam,

In accordance with Common Council resolution File Number 65-2210, adopted November 30, 1965, all reappointments are to be referred to an appropriate standing committee.

Under this policy, the appropriate committee is to be informed in writing of the incumbent's attendance record during his/her last term of service.

Please provide the following required information and return immediately to our office for consideration at the Community & Economic Development Committee Meeting on October 26, 2009.

** 2006 - 2009 **

- Number of meetings held: *29*
- Number of meetings attended: *26*
- Number of excused absences: *3*
- Number of unexcused absences: *0*

Please return this information to Linda Elmer Staff Assistant, City Clerk's Office, Room 205, City Hall.

Very truly yours,

RONALD D. LEONHARDT
City Clerk

NOTICES SENT TO FOR FILE : 090843

[illegible]



Legislation Details (With Text)

File #: 090690 **Version:** 0

Type: Communication **Status:** In Committee

File created: 9/22/2009 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Communication from the Department of City Development relating to the activities and status of the Healthy Neighborhoods Initiative.

Sponsors: THE CHAIR

Indexes: DEPARTMENT OF CITY DEVELOPMENT, NEIGHBORHOOD DEVELOPMENT, REPORTS AND STUDIES

Attachments: Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
9/22/2009	0	COMMON COUNCIL	ASSIGNED TO		
10/20/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090690

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Communication from the Department of City Development relating to the activities and status of the Healthy Neighborhoods Initiative.

Drafter

DCD:JWS:jws

09/22/09/A

NOTICES SENT TO FOR FILE : 090690

[illegible]



Legislation Details (With Text)

File #: 090561 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 9/1/2009 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution creating Business Improvement District No. 42, Schlitz Park, and approving its first year Operating Plan, in the 3rd Aldermanic District.

Sponsors: ALD. KOVAC

Indexes: BUSINESS IMPROVEMENT DISTRICT 42

Attachments: City Plan Commission Letter, Proposed Operating Plan, Fiscal Analysis, Notice Published for CPC on 9-4-09 and 9-11-09, Substitute Fiscal Note, Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
9/1/2009	0	COMMON COUNCIL	ASSIGNED TO		
9/4/2009	0	CITY CLERK	PUBLISHED		
9/11/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	REFERRED TO		
10/20/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/20/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/20/2009	1	CITY CLERK	DRAFT SUBMITTED		

Number
090561
Version
SUBSTITUTE 1
Reference

Sponsor
ALD. KOVAC
Title

Substitute resolution creating Business Improvement District No. 42, Schlitz Park, and approving its first year Operating Plan, in the 3rd Aldermanic District.

Analysis

This substitute resolution establishes a Business Improvement District, pursuant to Wisconsin Statutes, for the area bounded by the Milwaukee River on the East, Dr. Martin Luther King, Jr. Drive on the West, Pleasant Street on the North and Cherry Street on the South, in the 3rd Aldermanic District. This resolution also adopts a first year Operating Plan and budget for the BID, creates a District Board and authorizes special assessments totaling \$113,000 on taxable properties in the BID.

Body

Whereas, The Schlitz Park business district is a vital and integral part of the City of Milwaukee ("City"); and

Whereas, A Business Improvement District ("BID"), as authorized by Section 66.1109, Wisconsin Statutes, provides a financing method to allow the Schlitz Park business district to become self-sustaining; and

Whereas, Several property owners in the proposed BID have submitted petitions requesting the City to establish a BID in the area; and

Whereas, An initial Operating Plan has been prepared, which describes proposed activities within the District and which acts in accordance with applicable Wisconsin Statutes; and

Whereas, Said Operating Plan has been reviewed and adopted by the City Plan Commission following a public hearing; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that Business Improvement District No. 42, Schlitz Park, and the associated District Board are hereby created; and, be it

Further Resolved, That the initial Operating Plan for BID No. 42, a copy of which is attached to this Common Council File, is hereby adopted; and, be it

Further Resolved, That the City Treasurer, City Comptroller and other affected departments are hereby directed to collect and disburse BID No. 42 assessments in accordance with the Operating Plan; and, be it

Further Resolved, That all City officials, departments, boards and commissions are directed to take all actions and provide such assistance, as needed, to carry out the intent and purpose of this resolution and the adopted Operating Plan for BID No. 42.

Drafter
DCD:RFM:rfm
10/20/09

September 22, 2009

To the Honorable Common Council
Community Economic Development Committee
City of Milwaukee

Dear Committee Members:

On September 21, 2009 the City Plan Commission held a public hearing regarding a petition to the City of Milwaukee to create the Business Improvement District Number Forty-Two (Schlitz Park, Common Council file number 090561) and approve its first year operating plan. The district would generally be bounded by North Dr. Martin Luther King Jr. Drive to the west, the Milwaukee River to the east, West Cherry Street to the south and West Pleasant Street to the north, in the 3rd Aldermanic District.

Section 66.1109 of the State statutes allows businesses within such a district to develop, manage and promote the district, and to establish an assessment method to fund these activities.

Business Improvement District No. 42 will be used to pay for the capital costs of repairing and reconstructing the Schlitz Riverwalk. Over the last two years, the Schlitz Riverwalk has suffered significant infrastructure damage. The dock wall was over 100 years old and had been repaired completely on an emergency basis to prevent the entire Riverwalk from falling into the Milwaukee River. As a result, the Riverwalk in its current state is unusable and needs to be repaired permanently.

Based on this information, the commission felt that the establishment of the business improvement district would be a positive step for the general area and therefore recommended approval of the establishment of BID No. 42.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: R. Manuel

File

BUSINESS IMPROVEMENT DISTRICT NO. 42

Schlitz Park

PROPOSED OPERATING PLAN

**1555 N River Center Drive
Suite 204
Milwaukee, Wisconsin 53212
414-272-6302**

Introduction

The Schlitz Riverwalk has suffered tremendous infrastructure damage in the last two years. The Dock wall was over 100 years old and had to be repaired completely on an emergency basis to prevent the entire Riverwalk from falling into the Milwaukee River. As a result, the Riverwalk in its current state is unusable and needs to be returned to its previous glory as it is the longest single stretch of Riverwalk on the entire system.

Year 1 Operating Plan

I. Introduction

In 1984, the Wisconsin Legislature created Sec. 66.1109 (formerly Sec. 66.608) of the Wisconsin Statutes ("BID Law") enabling cities to establish Business Improvement Districts (BIDs) upon the petition of at least one-property owner within the proposed district. The purpose of the law is "*... to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.*" (1983 Wisconsin Act 184, Section 1, legislative declaration)

The City of Milwaukee has received a petition for property owners which requests creation of Business Improvement district for the purpose of revitalization and improving the Schlitz Park business area in Milwaukee's 3rd Aldermanic District.(See Appendix C). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Schlitz Park district. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department off City Development.

We are hoping that the Common Council of the City of Milwaukee by Resolution File Number ____, creates Business Improvement District Number ("Schlitz BID", "BID", or "District") and adopts its initial operating plan.

The BID Law requires that a BID Board of Directors "*...shall annually consider and make changes to the operating plan. The Board shall then submit the operating plan to the local legislative body for its approval.*" The Board not yet appointed submits this 2010 Operating Plan in fulfillment of the statutory requirement ("Operating Plan").

This Operating Plan proposes to repair the Schlitz Riverwalk to its previous glory in cooperation with the City of Milwaukee. All plans will be approved by DCD and the appropriate city agencies prior to implementation.

II. District Boundaries

Boundaries of the Schlitz BID are shown on the map in Appendix C of this Operating Plan. A listing of the properties included in the Historic King Drive BID is provided in Appendix D. (Together Appendix C and D, "BID Boundary")

III. Proposed Operating Plan

A. Plan Objective

The objective of the Schlitz Business Improvement District is to pay for the capital costs of repairing and reconstructing the Schlitz Riverwalk. The total cost for this work, including dock wall reconstruction and installation of new Riverwalk and related amenities, is \$1,794,325. Of this amount, \$848,200 will be paid for by the Schlitz Business Improvement District (the "BID Contribution"). The balance is being paid for by the owners of the properties within the BID and by the City of Milwaukee. The BID Contribution has been loaned to the BID by the City and the property owners within the BID and will be repaid by the BID through annual assessments over a period of ten years at an annual interest rate of 5%. The annual assessment to the BID for the BID Contribution will be \$108,000. In addition to the assessment for the annual installment of the BID Contribution, there will be a modest annual assessment to cover the BID's administrative expenses. For 2010, the assessment for administrative expenses is \$5,000.

B. Proposed 2010 Expenditures

<u>Revenue</u>	\$113,000
<u>Expenses</u>	
Debt Service – City Loan	\$ 42,000
Debt Service – Schlitz Loan	\$ 66,000
Administrative Expenses	\$ 5,000

C. Financing Method

The proposed expenditures will be financed from funds collected from the BID Assessments (as defined by Section IV.A). The estimated assessed value of BID-eligible properties within the District is \$46,748,000. One hundred percent of the BID budget will be raised through BID Assessments.

The BID Board of Directors shall have the authority and responsibility to prioritize expenditures, and to revise the budget as necessary.

D. Organization of BID Board

The District's Board of Directors shall be comprised of five members and shall be selected pursuant to Sec. 66.1109 Wis. Stats. The Board's primary responsibility will be implementation of this Operating Plan. The Board may engage a third party to assist in the execution of these duties.

E. Relationship to other Entities

The BID shall be a separate entity from any other entity ("Unaffiliated Entity"), notwithstanding the fact that members, officers, employees and directors may be shared. Such Unaffiliated Entities shall remain private organizations, not subject to the open meeting law, and not subject to the public record law. Such unaffiliated Entities may contract with the BID to provide services to the BID in accordance with this Plan.

IV. Method of Assessment & Rate

A. Assessment Rate and Method

The principle behind the assessment methodology is that each parcel's owner should pay for the benefit and use of the Riverwalk. Subject to any modifications that might be required under section IV B. 2, below, the annual assessments for the BID Contribution for each of the properties within the BID have been allocated accordingly and shall be fixed and remain the same during the ten-year amortization of the BID Contribution. Each property's obligation for the annual administrative expenses shall be in proportion to such property's annual share of the BID Contribution.

The annual assessments, fixed for the duration of the ten-year amortization of the BID construction as noted above, are shown in Appendix D, attached hereto. Assessment is herein referred to as "BID Assessment" Any BID Assessment related to a previous year or years may not be contested. Any BID Assessment related to this Operating Plan may only be contested prior to approval and adoption of this Operating Plan by the City Council.

B. Excluded and Exempt Property

The BID Law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. The BID will assess properties to the maximum extent allowed by law, this includes without limitation, properties used in part or in whole for manufacturing, properties that are vacant, mercantile apartments, and all other properties that are used for any commercial gain. By way of example, and not limiting the foregoing, a property which is used exclusively by its owner and immediate family for their principle residence shall not be assessed. A property will be assessed, however, when any portion of the premises is either (a) leased or possession is otherwise given to a third party, or (b) is used for any other commercial purpose. If any other provision of this Operating Plan shall be in conflict with this paragraph, this paragraph shall prevail.

2. Pursuant to State Statute 66.1109(1)(b), property exempt from general real estate taxes has been excluded from the boundaries of the BID. However, if and at such time as any of such formerly exempt property becomes taxable, then such property shall be included within and become part of the BID. When such event occurs, the annual allocation of assessments for the

BID Contribution and the administrative expenses shall be adjusted by the BID Board in the next Operating Plan to reflect the addition of the new assessable property.

V. Relationship to Milwaukee Comprehensive Plan and Orderly Development of the City.

A. City Plans

In February 1978, Common Council of the City of Milwaukee adopted Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming, and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Schlitz Park business area and for furthering preservation and redevelopment in the portion of the City of Milwaukee. Therefore, it is fully consistent with City's Comprehensive Plans Preservation Policy.

B. City Role In District Operation

The City of Milwaukee has committed to helping private property owners in the District to promote its development. To this end, the City of Milwaukee has played a significant role in the creation of the Business Improvement District, and intends to assist in the implementation of the Operating Plan. In particular, the City of Milwaukee will:

1. Provide assistance as appropriate to the BID Board of Directors;
2. Monitor and, when appropriate, apply for outside funding which could be used in support of the District;
3. Collect BID assessments and maintain them in a segregated account; Disburse all funds of the District, no earlier than January 31, 2009 and no later than March 31, 2009. Disbursement of the full amount assessed by the District shall be made without reference to the amount of assessments collected by the City by the date of disbursement;
4. Receive annual audits as required per Wis. Stats. Sec. 66.1109(3)(c).
5. Provide the Board of Directors through the Assessor's Office on or before June 30th of each plan year with the official City of Milwaukee records on the assessed value of each tax key number within the district as of January 1 of each plan year and provide an

update immediately prior to preparation of tax bills for purpose of calculating the actual BID assessments for the following plan year; and

6. Encourage the State of Wisconsin, County of Milwaukee and other units of government to support the activities of the District.

The presentation of this Operating Plan to the City of Milwaukee shall be deemed a standing order of the Board of Directors under Sec. 66.1109(4) Wis. Stats. to disburse the BID assessments without necessity of an additional disbursement agreement, disbursement method or accounting method. Budget authority made under this plan shall be shown in the City's budget as a line item.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the

shall comply with applicable law before the City inserts assessments for this BID plan onto the tax bills for the parcels assessed there under, only to the extent required by law, to create a lien on the parcels assessed.

APPENDICES

- A. STATE STATUTE**
- B. PETITION**
- C. PROPOSED DISTRICT BOUNDARIES**
- D. YEAR ONE PROJECTED ASSESSMENTS**
- E. CITY ATTORNEY'S OPINION**

APPENDIX "A"
BID STATUTE

WEST'S WISCONSIN STATUTES ANNOTATED MUNICIPALITIES
SUBCHAPTER XI. DEVELOPMENT

Current through 2003 Act 28, published 6/2/03

66.1109. Business improvement districts

(1) In this section:

(a) "Board" means a business improvement district board appointed under sub. (3)(a).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

1m. whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related

costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that subds. 1 to 4 have been complied with.

(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notices under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3)(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real

property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3)(c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5)(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70. 11 may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

HISTORICAL AND STATUTORY NOTES

2003 Main Volume

APPENDIX "B"
BID Property Owner Petition

Petition for the Creation of a Business Improvement District

We, the undersigned owners of real property used for industrial and commercial purposes and located in the proposed business improvement district in Appendix A, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.1109 (2)(a), Stats. For the creation of a business improvement district for the area described in Appendix A.

<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
1. 1610 N 2 nd Street LLC	1610 N 2 nd Street	[Signature]
2. Schlitz Park Associates II	215 W Pleasant St	[Signature]
3. The Brewery Works, Inc.	201 W Pleasant St	[Signature]
4. The Brewery Works, Inc.	235 W Galena St	[Signature]
5. Schlitz Park Associates LTD	101 E Pleasant St	[Signature]
6. Schlitz Park Associates I	111-113 W Pleasant St	[Signature]
7. Schlitz Park Associates II	101 W Pleasant St	[Signature]
8. Schlitz Park Associates II	1542 N 2 nd Street	[Signature]
9. Schlitz River-Cater LLC	1505-55 N Riverdale Dr	[Signature]
10. Schlitz Park Associates I	1500 N 2 nd Street	[Signature]
11. The Brewery Works, Inc.	205-219 W Galena Street	[Signature]
12.		
13.		
14.		
15.		

APPENDIX "C"
PROPOSED BID BOUNDARIES

APPENDIX "D"
PROJECTED BID SPECIAL CHARGES

<u>TAX KEY</u>	<u>ADDRESS</u>	<u>OWNER NAME</u>	<u>OWNER ADDRESS</u>	<u>SPECIAL CHARGE</u>
3611841110	1610 N. 2nd St.	Brewery Works, Inc	1555 North River Center Dr.#204	\$ 10,099.00
3611954000	215 W. Pleasant St.	Brewery Works, Inc	1555 North River Center Dr.#204	\$ 2,591.08
3611961000	201 W. Pleasant St.	Brewery Works, Inc	1555 North River Center Dr.#204	\$ 2,158.78
3612001000	235 W Galena St.	Brewery Works, Inc	1555 North River Center Dr.#204	\$ 1,450.15
3611963000	101 Et Pleasant St.	Brewery Works, Inc	1555 North River Center Dr.#204	\$ 2,615.50
3611842000	111-113 W Pleasant St	Brewery Works, Inc	1555 North River Center Dr.#204	\$ 2,615.50
3611844000	101 West Pleasant St.	Brewery Works, Inc	1555 North River Center Dr.#204	\$ 5,231.50
3611852110	1542 N 2nd St	Brewery Works, Inc	1555 North River Center Dr.#204	\$ 16,331.76
3610184112	1505-55 N River Cnter	Schlitz River Center LLC	1555 North River Center Dr.#204	\$ 67,682.34
3611962000	1500 N 2nd Street	Brewery Works, Inc	1555 North River Center Dr.#204	\$ 1,378.30
3612002000	205-219 W Galena St	Brewery Works, Inc	1555 North River Center Dr.#204	\$ 846.09
				<u>\$ 113,000.00</u>

APPENDIX "E"
CITY ATTORNEY'S OPINION

GRANT F. LANGLEY
City Attorney

RUDOLPH M. KONRAD
LINDA ULISS BURKE
VINCENT D. MOSCHELLA
Deputy City Attorneys

RECEIVED
DEPT. OF CITY DEVELOPMENT
CITY OF
MILWAUKEE
Office of the City Attorney

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BETH CONRADSON CLEARY
THOMAS D. MILLER
HEIDI E. GALVÁN
JARELY M. RUIZ
ROBIN A. PEDERSON
DANIELLE M. BERGNER
Assistant City Attorneys

August 19, 2009

Rocky Marcoux, Commissioner
Department of City Development
809 North Broadway
Milwaukee, WI 53202

Re: Proposed Operating Plan for Business Improvement District No. 42


Dear Commissioner Marcoux:

This letter is written in response to your request of August 12, 2009 for this office to review the proposed initial Operating Plan for Business Improvement District No. 42 (the "Plan"). You asked us to provide an opinion with respect to compliance on the part of the Plan with the requirements of Wis. Stat. § 66.1109 (1)(f).

We have reviewed the Plan, a copy of which is attached hereto, and, based upon such review, are of the opinion the Plan meets the requirements of Wis. Stat. § 66.1109 (1)(f), in particular subsections 1 through 4 thereof.

Very truly yours,


GRANT F. LANGLEY
City Attorney


KEVIN P. SULLIVAN
Assistant City Attorney

KPS/ms

1050-2009-2247:149133

LEGISLATIVE REFERENCE BUREAU FISCAL ANALYSIS

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

OCTOBER 26, 2009

Item 4, File #090561

File Number 090561 is a resolution creating Business Improvement District No. 42 (Schlitz Park) and approving its first year Operating Plan.

Background

1. Section 66.1109, Wis. Stats., permits the City of Milwaukee to create business improvement districts. A business improvement district ("BID") is a specific geographic area of the city in which commercial property owners pay special assessments to cover the cost of special improvements or business promotion activities in their business district. Creation of a BID is initiated by owners of real property used for commercial purposes and located in the proposed district petitioning the City for creation of such a district. The Statutes require that the City Plan Commission designate the proposed BID boundaries, adopt a First Year Operating Plan for the BID and hold a public hearing on both items. The Common Council then votes to create the BID and adopt the First Year Operating Plan, which relates to the development, redevelopment, maintenance, operation and improvement of the BID.
2. Following creation of a BID, special assessments collected from the BID are placed in a segregated City account and used to pay for implementation of the operating plan.
3. The segment of the RiverWalk along Schlitz Park (the west side of the Milwaukee River between Cherry and Pleasant streets) experienced substantial damage and deterioration in the past 2 years. The dockwall in this area was over 100 years old and had to be repaired on an emergency basis to prevent the RiverWalk from falling into the river. As a result, this RiverWalk segment, which is the longest in the entire RiverWalk system, is currently unusable and in need of restoration.
4. Owners of property in Schlitz Park -- the area bounded by Pleasant Street, Cherry Street, the Milwaukee River and King Drive -- have petitioned the City for creation of a BID in this area. The purpose for creating the BID is to provide the funding necessary to repair and restore the RiverWalk segment in this area.
5. On September 21, 2009, the City Plan Commission held a public hearing on the proposed Schlitz Park BID (BID No. 42). The Commission recommended approval of establishment of BID No. 42.

Discussion

1. Common Council Resolution File No. 090561 approves creation of BID No. 42 (Schlitz Park) and its board of directors. It also approves the initial Operating Plan for this BID.
2. The proposed BID will be used to fund the permanent repair and restoration of the RiverWalk segment along the west side of the Milwaukee River between Cherry and Pleasant streets. This includes dockwall reconstruction and installation of a new RiverWalk and related amenities

3. The total cost of the RiverWalk reconstruction project is \$1,794,325, of which \$848,200 will be paid by the new BID and the remainder by property owners within the BID and by the City. The BID is using two loans -- one from the City, the other from property owners within the BID -- to fund the project up front. These loans will be repaid through BID annual assessments over a period of 10 years, with an annual interest rate of 5%.
4. The Operating Plan calls for annual assessments totaling \$108,000 for debt service (a fixed amount), plus funding of administrative costs (may vary from year to year). The initial Operating Plan calls for the BID to raise the \$113,000 from special assessments collected by the City in 2010 -- \$108,000 for debt service, plus \$5,000 for administrative expenses. There are 11 assessable properties within the proposed BID; their total assessed value is \$46,748,000.
6. The proposed BID will be governed by a 5-member board selected in accordance with statutory procedures. The BID will be a separate entity from any other entity, although members, officers, employees and directors may be shared with other entities.
7. The BID will revise and develop its Operating Plan on an annual basis. As with other BIDs, the Schlitz Park BID's Annual Operating Plans will come before the Common Council for approval each year.

Fiscal Impact

1. Adoption of this resolution will have no direct fiscal impact on the City. It will authorize the expenditure of \$113,000 from DCD's special revenue fund known as the "Economic Development Fund." The Economic Development Fund is the mechanism by which the City collects assessments from properties in BIDs and provides the dollars it collects to the BIDs to carry out their annual operating plans. Since this revenue account merely functions as a funding pass-through, it has no tax levy impact.
2. The 2010 Proposed Budget includes \$200,000 in the Economic Development Fund for 4 new BIDs, one of which is the Schlitz Park BID.
3. The resolution directs the City Treasurer and City Comptroller to collect and disburse the special assessments set forth in the BID No. 42 First Year Operating Plan.
4. The BID No. 42 Operating Plan states that the City of Milwaukee commits to supporting the BID by providing it with technical assistance, collecting and disbursing BID assessments, and providing information on assessed values of properties within the District. To the extent that staff of DCD, the City Treasurer, the City Comptroller, the City Assessor and other departments provide assistance to the BID, there will be a small, in-kind fiscal impact on the City.

Prepared by: Jeff Osterman, X2262
LRB-Research & Analysis Section
October 22, 2009

cc: Rocky Marcoux Rhonda Manuel
Martha Brown Marianne Walsh
Joe'Mar Hooper

PROOF OF PUBLICATION

STATE OF WISCONSIN
MILWAUKEE COUNTY

} ss

ANN E. RICHMOND, being the first duly sworn on oath,
says that she is the publisher as of January 1, 2004, of THE DAILY
REPORTER - that the notice of which the printed one attached is
a true copy, which copy was clipped from said newspaper, was
inserted and published in said newspaper on

09/04/2009 09/11/2009

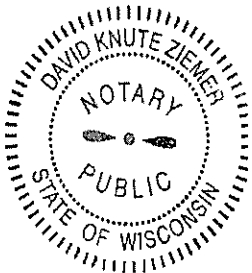
Ann E. Richmond

Subscribed and sworn to before me

September 11, 2009

[Signature]

Notary Public, Milwaukee County, Wisconsin
My Commission Is Permanent



C. NO. 20
FILE NUMBER 090561

OFFICIAL NOTICE
Published by Authority of
the Common Council of the
City of Milwaukee
Office of the City Clerk
Milwaukee

Pursuant to law the City Plan Commission will hold a public hearing on Monday, September 21, 2009 at 1:50 p.m. in the First Floor Boardroom, 809 North Broadway, Milwaukee, Wisconsin, at which time persons interested in the following legislation will be given an opportunity to be heard.

Legislation will be considered relating to the establishment of a Business Improvement District Forty Two (BID #42) and approving its first year operating plan for the area generally including for the area bounded by the Milwaukee River on the east, Martin Luther King, Jr. Drive on the west, Pleasant Street on the north and Cherry Street on the south. The original of the legislation is on file in the office of the Department of City Development located on the 2nd floor, 809 North Broadway, Milwaukee, Wisconsin, where said proposed legislation may be examined on any weekday between 8:45 a.m. and 4:45 p.m.

RONALD D. LEONHARDT,
City Clerk

10744846/9-4-11

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 10/20/09

FILE NUMBER: 090561

Original Fiscal Note ☐ Substitute ☒

SUBJECT: Substitute resolution creating Business Improvement District No. 42, Schlitz Park, and approving its first year Operating Plan, in the 3rd Aldermanic District.

B) SUBMITTED BY (Name/title/dept./ext.): Rocky Marcoux, Commissioner

C) CHECK ONE: ☐ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☒ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☐ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☒ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☐ GRANT & AID ACCOUNTS (G & AA)
☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	Business Improvement District No. 42		\$113,000		
TOTALS			\$113,000		

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 09/01/09

FILE NUMBER:

Original Fiscal Note ☒ ☐

SUBJECT: Resolution creating Business Improvement District No. 42, Schlitz Park, and approving its First Year Operating Plan, in the 3rd Aldermanic District.

B) SUBMITTED BY (Name/title/dept./ext.): Rocky Marcoux, Commissioner

C) CHECK ONE: ☐ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES

☒ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES: FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.

☐ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT (DA) ☐ CONTINGENT FUND (CF)

☐ CAPITAL PROJECTS FUND (CPF) ☒ SPECIAL PURPOSE ACCOUNTS (SPA)

☐ PERM. IMPROVEMENT FUNDS (PIF) ☐ GRANT & AID ACCOUNTS (G & AA)

☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	Business Improvement District No. 42			\$113,000	
TOTALS				\$113,000	

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

NOTICES SENT TO FOR FILE : 090561

[illegible]



Legislation Details (With Text)

File #: 090560 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 9/1/2009 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution creating Business Improvement District No. 43, South 27th Street, and approving its first year Operating Plan, in the 13th Aldermanic District.

Sponsors: ALD. WITKOWSKI

Indexes: BUSINESS IMPROVEMENT DISTRICT 43

Attachments: City Plan Commission Letter, Proposed Operating Plan, Fiscal Analysis, Notice Published for CPC on 9-4-09 and 9-11-09, Substitute Fiscal Note, Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
9/1/2009	0	COMMON COUNCIL	ASSIGNED TO		
9/4/2009	0	CITY CLERK	PUBLISHED		
9/11/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	REFERRED TO		
10/20/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/20/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/20/2009	1	CITY CLERK	DRAFT SUBMITTED		

Number
090560
Version
SUBSTITUTE 1
Reference

Sponsor
ALD. WITKOWSKI

Title
Substitute resolution creating Business Improvement District No. 43, South 27th Street, and approving its first year Operating Plan, in the 13th Aldermanic District.

Analysis
This substitute resolution establishes a Business Improvement District, pursuant to Wisconsin Statutes, for the area along South 27th Street from Oklahoma Avenue on the North to College Avenue on the South, including properties along the Kinnickinnic River Parkway, in the 13th Aldermanic District. This resolution also adopts a first year Operating Plan and budget for the BID, creates a District Board and authorizes special assessments totaling \$119,419 on taxable properties in the BID.

Body
Whereas, The South 27th Street business district is a vital and integral part of the City of Milwaukee ("City"); and

Whereas, A Business Improvement District ("BID"), as authorized by Section 66.1109, Wisconsin Statutes, provides a financing method to allow the South 27th Street business district to become self-sustaining; and

Whereas, Several property owners in the proposed BID have submitted petitions requesting the City to establish a BID in the area; and

Whereas, An initial Operating Plan has been prepared, which describes proposed activities within the District and which acts in accordance with applicable Wisconsin Statutes; and

Whereas, Said Operating Plan has been reviewed and adopted by the City Plan Commission following a public hearing; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that Business Improvement District No. 43, South 27th Street, and the associated District Board are hereby created; and, be it

Further Resolved, That the initial Operating Plan for BID No. 43, a copy of which is attached to this Common Council File, is hereby adopted; and, be it

Further Resolved, That the City Treasurer, City Comptroller and other affected departments are hereby directed to collect and disburse BID No. 43 assessments in accordance with the Operating Plan; and, be it

Further Resolved, That all City officials, departments, boards and commissions are directed to take all actions and provide such assistance, as needed, to carry out the intent and purpose of this resolution and the adopted Operating Plan for BID No. 43.

Drafter
DCD:RFM:rfm
10/20/09

September 22, 2009

To the Honorable Common Council
Community Economic Development Committee
City of Milwaukee

Dear Committee Members:

On September 21, 2009 the City Plan Commission held a public hearing regarding a petition to the City of Milwaukee to create the Business Improvement District Number Forty-Three (South 27th Street, Common Council file number 090560) and approve its first year operating plan. The district would generally be bounded by the properties at the South 27th Street and West Oklahoma Avenue intersection on the north, extending south to the Milwaukee/Greenfield municipal border, including properties along the Kinnickinnic River Parkway, in the 13th Aldermanic District.

Section 66.1109 of the State statutes allows businesses within such a district to develop, manage and promote the district, and to establish an assessment method to fund these activities.

Business Improvement District No. 43 will be used to enhance the economic viability of local businesses and property values, maximize business facilities (conventions, dining and entertainment), promote friendliness and quality of services, enhance the community image through safety and beautification, and promote area growth.

Based on this information, the commission felt that the establishment of the business improvement district would be a positive step for the general area and therefore recommended approval of the establishment of BID No. 43.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: R. Manuel

File

BUSINESS IMPROVEMENT DISTRICT NO. 43

**South 27th Street
Business Improvement District**

PROPOSED OPERATING PLAN

FINAL July 16, 2009

I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created S. 66.1109 of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is “to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the South 27th Street corridor on Milwaukee's south side (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed South 27th Street Business Improvement District. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

B. Physical Setting

The area is roughly bounded by:

The properties at S. 27th Street and Oklahoma intersection on the north and extends south to the Milwaukee/Greenfield border. The district also encompasses properties on Kinnickinnic River Parkway.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix D.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the South 27th Street Business Improvement District is to: enhance the economic viability of local businesses, enhance property values, maximize business facilities (conventions, dining, and entertainment), promote the friendliness and quality of services, enhance the community image through safety and beautification and overall develop area growth.

B. Proposed Activities – Year One

Principle activities to be engaged in by the district during its first year of operation will include:

- a. Enhance the area's image through beautification – maintenance and related activities
- b. Establish safety and security programs through contacted security services
- c. Market the district
- d. Develop marketing and promotional programs to promote the dining, entertainment, shopping, healthcare and hospitality opportunities in the district via independent and cooperative programming with VISIT Milwaukee and other entities.

A unique feature will be that Greenfield is also undertaking the formation of a business improvement district and will have similar initiatives and goals. Further, it is desired that the two business improvement districts jointly contract with a 501-c-3 entity to manage both districts as one.

- C. Proposed Expenditures – Approximately \$175,000 in 2010, this is a joint (2 community) budget.

Proposed Milwaukee Budget

Category/Item	Milwaukee
Design and Maintenance	
Management, maintenance and extensive boulevard enhancement (i.e.trees, perennials, etc.) Maintenance equipment, initial start up supplies	\$ 40,841
Public Safety	
Contracted neighborhood safety patrol teams for area businesses, properties, etc.	27,347
Marketing and Promotion	
General development and implementation of a brand and marketing activities for the district. Web site development & hosting.	23,526
Administration/management	
Part-time Management: Business Recruitment/retention, oversight, member communication, administrative support, etc., office if needed, annual audit, office space/rental, web site, insurance, memberships, office supplies, misc. etc.	27,705
Total – Milwaukee (68.2%)	\$ 119,419
Revenue	
Assessments	\$ 119,419
Interest/Dividends(5% interest/variable)	

D. Financing Method

It is proposed to raise \$158,165 through BID assessments in Milwaukee (see Appendix D). Other miscellaneous income will be from interest and dividends. Sponsorships revenue may be anticipated for special programs and marketing efforts. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is the intention that the two communities will provide board members in relative proportion to the "association" that will be created and contracted with to run the two business improvement districts.

It is recommended that the BID board be structured and operate as follows:

1. Board Size from Milwaukee – Minimum of Five
2. Composition - At least 60% shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law and held periodically.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.

8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to the 27th Street Business Association

The BID shall be a separate entity from the any association or organization, notwithstanding the fact that members, officers and directors of each may be shared. The association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The association may, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

The assessment method will be on the current year general property assessment that is established by the City of Milwaukee. The rate will be approximately \$1 per \$1000 of assessed value. \$500 minimum with a maximum of \$1,500 per property.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$1,500 per parcel will be applied.

As of January 1, 2009, the property in the proposed district had a total assessed value of over \$215,249,700. This plan proposed to assess the property in the district at a rate of \$1 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID.

Appendix D shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the 27th Street Business Improvement District business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role

in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district on a timely basis.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.

6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

APPENDICES

- A. STATUTE
- B. PETITION
- C. PROPOSED DISTRICT BOUNDARIES
- D. YEAR ONE PROJECTED ASSESSMENTS
- E. CITY ATTORNEY'S OPINION

APPENDIX "A"
BID STATUTE

WEST'S WISCONSIN STATUTES ANNOTATED
MUNICIPALITIES
SUBCHAPTER XI. DEVELOPMENT

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Current through 2003 Act 28, published 6/2/03

66.1109. Business improvement districts

(1) In this section:

(a) "Board" means a business improvement district board appointed under sub. (3)(a).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related

costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that subds. 1 to 4 have been complied with.

(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3)(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative

body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3)(c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed

under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5)(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70. 11 may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

HISTORICAL AND STATUTORY NOTES

2003 Main Volume

APPENDIX “B”
BID Property Owner Petition

APPENDIX “C”
PROPOSED BID BOUNDARIES

APPENDIX "D"
BID SPECIAL CHARGES

TAXKEY	NO.	DIR	STREET	ST	OWNER_NAME	C-Asmnt	\$1,500 Capped Asmt
5331103000	3355	S	27TH	ST	WAL-MART REAL ESTATE	10,134,000	1,500
5539991121	2917	W	LOOMIS	RD	JDN REALTY CORPORATION	6,849,000	1,500
5530751000	3545	S	27TH	ST	LOOMIS CENTRE LLC ET AL FEAP CORPORATION AS	5,659,000	1,500
5989979120	2500	W	LAYTON	AV	NOMINEE SOUTHGATE MARKETPLACE	4,946,000	1,500
5331104000	3473	S	27TH	ST	LLC AURORA HEALTH CARE	4,544,000	1,500
5100018119	2900	W	OKLAHOMA	AV	METRO INC	4,310,000	1,500
6680060110	5655	S	27TH	ST	SAMSON TRUSTS VENTURE	4,007,000	1,500
5529939222	3700	S	27TH	ST	COLONIAL VILLAGE LLC	3,933,000	1,500
5779994110	4100	S	27TH	ST	BRAEGER REAL ESTATE LLC	3,294,000	1,500
5989979111	4640	S	27TH	ST	B&M LEASING LLP	3,168,000	1,500
5980481110	4400	S	27TH	ST	SIDHIVINAYAK LLC	3,000,000	1,500
5980483000	4488	S	27TH	ST	SIDHIVINAYAK LLC	3,000,000	1,500
6690921000	5790	S	27TH	ST	DRABOR INVESTMENTS LLC	2,944,000	1,500
5530753000	3555	S	27TH	ST	LOOMIS CENTRE LLC JACOBS REALTY LTD	2,923,000	1,500
6680721000	5727	S	27TH	ST	PTNRSH	2,791,000	1,500
5331102000	3300	S	30TH	ST	NANCYLOU R NOWICKI	2,700,000	1,500
6680702000	2730	W	RAMSEY	AV	EXTENDICARE HEALTH JACOBS REALTY LTD	2,516,000	1,500
6680722000	5777	S	27TH	ST	PTNRSH	2,418,000	1,500
5529939111	3636	S	27TH	ST	JOHN FOSTER	2,402,000	1,500
5331101000	3233	S	27TH	ST	MICHAEL J KELLY TRUST	2,348,000	1,500
5779998110	3920	S	27TH	ST	GIRAFFE PROPERTIES LLC	2,343,000	1,500
6449917113	5400	S	27TH	ST	JAVIC REALTY	2,327,000	

					PARTNERSHIP,A		1,500
6699980116	5700	S	27TH	ST	BOB TOLKAN BUICK-OPEL INC	2,313,000	1,500
6239842111	4730	S	27TH	ST	WALTRUST PROPERTIES INC	2,198,300	1,500
5529936110	3804	S	27TH	ST	GIUFFRE IV LLC	2,031,000	1,500
5779992100	4040	S	27TH	ST	BARDON INVESTMENTS LLC	1,992,100	1,500
6900941000	6292	S	27TH	ST	MRED ASSOCIATES	1,913,600	1,500
6441751000	5150	S	27TH	ST	EDWARD G ENNIS	1,807,500	1,500
5779997121	4000	S	27TH	ST	LANDMARK CREDIT UNION	1,757,000	1,500
6441622100	5306	S	27TH	ST	KLECZKA FAMILY LTD	1,755,000	1,500
5330792000	2725	W	OKLAHOMA	AV	RP RESTAURANT GROUP LLC	1,680,000	1,500
5530754000	3565	S	27TH	ST	MJR NLR JUDITH LOOMIS LAND	1,577,000	1,500
5530741000	2701	W	MORGAN	AV	LOOMIS CENTRE LLC	1,528,000	1,500
5539994110	3875	S	27TH	ST	27TH AND HOWARD LLC	1,452,000	1,452
5989976110	4300	S	27TH	ST	ELMA SCHIMDT TRUSTEE	1,349,000	1,349
6690911000	5890	S	27TH	ST	ARCHLAND PROPERTY I LLC	1,311,000	1,311
6239662111	4950	S	27TH	ST	SIGMA PROPERTIES INC	1,292,000	1,292
5340645111	3232	S	27TH	ST	SBG ACQUISITIONS LLC	1,290,000	1,290
5340651000	3270	S	27TH	ST	OHIO PARTNERS LLC	1,281,000	1,281
6239833000	4810	S	27TH	ST	DARROW FAMILY LTD	1,262,000	1,262
6909866100	6080	S	27TH	ST	JEROME J KLECZKA & KONSTANTINOS	1,260,500	1,261
5340911000	3334	S	27TH	ST	GIANNOPOULOS	1,241,000	1,241
6231011100	5040	S	27TH	ST	J M AUTO CARE LLC	1,143,000	1,143
6690901100	5510	S	27TH	ST	GRAYBERG HOLDINGS LLC	1,094,000	1,094
6441721100	5252	S	27TH	ST	JAMES M PETR	1,084,000	1,084
6689999100	5575	S	27TH	ST	G S S CORPORATION CHANCERY OF MILWAUKEE	1,082,000	1,082
5989980120	4624	S	27TH	ST	INC	1,058,000	1,058
5539993200	3849	S	27TH	ST	GOOD MOOSE LLC REALTY INCOME	1,050,000	1,050
6909869112	6112	S	27TH	ST	CORPORATION	1,032,000	1,032
6680064122	5801	S	27TH	ST	AOC INVESTMENT GROUP LLC	953,000	

							953
6441731100	5236	S	27TH	ST	DONALD ARADO	937,500	938
6900401000	6000	S	27TH	ST	BAHRAM NAMDARI	892,000	892
5530721000	3801	S	27TH	ST	DENNY'S REALTY INC	826,000	826
5980473121	4600	S	27TH	ST	NAROTTAMBHAI V PATEL	825,000	825
5340644000	3200	S	27TH	ST	SHAHBAZ A QURESHI	811,800	812
5779949112	4264	S	27TH	ST	PRIZE STEAK PRODUCTS INC	809,000	809
6239831000	4866	S	27TH	ST	BALHAIR S DULAI	800,000	800
6690166000	5900	S	27TH	ST	N & N REAL ESTATE LLC	779,000	779
5109985110	3025	S	27TH	ST	AURORA HEALTH CARE METRO INC	775,000	775
5340101110	2612	W	MORGAN	AV	SAWYER ENTERPRISES	769,000	769
5539991122	3605	S	27TH	ST	JDN REALTY CORPORATION	765,000	765
6230001111	4858	S	27TH	ST	ROBERT AND SARAH BOSCHI	764,000	764
6690922000	5790	S	27TH	ST	GOLDCREST INVESTMENTS INC	755,000	755
5340095110	3432	S	27TH	ST	616 UNIVERSITY LLC	750,000	750
6449950110	5354	S	27TH	ST	DITA INVESTMENTS LLC	749,000	749
5340100000	3470	S	27TH	ST	DARLENE J CAMILLO & SHARON	727,000	727
6231062100	5000	S	27TH	ST	LYLE D MEYER	711,000	711
5340912000	3340	S	27TH	ST	MUTUAL SAVING & LOAN ASSN	669,000	669
6900881000	5928	S	27TH	ST	MARK A ROEKER	663,000	663
5340403000	3104	S	27TH	ST	OK SUBS LLC	656,000	656
6239653100	5072	S	27TH	ST	KAMLESH CHAND LLC	655,200	655
5770581000	4296	S	27TH	ST	FASTRACK INC	650,000	650
5539999115	3030	W	LOOMIS	RD	3030 LOOMIS LLC	629,000	629
5529987111	2603	W	MORGAN	AV	STEIN FAMILY INVESTMENTS LLC	627,000	627
5770582000	4278	S	27TH	ST	SHERWIN-WILLIAMS DEV CORP	615,000	615
6900942000	6260	S	27TH	ST	TACO BELL OF AMERICA INC	604,000	604
5779999110	3904	S	27TH	ST	SML PARTNERSHIP LLC	604,000	604
5340005000	3360	S	27TH	ST	RONALD I PACHEFSKY LIV	600,000	

					TRUST		600
5530516000	3031	W	FARDALE	AV	ASLC FARDALE LLC	589,300	589
6680713000	5791	S	27TH	ST	SASCO INVESTMENTS LTD PTN	560,000	560
5529939221	3702	S	27TH	ST	COLONIAL VILLAGE LLC	545,000	545
5770551000	4240	S	27TH	ST	SCRUB WILLOWS LLC	535,200	535
5529936120	3860	S	27TH	ST	WISCONSIN CVS PHARMACY LLC	520,000	520
5529996000	3540	S	27TH	ST	BFS RETAIL & COMMERCIAL	514,000	514
6449899100	5460	S	27TH	ST	KENNEY K. FONG	503,000	503
5529999100	3500	S	27TH	ST	STEIN FAMILY INVESTMENTS LLC	496,000	500
5340006100	3370	S	27TH	ST	TRI CITY NATL BANK SOUTHGATE	475,000	500
6699970100	5848	S	27TH	ST	RONALD H CZERWINSKI	473,000	500
5529998100	3514	S	27TH	ST	GUTKIN FAMILY TRUST-	467,000	500
5330793000	3105	S	27TH	ST	LEON CORPORATION	466,000	500
5330796000	3165	S	27TH	ST	SALAM RAMAHI	463,000	500
5779996100	3976	S	27TH	ST	DUKAN YUN & SEUNG YUN HW	459,000	500
6231061000	4960	S	27TH	ST	PHILIP J SANFILIPPO &	454,000	500
6239837100	4770	S	27TH	ST	FOREST PARK REAL	454,000	500
5340092100	3404	S	27TH	ST	KAREN DHILLON LLC	451,000	500
6699987200	5572	S	27TH	ST	DONALD S CONSTANTINEAU	450,000	500
6680064112	5839	S	27TH	ST	CRAZY JIM GROH AUTO INC	430,000	500
5989977200	4350	S	27TH	ST	TDaw LLC	425,000	500
6449900100	5470	S	27TH	ST	FRED W STORM, LLC	424,000	500
6690923000	5790	S	27TH	ST	SOUTH 51ST STREET	394,000	500
5340097100	3440	S	27TH	ST	616 UNIVERSITY LLC	386,000	500
5779990110	4200	S	27TH	ST	KOLLER PROPERTIES LLC	382,000	500
5530723100	3821	S	27TH	ST	TACO BELL OF AMERICA INC	380,000	500
6231002000	4756	S	27TH	ST	SIK-TUNG NG	351,000	500
5980462000	4550	S	27TH	ST	27TH STREET LLC	350,000	500
5530752000	2901	W	MORGAN	AV	MJR NLR JUDITH LOOM LAND	340,000	

					LLC		500
6909874100	6126	S	27TH	ST	JOSEPH G RAKOWSKI	339,600	500
5980472000	4590	S	27TH	ST	DODGE CITY OF MILWAUKEE INC	325,000	500
6909877000	6206	S	27TH	ST	SALIM SHELLEH	315,000	500
6900943000	6250	S	27TH	ST	TACO BELL OF AMERICA INC	296,000	500
6699987130	5556	S	27TH	ST	JOHN LATINOVICH	295,000	500
5340411000	3168	S	27TH	ST	CURT C & MINH LE TRAN JT REV	295,000	500
5340410000	3162	S	27TH	ST	KRISTINA M CERVERA-GARCIA	279,000	500
5529937000	3800	S	27TH	ST	DARWIN CHENTNIK	278,000	500
5989977120	2622	W	WHITAKER	AV	TR CREATED UNDER LAST WILL	256,000	500
5340406000	3140	S	27TH	ST	ZURN LLC	249,000	500
5980471000	4580	S	27TH	ST	DODGE CITY OF MILWAUKEE INC	249,000	500
5340645112	3236	S	27TH	ST	H & K PARTNERS, LLC	236,000	500
6449896100	5430	S	27TH	ST	JAVIC REALTY	234,200	500
5330794000	3119	S	27TH	ST	RONALD N SCHNEIDER	229,000	500
5340650000	3246	S	27TH	ST	DORIS G SCHNEIDER TRUST	226,000	500
6909847000	5954	S	27TH	ST	JAMES R MARONEY	208,200	500
5330739000	2923	W	OKLAHOMA	AV	AURORA HEALTH CARE METRO INC	196,100	500
5330741000	2907	W	OKLAHOMA	AV	ST LUKE'S FOUNDATION, INC	192,500	500
5330738000	3100	S	30TH	ST	AURORA HEALTH CARE METRO INC	186,800	500
5980461100	4560	S	27TH	ST	THE DE ROSA CORPORATION	163,500	500
5340094111	3418	S	27TH	ST	616 UNIVERSITY LLC	161,000	500
6680064113	5819	S	27TH	ST	CRAZY JIM GROH AUTO INC	151,500	500
5989977110	4342	S	27TH	ST	DEVOE REALTY LLC	150,000	500
6441761000	5220	S	27TH	ST	ANGEL REAL ESTATE LLC	144,500	500
5340408000	3152	S	27TH	ST	LOCAL 317 INTERNATL UNION	135,000	500
5340407000	3146	S	27TH	ST	JOHN MAZOS & NICHOLAS MAZOS	113,000	500
5340099000	3456	S	27TH	ST	ST FRANCIS BANK FSB	73,100	500
5530742000	2801	W	MORGAN	AV	LOOMIS CENTRE LLC	72,100	

							500
5340098100	3450	S	27TH	ST	616 UNIVERSITY LLC	66,700	500
5539999116	3100	W	LYNNDALE	AV	3030 LOOMIS LLC	51,900	500
						\$162,664,700	\$ 119,419

LEGISLATIVE REFERENCE BUREAU FISCAL ANALYSIS

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

OCTOBER 26, 2009

Item 5, File #090560

File Number 090560 is a resolution creating Business Improvement District No. 43 (South 27th Street) and approving its first year Operating Plan.

Background

1. Section 66.1109, Wis. Stats., permits the City of Milwaukee to create business improvement districts. A business improvement district (“BID”) is a specific geographic area of the city in which commercial property owners pay special assessments to cover the cost of special improvements or business promotion activities in their business district. Creation of a BID is initiated by owners of real property used for commercial purposes and located in the proposed district petitioning the City for creation of such a district. The Statutes require that the City Plan Commission designate the proposed BID boundaries, adopt a First Year Operating Plan for the BID and hold a public hearing on both items. The Common Council then votes to create the BID and adopt the First Year Operating Plan, which relates to the development, redevelopment, maintenance, operation and improvement of the BID.
2. Following creation of a BID, special assessments collected from the BID are placed in a segregated City account and used to pay for implementation of the operating plan.
3. The South 27th Street corridor from Oklahoma Avenue to College Avenue has long been an important commercial district in the City of Milwaukee and the neighboring City of Greenfield. However, in recent years, this area has suffered from a growing vacancy rate, changes in business mix, and inconsistent development quality and property appearance.
4. Several owners of property along this segment of 27th Street have petitioned the City for creation of a BID in this area. The purpose for creating the BID is to provide the funding for a coordinated effort to revitalize and improve this commercial corridor.
5. On September 21, 2009, the City Plan Commission held a public hearing on the proposed South 27th Street BID (BID No. 43). The Commission recommended approval of establishment of BID No. 43.

Discussion

1. Common Council Resolution File No. 090560 approves creation of BID No. 43 (South 27th Street) and its board of directors. It also approves the initial Operating Plan for this BID.
2. The objectives of the proposed BID are to “enhance the economic viability of local businesses, enhance property values, maximize business facilities (conventions, dining

and entertainment), promote the friendliness and quality of services, enhance the community image through safety and beautification and overall develop area growth.”

3. The first year Operating Plan for BID No. 43 calls for the following activities and expenditures:

a. Management, maintenance and enhancement of boulevards	\$40,841
b. Contracted neighborhood safety patrol teams	\$27,347
c. Development and implementation of a brand and marketing activities for the district; web site development and hosting	\$23,526
d. Part-time management services, including business recruitment/retention, oversight, member communication, office space/supplies	\$27,705
TOTAL	\$119,419

4. The City of Greenfield is also creating a business improvement district encompassing its properties along this portion of South 27th Street. The Greenfield BID will have goals and activities similar to those of Milwaukee’s BID No. 43. It is anticipated that the activities of the 2 BIDs will be coordinated. In fact, the Operating Plan states that the 2 BIDs intend to jointly contract with a single non-profit organization to manage both BIDs as a single district. The joint first-year budget for both communities is approximately \$175,000, with the Milwaukee BID’s budget comprising about 68% of the total.
5. The initial Operating Plan indicates that the 2 communities intend to provide board members “in relative proportion to the ‘association’ that will be created and contracted with to run the 2 business improvement districts.” The Milwaukee BID’s board will have a minimum of 5 Mayor-appointed members, at least 60% of whom shall be owners or occupants of properties within the BID, with any non-owner/non-occupant members required to be City of Milwaukee residents. The BID will be a separate entity from any other association or organization, although members, officers and directors may be shared with other entities.
6. The BID will revise and develop its Operating Plan on an annual basis. As with other BIDs, the South 27th Street BID’s Annual Operating Plans will come before the Common Council for approval each year.

Fiscal Impact

1. Adoption of this resolution will have no direct fiscal impact on the City. It will authorize the expenditure of \$119,419 from DCD’s special revenue fund known as the “Economic Development Fund.” The Economic Development Fund is the mechanism by which the City collects assessments from properties in BIDs and provides the dollars it collects to

the BIDs to carry out their annual operating plans. Since this revenue account merely functions as a funding pass-through, it has no tax levy impact.

2. The 2010 Proposed Budget includes \$200,000 in the Economic Development Fund for 4 new BIDs, one of which is the South 27th Street BID.
3. The total assessed value of all property in the proposed BID that will be subject to the special assessments is \$162,664,700. First-year assessments are calculated at the rate of \$1 per \$1,000 assessed valuation, with a maximum assessment of \$1,500 and a minimum assessment of \$500.
4. The resolution directs the City Treasurer and City Comptroller to collect and disburse the special assessments set forth in the BID No. 43 first year Operating Plan.
5. The BID No. 43 Operating Plan states that the City of Milwaukee commits to supporting the BID by providing it with technical assistance, collecting and disbursing BID assessments, and providing information on assessed values of properties within the District. To the extent that staff of DCD, the City Treasurer, the City Comptroller, the City Assessor and other departments provide assistance to the BID, there will be a small, in-kind fiscal impact on the City.

Prepared by: Jeff Osterman, X2262
LRB-Research & Analysis Section
October 22, 2009

cc: Rocky Marcoux Rhonda Manuel
Martha Brown Marianne Walsh
Joe' Mar Hooper

PROOF OF PUBLICATION

STATE OF WISCONSIN
MILWAUKEE COUNTY

} ss

ANN E. RICHMOND, being the first duly sworn on oath,
says that she is the publisher as of January 1, 2004, of THE DAILY
REPORTER - that the notice of which the printed one attached is
a true copy, which copy was clipped from said newspaper, was
inserted and published in said newspaper on

09/04/2009 09/11/2009

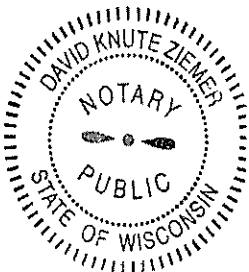
Ann E. Richmond

Subscribed and sworn to before me

September 11, 2009

[Signature]

Notary Public, Milwaukee County, Wisconsin
My Commission Is Permanent



**C. NO: 22
FILE NUMBER 090560**

**OFFICIAL NOTICE
Published by Authority of
the Common Council of the
City of Milwaukee
Office of the City Clerk
Milwaukee**

Pursuant to law the City Plan Commission will hold a public hearing on Monday, September 21, 2009 at 2:00 p.m. in the First Floor Boardroom, 809 North Broadway, Milwaukee, Wisconsin, at which time persons interested in the following legislation will be given an opportunity to be heard.

Legislation will be considered relating to the establishment of a Business Improvement District Forty Three (BID #43) and approving its first year operating plan for the area generally including for the area bounded by South 27th Street and Oklahoma Avenue on the north and College on the south including properties along the Kinnickinnic River Parkway on the south. The original of the legislation is on file in the office of the Department of City Development located on the 2nd floor, 809 North Broadway, Milwaukee, Wisconsin, where said proposed legislation may be examined on any weekday between 8:45 a.m. and 4:45 p.m.

RONALD D. LEONHARDT,
City Clerk.

10744852/9-4-11

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 10/20/09

FILE NUMBER: 090560

Original Fiscal Note ☐ Substitute ☒

SUBJECT: Substitute resolution creating Business Improvement District No. 43, South 27th Street, and approving its first year Operating Plan, in the 13th Aldermanic District.

B) SUBMITTED BY (Name/title/dept./ext.): Rocky Marcoux, Commissioner

C) CHECK ONE: ☐ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☒ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☐ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☒ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☐ GRANT & AID ACCOUNTS (G & AA)
☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	Business Improvement District No. 43		\$119,419		
TOTALS			\$119,419		

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 09/01/09

FILE NUMBER:

Original Fiscal Note ☒ ☐

SUBJECT: Resolution creating Business Improvement District No. 43, South 27th Street, and approving its First Year Operating Plan, in the 13th Aldermanic District.

B) SUBMITTED BY (Name/title/dept./ext.): Rocky Marcoux, Commissioner

C) CHECK ONE: ☐ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES

☒ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES: FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.

☐ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT (DA) ☐ CONTINGENT FUND (CF)

☐ CAPITAL PROJECTS FUND (CPF) ☒ SPECIAL PURPOSE ACCOUNTS (SPA)

☐ PERM. IMPROVEMENT FUNDS (PIF) ☐ GRANT & AID ACCOUNTS (G & AA)

☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	Business Improvement District No. 43			\$119,419	
TOTALS				\$119,419	

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

NOTICES SENT TO FOR FILE : 090560

[illegible]



Legislation Details (With Text)

File #: 090559 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 9/1/2009 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution creating Business Improvement District No. 44, Kinnickinnic Avenue, and approving its first year Operating Plan, in the 14th Aldermanic District.

Sponsors: ALD. ZIELINSKI

Indexes: BUSINESS IMPROVEMENT DISTRICT 44

Attachments: City Plan Commission Letter, Proposed Operating Plan, Fiscal Analysis, Notice Published for CPC on 9-4-09 and 9-11-09, Substitute Fiscal Note, Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
9/1/2009	0	COMMON COUNCIL	ASSIGNED TO		
9/4/2009	0	CITY CLERK	PUBLISHED		
9/11/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	REFERRED TO		
10/20/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/20/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/20/2009	1	CITY CLERK	DRAFT SUBMITTED		

Number
090559
Version
SUBSTITUTE 1
Reference

Sponsor
ALD. ZIELINSKI

Title
Substitute resolution creating Business Improvement District No. 44, Kinnickinnic Avenue, and approving its first year Operating Plan, in the 14th Aldermanic District.

Analysis
This substitute resolution establishes a Business Improvement District, pursuant to Wisconsin Statutes, for the area along South Kinnickinnic Avenue from Becher Street on the North to Morgan Avenue on the South, in the 14th Aldermanic District. This resolution also adopts a first year Operating Plan and budget for the BID, creates a District Board and authorizes special assessments totaling \$45,913 on taxable properties in the BID.

Body
Whereas, The Kinnickinnic Avenue business district is a vital and integral part of the City of Milwaukee ("City"); and

Whereas, A Business Improvement District ("BID"), as authorized by Section 66.1109, Wisconsin Statutes, provides a financing method to allow the Kinnickinnic Avenue business district to become self-sustaining; and

Whereas, Several property owners in the proposed BID have submitted petitions requesting the City to establish a BID in the area; and

Whereas, An initial Operating Plan has been prepared, which describes proposed activities within the District and which acts in accordance with applicable Wisconsin Statutes; and

Whereas, Said Operating Plan has been reviewed and adopted by the City Plan Commission following a public hearing; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that Business Improvement District No. 44, Kinnickinnic Avenue, and the associated District Board are hereby created; and, be it

Further Resolved, That the initial Operating Plan for BID No. 44, a copy of which is attached to this Common Council File, is hereby adopted; and, be it

Further Resolved, That the City Treasurer, City Comptroller and other affected departments are hereby directed to collect and disburse BID No. 44 assessments in accordance with the Operating Plan; and, be it

Further Resolved, That all City officials, departments, boards and commissions are directed to take all actions and provide such assistance, as needed, to carry out the intent and purpose of this resolution and the adopted Operating Plan for BID No. 44.

Drafter
DCD:RFM:rfm
10/20/09

September 22, 2009

To the Honorable Common Council
Community Economic Development Committee
City of Milwaukee

Dear Committee Members:

On September 21, 2009 the City Plan Commission held a public hearing regarding a petition to the City of Milwaukee to create the Business Improvement District Number Forty-Four (Kinnickinnic Avenue, Common Council file number 090559) and approve its first year operating plan. The district would generally include both sides of South Kinnickinnic Avenue from East Becher Street to East Morgan Avenue, including business located off of, but connected to buildings along Kinnickinnic Avenue and business located at the intersection of South Howell Avenue and East Lincoln Avenue, in the 14th Aldermanic District.

Section 66.1109 of the State statutes allows businesses within such a district to develop, manage and promote the district, and to establish an assessment method to fund these activities.

Business Improvement District No. 44 will be used as a means for property owners, business owners, and the government to work cohesively to benefit the area's economic development.

Based on this information, the commission felt that the establishment of the business improvement district would be a positive step for the general area and therefore recommended approval of the establishment of BID No. 44.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: R. Manuel

File

BUSINESS IMPROVEMENT DISTRICT NO. 44

Kinnickinnic Avenue

PROPOSED OPERATING PLAN

JULY 2009

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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.1109) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the Kinnickinnic Avenue business area in Milwaukee's 14TH District (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Kinnickinnic Avenue district. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

B. Physical Setting

The area of the BID is along both sides of S. Kinnickinnic Avenue from E. Becher Street to E. Morgan Avenue. Businesses, located off of Kinnickinnic Ave., but that are connected to the buildings on Kinnickinnic Ave. will be included. Also, businesses located at the intersection of S. Howell Ave. and E. Lincoln Ave. will be included.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix D.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to: serve as a way for property owners, business owners, and the government to work cohesively to benefit the area's economic development.

B. Proposed Activities – Year One

Principle activities to be engaged in by the district during its first year of operation will include:

- a. Graffiti Removal
- b. Security Personnel
- c. Business Development

C. Proposed Expenditures – Year One

Proposed Budget: \$45,000.00

Activities	Expenditures
Security Personnel	\$30,000.00
Graffiti Removal	\$15,000.00
Total	\$45,000.00

D. Financing Method

It is proposed to raise \$45,000.00 through BID assessments (see Appendix D). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – Nine
2. Composition – All nine members shall be owners or business operators of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to the Bay View Business Association.

The BID shall be a separate entity from the Bay View Business Association, notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$1,000.00 per parcel will be applied.

As of January 1, 2010, the property in the proposed district had a total assessed value of over \$53 million. This plan proposed to assess the property in the district at a rate of \$1.00 per \$1,000.00 of assessed value, subject to the maximum assessment of \$1,000.00 and a minimum assessment of \$100.00, for the purposes of the BID.

Appendix D shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Kinnickinnic Avenue business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

APPENDICES

- A. STATE STATUTE
- B. PETITION
- C. PROPOSED DISTRICT BOUNDARIES
- D. YEAR ONE PROJECTED ASSESSMENTS
- E. CITY ATTORNEY'S OPINION

APPENDIX "A"
BID STATUTE

WEST'S WISCONSIN STATUTES ANNOTATED
MUNICIPALITIES
SUBCHAPTER XI. DEVELOPMENT

Current through 2003 Act 28, published 6/2/03

66.1109. Business improvement districts

(1) In this section:

(a) "Board" means a business improvement district board appointed under sub. (3)(a).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that subds. 1 to 4 have been complied with.

(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3)(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the

local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3)(c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5)(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70. 11 may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

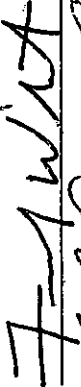



<For credits, see Historical Note field.>>

APPENDIX "B"
BID Property Owner petition

PETITION FOR THE CREATION OF A BUSINESS IMPROVEMENT DISTRICT

We, the undersigned owners of real property used for industrial and commercial purposes and located in the proposed business improvement district in Appendix A, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.1109 (2)(a), Stats, for the creation of a business improvement district for the area described in Appendix A.

The Business Improvement District will include all commercial property-owners on Kinnickinnic Avenue from Becher Street to Morgan Avenue. This plan proposed to assess commercial property in the district at a rate of .10 cents per \$100.00 of assessed value, subject to the maximum assessment of \$1000 and a minimum assessment of \$100, for the purposes of the BID.

Name of Property Owner	Property Address	Signature
1. Francis Wicket	2800 S. Kinnickinnic Ave.	
2. BOB DANOWSKI	2689 + 2691 S. Kinnickinnic Ave	
3. MATTHEW FINE	2535 S. Kinnickinnic Ave	
4. STEPHEN FINE	2535 S. Kinnickinnic Ave	
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PETITION FOR THE CREATION OF A BUSINESS IMPROVEMENT DISTRICT

We, the undersigned owners of real property used for industrial and commercial purposes and located in the proposed business improvement district in Appendix A, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.1109 (2)(a), Stats. for the creation of a business improvement district for the area described in Appendix A.

The Business Improvement District will include all commercial property owners on Kinnickinnic Avenue from Beecher Street to Morgan Avenue. This plan proposed to assess commercial property in the district at a rate of .10¢ per \$1000.00 of assessed value, subject to the maximum assessment of \$1,000 and a minimum assessment of \$100, for the purposes of the BID.





Name of Property Owner	Property Address	Signature
1. William Doyle	2201, 2223, 2268 S. KK Ave	William Doyle 05/07/09
2. John Puente	10628 W 2349 S KK	John Puente 05-07-09
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~~10,000~~ = \$1.00
 100,000 = \$100
 1,000,000 = \$1,000

PETITION FOR THE CREATION OF A BUSINESS IMPROVEMENT DISTRICT

We, the undersigned owners of real property used for industrial and commercial purposes and located in the proposed business improvement district in Appendix A, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.1109 (2)(a), Stats. for the creation of a business improvement district for the area described in Appendix A.

The Business Improvement District will include all commercial property owners on Kinnickinnic Avenue from Beecher Street to Morgan Avenue. This plan proposed to assess commercial property in the district at a rate of .10¢ per \$100.00 of assessed value, subject to the maximum assessment of \$1,000 and a minimum assessment of \$100, for the purposes of the BID.

	Name of Property Owner	Property Address	Signature
1.	FRANCIS DANIELS	2113 E. OKLAHOMA AVE	
2.	SEAN RAFFAELLI	2900 S KK AVE	
3.	TON J. BUSATERI	2654, 2656, 2658 S K Ave	
4.	JAMES P. POMARINO	519 E. WILSON ST	
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PETITION FOR THE CREATION OF A BUSINESS IMPROVEMENT DISTRICT

We, the undersigned owners of real property used for industrial and commercial purposes and located in the proposed business improvement district in Appendix A, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.1109 (2)(a), State, for the creation of a business improvement district for the area described in Appendix A.

The Business Improvement District will include all commercial property owners on Kinnickinnic Avenue from Beecher Street to Morgan Avenue. This plan proposed to assess commercial property in the district at a rate of .10¢ per \$100.00 of assessed value, subject to the maximum assessment of \$1,000 and a minimum assessment of \$100, for the purposes of the BID.

Name of Property Owner	Property Address	Signature
1. <u>Demetrios Dimitropoulos</u>	<u>2797 S. Kinnickinnic Ave.</u>	<u>X [Signature]</u>
2. <u>Anne K. Maedke</u>	<u>3064 S. KK Ave.</u>	<u>Anne K. Maedke</u>
3. _____	_____	_____
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Page 1 of 1

PETITION FOR THE CREATION OF A BUSINESS IMPROVEMENT DISTRICT

We, the undersigned owners of real property used for industrial and commercial purposes and located in the proposed business improvement district in Appendix A, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.1109 (2)(a), Stats. for the creation of a business improvement district for the area described in Appendix A.

The Business Improvement District will include all commercial property owners on Kinnickinnic Avenue from Beecher Street to Morgan Avenue. This plan proposed to assess commercial property in the district at a rate of .1¢ per \$1000.00 of assessed value, subject to the maximum assessment of \$1,000 and a minimum assessment of \$100, for the purposes of the BID.

Name of Property Owner	Property Address	Signature
1. Ken Ken Yandell	2242-46 S. Kinnickinnic Ave.	Ken Yandell 9/10/08
2. Shawn Shawn Jones	2265 S. Howell Ave	Shawn Jones 9/20/08
3. Rafael Rafael Sialga	2305 S. Trowell - 2301 S. Hall	Rafael Sialga 9-24-08
4. Lisa Lisa Sam	2352 S. Kinnickinnic Ave	Lisa Sam 10/1/08
5. Jeffrey Steren	830 E. Potter Ave.	Jeffrey Steren 10/15/2008
6. Wesley Wesley Barczak	2469 - 2483 S. Kinnickinnic Ave	Wesley Barczak
7. Vu Vu Strigene	2452 S. K. Ave.	Vu Strigene
8. Steve Steve Wene	2510 S. K/K	Steve Wene 10/20/09
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PETITION FOR THE CREATION OF A BUSINESS IMPROVEMENT DISTRICT

We, the undersigned owners of real property used for industrial and commercial purposes and located in the proposed business improvement district in Appendix A, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.1109 (2)(a), Stats. for the creation of a business improvement district for the area described in Appendix A.



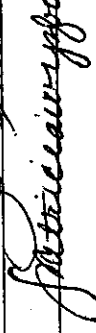



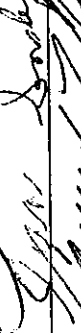


The Business Improvement District will include all commercial property owners on Kinnickinnic Avenue from Beecher Street to Morgan Avenue. This plan proposed to assess commercial property in the district at a rate of .1¢ per \$1000.00 of assessed value, subject to the maximum assessment of \$1,000 and a minimum assessment of \$100, for the purposes of the BID.

	Name of Property Owner	Property Address	Signature
1.	Anthony Leto	2340 S. K K AVE	Anthony Leto 9/2/08
2.	Mike Katz	2292 S K K AVE	Mike Katz
3.	John KARDARIS	2322 S K K	John KARDARIS 9-4-08
4.	WAQAR HUSSAIN	2321 S. K. K AVE	WAQAR HUSSAIN 9-05-08
5.	DAVINDER SARKH	2023 SOUTH KINNICKINNICK AVE	DAVINDER SARKH 9-8-08
6.		2759 S. K K AVE	
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PETITION FOR THE CREATION OF A BUSINESS IMPROVEMENT DISTRICT

We, the undersigned owners of real property used for industrial and commercial purposes and located in the proposed business improvement district in Appendix A, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.1109 (2)(a), Stats. for the creation of a business improvement district for the area described in Appendix A.







The Business Improvement District will include all commercial property owners on Kinnickinnic Avenue from Beecher Street to Morgan Avenue. This plan proposed to assess commercial property in the district at a rate of .1¢ per \$1000.00 of assessed value, subject to the maximum assessment of \$1,000 and a minimum assessment of \$100, for the purposes of the BID.

Name of Property Owner	Property Address	Signature
1. Michael Schmidt	2737 S Kinnickinnic	 8/15/08
2. John Endries	2215 - 2227 - 2231 - 2243 S.K.	 8-18-08
3. PATRICK WYBICKI Patricia Wybicki	2212 S. Kinnickinnic	 8/18/08
4. Charles Edlebach	2130 KK	
5. Russell S. Chicks	2149 S. K.K.	 8/18/08
6. Yassen Taber	2640 S.K.K. Ave	
7. Adam Gortchko	2699 Kinnickinnic	
8. T. VAN SENEJE	239E So K + Ave	 08-26-2008
9. CONRAD HOLLING	3056 S.K.K.	 8/27/08

PETITION FOR THE CREATION OF A BUSINESS IMPROVEMENT DISTRICT

We, the undersigned owners of real property used for industrial and commercial purposes and located in the proposed business improvement district in Appendix A, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.1109 (2)(a), Stats. for the creation of a business improvement district for the area described in Appendix A.

The Business Improvement District will include all commercial property owners on Kinnickinnic Avenue from Beecher Street to Morgan Avenue. This plan proposed to assess commercial property in the district at a rate of .1¢ per \$1000.00 of assessed value, subject to the maximum assessment of \$1,000 and a minimum assessment of \$100, for the purposes of the BID.

Name of Property Owner	Property Address	Signature
1. Tim DERTZ	2197 S. Kinnickinnic Ave.	 8-27-08
2. Tim DERTZ	2220 S. Kinnickinnic Ave.	 8-27-08
3. Tim Dertz	2643 S. Kinnickinnic Ave.	 8-27-08
4. Tim Dertz	2661 S. Kinnickinnic Ave.	 8-27-08
5. Tim Dertz	347 E. Lincoln UNITS 1-5	 8-27-08
6. RANDY L. SCOVILLE	2121 S. Kinnickinnic Ave	 8-28-08
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PAGE 01

PETITION FOR THE CREATION OF A BUSINESS IMPROVEMENT DISTRICT

We, the undersigned owners of real property used for industrial and commercial purposes and located in the proposed business improvement district in Appendix A, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.1109 (2)(a), Stats. for the creation of a business improvement district for the area described in Appendix A.

The Business Improvement District will include all commercial property owners on Kenneth Avenue from Beach Street to Morgan Avenue. This plan proposed to assess commercial property in the district at a rate of .10¢ per \$1000.00 of assessed value, subject to the maximum assessment of \$1,000 and a minimum assessment of \$100, for the purposes of the BID.

Name of Property Owner

Property Address

Signature

1. 2306 United LLC

2306 - 18 S. KK

[Signature]

2. 441 United LLC

441 E. Lincoln Ave

[Signature]

3.

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Return fax to:
(414)286-3188

Return fax to: (414) 286-3188

PETITION FOR THE CREATION OF A BUSINESS IMPROVEMENT DISTRICT

We, the undersigned owners of real property used for industrial and commercial purposes and located in the proposed business improvement district in Appendix A, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.1109 (2)(a), Stats, for the creation of a business improvement district for the area described in Appendix A.

The Business Improvement District will include all commercial property-owners on Kinnickinnic Avenue from Becher Street to Morgan Avenue. This plan proposed to assess commercial property in the district at a rate of \$0.10 per \$100.00 of assessed value, subject to the maximum assessment of \$1000 and a minimum assessment of \$100, for the purposes of the BID.

Name of Property Owner	Property Address	Signature
1. Jason Fox	2197 S. Kinnickinnic Ave.	
2. Tim Dertz	2220 S. Kinnickinnic Ave.	
3. Jason Fox	2643 S. Kinnickinnic Ave.	
4. Jason Fox	2663 S. Kinnickinnic Ave.	
5. Tim Dertz	347 E. Lincoln Ave.	
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PETITION FOR THE CREATION OF A BUSINESS IMPROVEMENT DISTRICT

We, the undersigned owners of real property used for industrial and commercial purposes and located in the proposed business improvement district in Appendix A, hereby petition the City of Milwaukee, pursuant to the provisions of Sec. 66.1109 (2)(a), Stats, for the creation of a business improvement district for the area described in Appendix A.

The Business Improvement District will include all commercial property-owners on Kinnickinnic Avenue from Becher Street to Morgan Avenue. This plan proposed to assess commercial property in the district at a rate of \$0.10 per \$100.00 of assessed value, subject to the maximum assessment of \$1000 and a minimum assessment of \$100, for the purposes of the BID.

1. Name of Property Owner
Barbara M. Morgan

Property Address

422 E. Lincoln Ave.

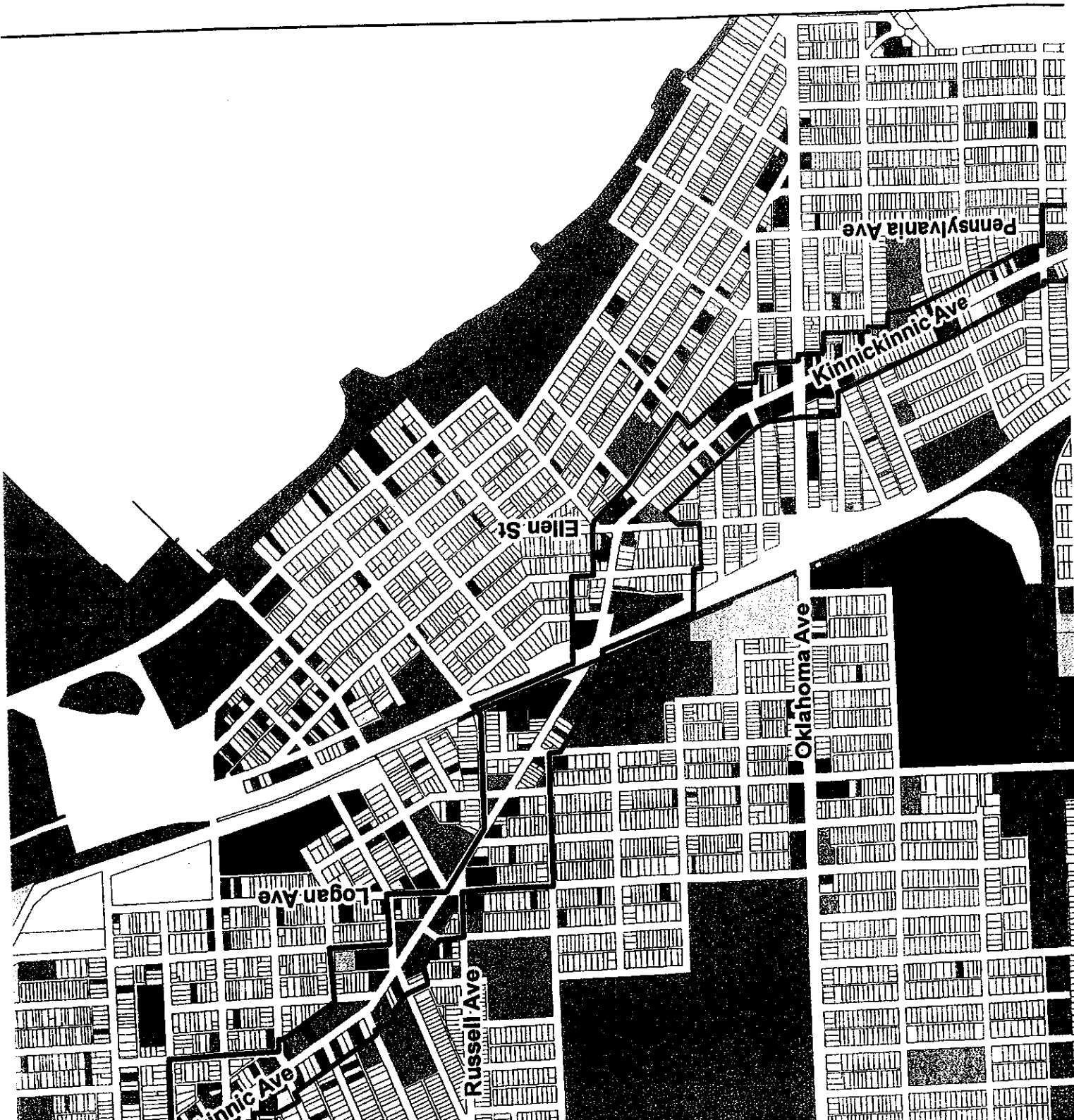
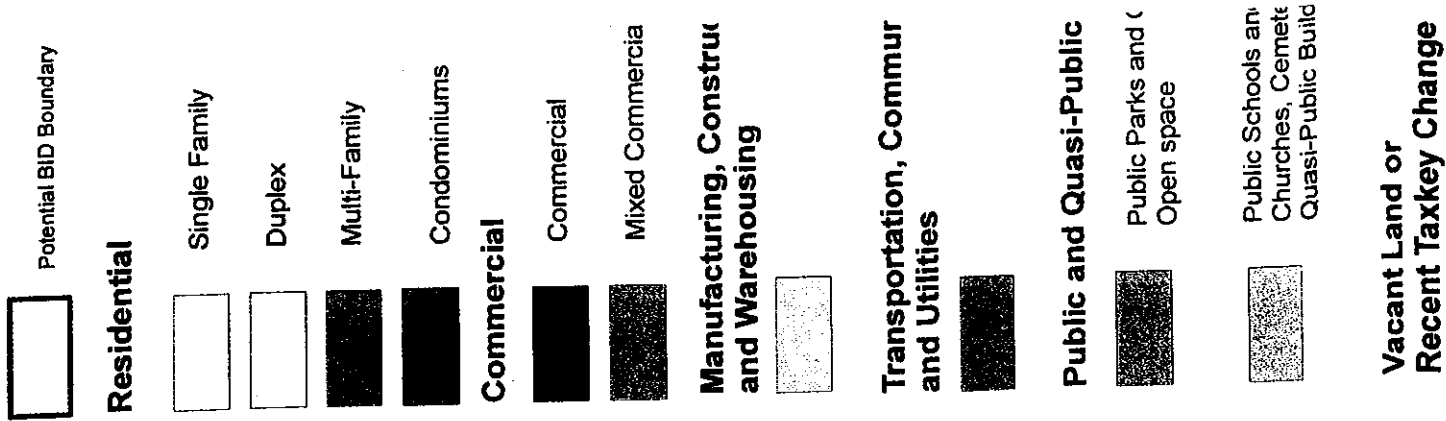
Signature

[Signature] 7/15/09

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APPENDIX "C"
Proposed BID Boundaries

Land Use



APPENDIX "D"
BID SPECIAL CHARGES

TAX KEY	ADDRESS			IMPROVMENT	LAND	TOTAL VALUE	BID CHARGE	
4661117100	2020	S	KINNICKINNIC	AV	90700	5000	95700	100
4660902114	2023	S	KINNICKINNIC	AV	1185600	366200	1551800	1000
4661116100	2012-2016	S	KINNICKINNIC	AV	0	9500	9500	100
5031118100	2110	E	OKLAHOMA	AV	1966100	99900	2066000	1000
5400619000	2113	E	OKLAHOMA	AV	341500	41500	383000	383
4661572000	2121	S	KINNICKINNIC	AV	335300	32700	368000	368
4660310112	2130	S	KINNICKINNIC	AV	714000	121000	835000	835
4660701000	2133	S	KINNICKINNIC	AV	267200	10500	277700	277
4660602000	2153-2155	S	KINNICKINNIC	AV	262400	7300	269700	269
4660603000	2159-2161	S	KINNICKINNIC	AV	180000	27700	207700	207
4660604100	2163-2165	S	KINNICKINNIC	AV	210000	21000	231000	231
4661139000	2173	S	KINNICKINNIC	AV	487000	9000	496000	496
4661133000	2197	S	KINNICKINNIC	AV	300500	20500	321000	321
4660801100	2201-2203	S	KINNICKINNIC	AV	121500	12500	134000	134
4660513000	2202-2206	S	KINNICKINNIC	AV	322800	14800	337600	337
4660803000	2207-2211	S	KINNICKINNIC	AV	228000	10000	238000	238
4660512000	2208-2210	S	KINNICKINNIC	AV	178600	6400	185000	185
4660511000	2212-2214	S	KINNICKINNIC	AV	251300	5700	257000	257
4660804000	2213-2215	S	KINNICKINNIC	AV	276500	7500	284000	284
4660510000	2216-2218	S	KINNICKINNIC	AV	256000	5000	261000	261
4660805000	2217-2219	S	KINNICKINNIC	AV	219500	7500	227000	227
4660509000	2220-2222	S	KINNICKINNIC	AV	217800	4200	222000	222
4660806000	2221-2223	S	KINNICKINNIC	AV	160500	7500	168000	168
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4661553000	2262	S	KINNICKINNIC	AV	104600	2400	107000	107
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4660812000	2255-2257	S	HOWELL	AV	133000	12000	145000	145
4660813000	2261-2265	S	HOWELL	AV	562000	15000	577000	577
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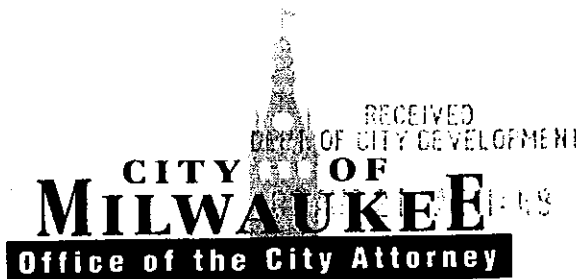
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5401351000	3471	S	KINNICKINNIC	AV	0	11300	11300	100
5401385000	3475	S	KINNICKINNIC	AV	190200	29800	220000	220

45913

APPENDIX "E"
CITY ATTORNEY'S OPINION

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Assistant City Attorneys

August 19, 2009

Rocky Marcoux, Commissioner
Department of City Development
809 North Broadway
Milwaukee, WI 53202

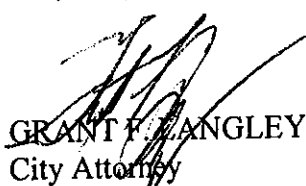
Re: Proposed Operating Plan for Business Improvement District No. 44

Dear Commissioner Marcoux:


This letter is written in response to your request of August 12, 2009 for this office to review the proposed initial Operating Plan for Business Improvement District No. 44 (the "Plan"). You asked us to provide an opinion with respect to compliance on the part of the Plan with the requirements of Wis. Stat. § 66.1109 (1)(f).

We have reviewed the Plan, a copy of which is attached hereto, and, based upon such review, are of the opinion the Plan meets the requirements of Wis. Stat. § 66.1109 (1)(f), in particular subsections 1 through 4 thereof.

Very truly yours,



GRANT F. LANGLEY
City Attorney



KEVIN P. SULLIVAN
Assistant City Attorney

KPS/ms

1050-2009-2246:149149

OFFICE OF THE CITY ATTORNEY

LEGISLATIVE REFERENCE BUREAU FISCAL ANALYSIS

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

OCTOBER 26, 2009

Item 6, File #090559

File Number 090559 is a resolution creating Business Improvement District No. 44 (Kinnickinnic Avenue) and approving its first year Operating Plan.

Background

1. Section 66.1109, Wis. Stats., permits the City of Milwaukee to create business improvement districts. A business improvement district (“BID”) is a specific geographic area of the city in which commercial property owners pay special assessments to cover the cost of special improvements or business promotion activities in their business district. Creation of a BID is initiated by owners of real property used for commercial purposes and located in the proposed district petitioning the City for creation of such a district. The Statutes require that the City Plan Commission designate the proposed BID boundaries, adopt a First Year Operating Plan for the BID and hold a public hearing on both items. The Common Council then votes to create the BID and adopt the First Year Operating Plan, which relates to the development, redevelopment, maintenance, operation and improvement of the BID.
2. Following creation of a BID, special assessments collected from the BID are placed in a segregated City account and used to pay for implementation of the operating plan.
3. Kinnickinnic Avenue has long been a vital commercial artery serving Bay View and other Milwaukee neighborhoods. However, like most commercial districts in urban neighborhoods, Kinnickinnic Avenue is challenged by concerns about security, graffiti, business retention, building vacancy, property upkeep and overall competitiveness of the neighborhood with other commercial districts.
4. Several owners of property along Kinnickinnic Avenue between Becher Street and the City limits at Morgan Avenue have petitioned the City for creation of a BID in this area. The purpose for creating the BID is to provide the funding for a coordinated effort to revitalize and improve this commercial corridor.
5. On September 21, 2009, the City Plan Commission held a public hearing on the proposed Kinnickinnic Avenue BID (BID No. 44). The Commission recommended approval of establishment of BID No. 44. This proposed BID includes not only properties along both sides of Kinnickinnic Avenue, but also properties that are connected to properties abutting Kinnickinnic, as well as several properties located at the intersection of Howell and Lincoln avenues.

Discussion

1. Common Council Resolution File No. 090559 approves creation of BID No. 44 (Kinnickinnic Avenue) and its board of directors. It also approves the initial Operating Plan for this BID.
2. The objective of the proposed BID is to “serve as a way for property owners, business owners, and the government to work cohesively to benefit the area’s economic development.”

3. The first year Operating Plan for BID No. 44 calls for the following activities and expenditures:

a. Security personnel	\$30,000
b. Graffiti removal	\$15,000
TOTAL	\$45,000
4. The initial Operating Plan calls for creation of a 9-member, Mayor-appointed BID board, with all members being owners or business operators within the district. The BID will be a separate entity from the Bay View Business Association, although members, officers and directors of each may be shared. The Operating Plan indicates that the Association intends to contract with the BID to provide the services to the BID in accordance with the Operating Plan.
5. The BID will revise and develop its Operating Plan on an annual basis. As with other BIDs, the Kinnickinnic Avenue BID's Annual Operating Plans will come before the Common Council for approval each year.

Fiscal Impact

1. Adoption of this resolution will have no direct fiscal impact on the City. It will authorize the expenditure of \$45,913 from DCD's special revenue fund known as the "Economic Development Fund." The Economic Development Fund is the mechanism by which the City collects assessments from properties in BIDs and provides the dollars it collects to the BIDs to carry out their annual operating plans. Since this revenue account merely functions as a funding pass-through, it has no tax levy impact.
2. The 2010 Proposed Budget includes \$200,000 in the Economic Development Fund for 4 new BIDs, one of which is the Kinnickinnic Avenue BID.
3. The total assessed value of all property in the proposed BID is over \$53 million. First-year assessments for individual properties in the BID are calculated at the rate of \$1 per \$1,000 assessed valuation, with a maximum assessment of \$1,000 and a minimum assessment of \$100.
4. The resolution directs the City Treasurer and City Comptroller to collect and disburse the special assessments set forth in the BID No. 44 first year Operating Plan.
5. The BID No. 44 Operating Plan states that the City of Milwaukee commits to supporting the BID by providing it with technical assistance, collecting and disbursing BID assessments, and providing information on assessed values of properties within the District. To the extent that staff of DCD, the City Treasurer, the City Comptroller, the City Assessor and other departments provide assistance to the BID, there will be a small, in-kind fiscal impact on the City.

Prepared by: Jeff Osterman, X2262
 LRB-Research & Analysis Section
 October 22, 2009

c: Rocky Marcoux Rhonda Manuel
 Martha Brown Marianne Walsh
 Joe'Mar Hooper

PROOF OF PUBLICATION

STATE OF WISCONSIN
MILWAUKEE COUNTY

} ss

ANN E. RICHMOND, being the first duly sworn on oath,
says that she is the publisher as of January 1, 2004, of THE DAILY
REPORTER - that the notice of which the printed one attached is
a true copy, which copy was clipped from said newspaper, was
inserted and published in said newspaper on

09/04/2009 09/11/2009

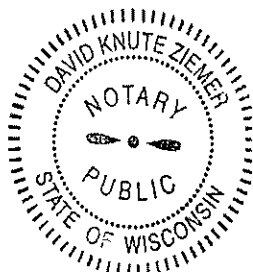
Ann E. Richmond

Subscribed and sworn to before me

September 11, 2009

[Signature]

Notary Public, Milwaukee County, Wisconsin
My Commission Is Permanent



C. NO. 21
FILE NUMBER 090559

OFFICIAL NOTICE
Published by Authority of the
Common Council of the
City of Milwaukee
Office of the City Clerk
Milwaukee

Pursuant to law the City Plan Commission will hold a public hearing on Monday, September 21, 2009 at 2:30 p.m. in the First Floor Boardroom, 809 North Broadway, Milwaukee, Wisconsin, at which time persons interested in the following legislation will be given an opportunity to be heard.

Legislation will be considered relating to the establishment of a Business Improvement District Forty Four (BID #44) and approving its first year operating plan for the area generally including for the area bounded by South Kinnickinnic Avenue and Becher Street on the north and East Morgan on the South. The original of the legislation is on file in the office of the Department of City Development located on the 2nd floor, 809 North Broadway, Milwaukee, Wisconsin, where said proposed legislation may be examined on any weekday between 8:45 a.m. and 4:45 p.m.

RONALD D. LEONHARDT,
City Clerk.

10744850/9-4-11

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 10/20/09

FILE NUMBER: 090559

Original Fiscal Note ☐ Substitute ☒

SUBJECT: Substitute resolution creating Business Improvement District No. 44, Kinnickinnic Avenue, and approving its first year Operating Plan, in the 14th Aldermanic District.

B) SUBMITTED BY (Name/title/dept./ext.): Rocky Marcoux, Commissioner

C) CHECK ONE: ☐ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☒ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☐ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☒ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☐ GRANT & AID ACCOUNTS (G & AA)
☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	Business Improvement District No. 44		\$45,913		
TOTALS			\$45,913		

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 09/01/09

FILE NUMBER:

Original Fiscal Note ☒ ☐

SUBJECT: Resolution creating Business Improvement District No. 44, Kinnickinnic Avenue, and approving its First Year Operating Plan, in the 14th Aldermanic District.

B) SUBMITTED BY (Name/title/dept./ext.): Rocky Marcoux, Commissioner

C) CHECK ONE: ☐ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☒ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES: FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☐ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT (DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☒ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☐ GRANT & AID ACCOUNTS (G & AA)
☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	Business Improvement District No. 44			\$46,659	
TOTALS				\$46,659	

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE

☐

NOTICES SENT TO FOR FILE : 090559

[illegible]



Legislation Details (With Text)

File #: 090669 **Version:** 1
Type: Resolution **Status:** In Committee
File created: 9/22/2009 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE
On agenda: **Final action:**
Effective date:

Title: Substitute resolution approving Year 2010 Operating Plans for various Business Improvement Districts and for Neighborhood Improvement District No. 1 located in the City of Milwaukee.

Sponsors: THE CHAIR

Indexes: BUSINESS IMPROVEMENT DISTRICTS

Attachments: BID 2 Operating Plan.pdf, BID 4 Operating Plan.pdf, BID 5 Operating Plan.pdf, BID 8 Operating Plan.pdf, BID 8 Annual Report.pdf, BID 8 Audit.pdf, BID 10 Operating Plan.pdf, BID 10 Annual Report.pdf, BID 11 Operating Plan.pdf, BID 13 Operating Plan.pdf, BID 15 Operating Plan.pdf, BID 16 Operating Plan.pdf, BID 16 Annual Report.pdf, BID 17 Operating Plan.pdf, BID 19 Operating Plan.pdf, BID 20 Operating Plan.pdf, BID 21 Operating Plan.pdf, BID 21 Annual Report.pdf, BID 21 Audit.pdf, BID 25 Operating Plan.pdf, BID 26 Operating Plan.pdf, BID 26 Annual Report.pdf, BID 27 Operating Plan.pdf, BID 28 Operating Plan.pdf, BID 28 Annual Report.pdf, BID 29 Operating Plan.pdf, BID 31 Operating Plan.pdf, BID 32 Operating Plan.pdf, BID 35 Operating Plan.pdf, BID 36 Operating Plan.pdf, BID 37 Operating Plan.pdf, BID 38 Operating Plan.pdf, BID 39 Operating Plan.pdf, BID 40 Operating Plan.pdf, BID 40 Audit.pdf, BID 41 Operating Plan.pdf, NID 1 Operating Plan.pdf, 2009 Annual Report.pdf, Substitute Fiscal Note and Attachment, Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
9/22/2009	0	COMMON COUNCIL	ASSIGNED TO		
10/20/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/20/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/21/2009	1	CITY CLERK	DRAFT SUBMITTED		

Number
090669
Version
SUBSTITUTE 1
Reference

Sponsor
THE CHAIR
Title

Substitute resolution approving Year 2010 Operating Plans for various Business Improvement Districts and for Neighborhood Improvement District No. 1 located in the City of Milwaukee.

Analysis

Sections 66.1109(3)(b) and 66.1110(4)(b), Wisconsin Statutes, require that Business Improvement Districts and Neighborhood Improvement Districts, respectively, submit annual Operating Plans for City approval. This substitute resolution approves Year 2010 Operating Plans for Business Improvement District Nos. 2, 4, 5, 8, 10, 11, 13, 15, 16, 17, 19, 20, 21, 25, 26, 27, 28, 29, 31, 32, 35, 36, 37, 38, 39, 40 and 41 and for Neighborhood Improvement District No. 1 and authorizes assessments on taxable property within said Districts.

Body

Whereas, The Common Council of the City of Milwaukee ("Common Council") has created Business Improvement Districts and a Neighborhood Improvement District in the City of Milwaukee and has approved their first year Operating Plans; and

Whereas, Sections 66.1109(3)(b) and 66.1110(4)(b), Wisconsin Statutes, require that Boards of Business Improvement Districts and Neighborhood Improvement Districts, respectively, submit annual Operating Plans to the Common Council for approval; and

Whereas, The Boards of Business Improvement District Nos. 2 (Historic Third Ward), 4 (Greater Mitchell Street), 5 (Westtown), 8 (Historic King Drive), 10 (Avenues West), 11 (Brady Street), 13 (Oakland Avenue), 15 (Riverwalks), 16 (West North Avenue), 17 (76th/Brown Deer), 19 (Villard Avenue), 20 (East North Avenue), 21 (Milwaukee Downtown), 25 (Riverworks), 26 (Menomonee Valley), 27 (Burleigh Street), 28 (North Avenue Gateway), 29 (Atkinson/Capitol/Teutonia), 31 (Havenwoods), 32 (North Avenue Market Place), 35 (Kinnickinnic River), 36 (Riverworks II), 37 (30th Street Industrial Corridor), 38 (Cesar E. Chavez Drive), 39 (Center Street Marketplace), 40 (Airport Gateway) and 41 (Downer Avenue) and Neighborhood Improvement District No. 1 (Brewery) have submitted proposed Year 2010 Operating Plans; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Year 2010 Operating Plans for Business Improvement District Nos. 2, 4, 5, 8, 10, 11, 13, 15, 16, 17, 19, 20, 21, 25, 26, 27, 28, 29, 31, 32, 35, 36, 37, 38, 39, 40 and 41 and Neighborhood Improvement District No. 1 are approved; and, be it

Further Resolved, That the City Treasurer, City Comptroller, Assessment Commissioner and other affected departments are directed to collect and disburse BID and NID assessments in accordance with said Year 2010 Operating Plans; and, be it

Further Resolved, That all City officials, departments, boards and commissions are directed to take all actions and provide such assistance, as necessary, to carry out the intent and purpose of this resolution and said approved Year 2010 Operating Plans.

Drafter
DCD:RFM:rfm
10/20/09

BUSINESS IMPROVEMENT DISTRICT NO. 2

2010 OPERATING PLAN

September 10, 2009

+

Submitted by:

Historic Third Ward Association Inc.

219 North Milwaukee Street

Third Floor

Milwaukee, WI 53202

(414) 273-1173

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I. INTRODUCTON

A. BACKGROUND

In 1984, the State of Wisconsin created 66.1109 (formerly S. 66.608) of the Statutes (Appendix, Exhibit A) enabling Cities to establish Business Improvement Districts (BIDs).

The purpose of the law is:

"...to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wis. Act. 184, Section 1, legislative declaration.)

The City of Milwaukee created Business Improvement District No. 2 ("BID-2") and approved its initial operating plan via Common Council Resolution No. 870501, adopted by reference October 6, 1987. (Appendix, Exhibit B)

Since 1988, BID-2 has submitted yearly-amended plans adding and modifying its plan objectives as part of its ongoing management and promotion of the district, including in some instances its financing arrangements and assessment methodologies. This amended Plan shall govern operation of BID-2 during calendar year 2010.

B. PHYSICAL SETTING

Business Improvement District No. 2 encompasses the Third Ward, which occupies a strategic location within the Milwaukee central business district (CBD). It is located adjacent to Interstate 794, just south of the downtown. The Third Ward is within 6 to 8 blocks of Downtown's primary retail shopping district, although separated from it by I-794, an elevated expressway. The importance and proximity of Interstate 794, with its connections to the north, south and west have taken on new significance in light of the recent redesign and rebuild of the Marquette Interchange. The Third Ward includes the Summerfest grounds and is adjacent to the emerging Milwaukee Lakeshore State Park. The Third Ward also occupies frontage along the Milwaukee River to the west and south.

The Third Ward also contains a large concentration of historic late 19th and early 20th century industrial and warehouse buildings, and is one of the last remaining intact warehouse districts in the country. In 1984 the National Register of Historic Places accepted 70 buildings spanning approximately 10 square blocks as "The Historic Third Ward District." While several individual buildings are outstanding architecturally, it is the overall "ensemble" which gives the Third Ward its special identity. The large number of older multistory buildings, located in close proximity, and the interrelationships between buildings and the overall environment give the Third Ward a character unique within the region.

The Third Ward's strategic central location and its physical qualities help support its future role as a high-value commercial and residential area. Wholesaling or other low density light-industrial uses might best be either selectively maintained or eventually phased out, given the area's higher density development potential.

A primary objective of the Plan is to reinforce and enhance the historic image and character of the area through the renovation, rehabilitation and adaptive reuse of existing historic buildings and the encouragement of appropriate infill and new construction.

The City of Milwaukee worked with the Historic Third Ward in 1988 to create the first Tax Incremental Financing District within the boundaries of the Third Ward ("TID No. 11") to finance construction of substantial physical public improvements within the Third Ward (the "TID improvements"). In 1998 the City of Milwaukee authorized the creation of a second Tax Incremental Financing District within the Third Ward ("TID No. 34") to assist with the financing of the Riverwalk Project (as hereinafter described). In 2002 the project scope of TID No. 34 was amended to provide additional funds for the Riverwalk Project (as hereinafter described). In 2002 the City transferred a parcel of land at the northeast corner of North Water and St Paul Ave. to BID-2 as part of its commitment towards creating a Milwaukee Public Market. The City has also, through its Redevelopment Authority, authorized a conduit borrowing mechanism, which allowed BID-2 to initiate and complete the Third Ward Water Street Parking Structure (as hereinafter described). In April 2006 TID No. 11 was retired.

II. DISTRICT BOUNDARIES

The Business Improvement District is illustrated by Appendix, Exhibit C. It includes 346 taxable parcels and 40 exempt parcels, either, city, county, state, or otherwise exempt. Total (including exempt property) floor area within the district is 4,642,945 square feet and total land area is 7,664,747 square feet. (Residential is listed on the assessment sheet not included in above totals). The boundaries were established after numerous meetings with District property owners. The boundaries of the District shall be as follows: The eastern boundary shall be the western edge of Lake Michigan; the southern and southwestern boundary shall be the northern and northeastern edge of the Milwaukee River; and the northern and western boundary shall be an irregular line described as follows: commencing on the northern edge of the Milwaukee River and the eastern line of the right-of-way of North 2nd Street, extended; thence north along the eastern line of the right of way of North 2nd Street, extended, to the northern edge of the right-of-way of St. Paul Avenue; thence east along the northern edge of the right-of-way of St. Paul Avenue to a point on the eastern line of the right-of-way of N. Plankinton Avenue; thence north along the eastern line of the right-of-way line of Interstate Highway 794; thence east along the south and southwest right-of-way line of Interstate Highway 794 to the western edge of the Milwaukee River; thence northeasterly along the western edge of the Milwaukee River to a point on the southern right-of-way line of E. Clybourn Street; thence easterly on E. Clybourn Street to the edge of Lake Michigan. All area and assessment figures stated above are based on City of Milwaukee (DCD) Records dated July 2009 and the City of Milwaukee Website.

III. PROPOSED OPERATING PLAN

A. PLAN OBJECTIVES

The specific objective of BID-2 is to develop, redevelop, maintain, operate, promote, and advertise the area of the Historic Third Ward, identified herein as the "District." It is intended that the Board of BID-2 shall have all powers authorized by law, and by this Plan including, but not limited to the following powers in carrying out its objectives:

B. PROPOSED ACTIVITIES – YEAR 23

1. To undertake on its own account public improvements and/or to assist in development, underwriting or guaranteeing public improvements within the District.
2. To acquire, improve, lease and sell properties within the District, and otherwise deal in real estate as necessary to promote the economic development of the District and specifically those projects enumerated in the plan objectives as submitted.
3. To plan, implement, operate, maintain and finance a Streetscape improvements plan within the District (the "Streetscape Plan").
4. To plan, finance, construct, operate and maintain a Parking Structure on the northwest corner of North Milwaukee and East Chicago Streets (the "Third Ward Milwaukee Street Parking Structure").
5. To plan, finance, construct, operate and maintain a Parking Structure on the southeast corner of North Water and East Chicago Streets (the "Third Ward Water Street Parking Structure").
6. To plan, finance, construct, operate and maintain a Riverwalk system through the District along the Milwaukee River (the "Riverwalk Project").
7. To help plan, finance, construct, operate and maintain the Riverwalk Connector, the portion of the Riverwalk that connects the Third Ward Riverwalk to the Downtown Riverwalk.
8. To plan, finance, construct, operate and maintain and/or assist in the creation of a Public Market on the north side of St. Paul Ave. between N. Water and N. Broadway.
9. To plan, finance, construct, operate and maintain and/or assist in the creation of a Public Market Annex at 346 N Broadway.
10. To plan, finance and assist in the creation of a Public Market District, which includes all those properties within two blocks of the Public Market.
11. To develop a Market District assessment methodology which apportions the cost of creating and maintaining the Public Market and Public Market District not covered by grants and/or donations.
12. To enter into management agreements to have others manage the Public Market.
13. To enter into such agreements and extend such guarantees as necessary to acquire interests in land and property, borrow funds, design, develop and construct the Riverwalk Project.
14. To enter into agreements to refinance existing debt.
15. To assess against property in the TID No. 34 area, per the formula described hereafter, those amounts necessary to finance the debt service coming due from time to time under the bonds for the TID Improvements.
16. To enter into loan agreements as necessary with individual Riverwalk property owners on terms agreed upon to finance Riverwalk improvements necessary to the construction of the Riverwalk.
17. To enter into easement agreements as necessary with individual Riverwalk property owners on terms agreed upon as necessary to construct the Riverwalk.
18. To enter into a loan agreement, or agreements, with the City for funds necessary to finance the Riverwalk and/or Riverwalk improvements.
19. To assess against property in the District those amounts necessary to finance the loans and construction costs as described hereafter connected with the creation of the Riverwalk.
20. To use current and accumulated ramp revenues, as described in the Parking Ramp Cooperation and Development Agreement dated 6/13/94, to first pay normal and customary operation and maintenance costs of the structure, second fund repayment of City of Milwaukee Redevelopment Authority Bonds, issued for the Historic Third Ward Parking Facility Project, third, fund an interest

rate stabilization reserve, fourth pay such normal and necessary borrowing expenses such as letter of credit fees, remarketing fees and bank trustee fees.

21. To enter into such agreements and to extend such guarantees as necessary to acquire interests in land and property, borrow funds, design, develop and construct the Water Street Parking Structure, the Milwaukee Street Parking Structure, the Third Ward Streetscapes, the Third Ward Riverwalk, the Riverwalk Connector, the Public Market, the Public Market District, Public Market Annex and such other projects enumerated in the plan objectives.
22. To assess against property in BID-2 area, pursuant to the assessment formulas referred to herein, amounts necessary to meet any obligations entered into to acquire interest in land and/or property, borrow funds, design, develop, construct, operate and maintain the Water Street Parking Structure, the Milwaukee Street Parking Structure, the Third Ward Streetscapes, the Third Ward Riverwalk, the Riverwalk Connector, the Public Market, Public Market Annex, the Public Market District and such other projects enumerated in the plan objectives.
23. To take whatever action necessary to protect and maintain its status as a non-taxable governmental entity. As a BID, BID-2 is a quasi-governmental entity authorized by state statute; created, governed and appointed by the City through its legislative process, and as such, is for legal and tax purposes, an integral part of the creating municipality, both in terms of its structure and endeavors.
24. To OPERATE, MAINTAIN, LEASE and hold a SPECIAL PRIVILEGE for the ongoing financial and physical obligations of caring for and programming of the TID No. 11-funded Streetscape project.
25. To OPERATE, MAINTAIN, LEASE and hold a SPECIAL PRIVILEGE for a Parking Structure located at 212 North Milwaukee Street.
26. To OPERATE, MAINTAIN, LEASE and hold a SPECIAL PRIVILEGE for a Parking Structure located at 225 East Chicago Street.
27. To OPERATE, MAINTAIN, LEASE and hold a SPECIAL PRIVILEGE for the ongoing financial and physical obligations of caring for and programming of the Riverwalk Project.
28. To OPERATE, MAINTAIN, LEASE and hold a SPECIAL PRIVILEGE for the ongoing financial and physical obligations of caring for and programming of the Milwaukee Public Market and Annex
29. To promote new investment and appreciation in the value of existing investments of property in the District.
30. To develop, advertise and promote the existing and potential benefits of the District.
31. To manage the affairs of the District.
32. To apply for, accept and use grants and gifts for these purposes.
33. To contract with the Historic Third Ward Association, Inc., and others as necessary to carry out these goals.
34. To elect officers, hire employees and contract out work as are necessary to carry out these goals.
35. To increase police protection and add to the security of the District.
36. To make reimbursements, if necessary, out of its contingency fund for overpayments of BID-2 Assessments.
37. Maintain the appearance of the neighborhood by working to insure its safety and cleanliness.
38. Develop and implement a master operation and maintenance plan for the two Parking Structures, the Streetscapes and the Riverwalk Improvements.

39. Study feasibility of installing automated parking systems for both parking structures to increase parking opportunities and parking revenue.
40. Review additional possible funding instruments for Third Ward development.
41. Remit to the City the sixth payment toward the Riverwalk loan in the amount of \$47,209 and the fifth payment of the Dockwall loan in the amount of \$36,522.40 for a total of \$83,731.40.
42. With the completion of the Riverwalk Connector, the City has requested that BID-2 take over the maintenance component of this project. This portion of the riverwalk extends from the Clybourn St. Bridge to the Chase Bank building and is outside the area of BID-2. In return, the City will include a yearly Riverwalk Connector Maintenance Contribution to BID-2. For 2010 the amount shall be \$18,000.
43. Comply with reporting and notice requirements of public records law and open meeting law.
44. In addition, the Business Improvement District has agreed that the Historic Third Ward Association (HTWA) will do the following in 2010:
 - Continue to carry out HTWA strategic plan that was updated in January 2002.
 - Continue to participate in the implementation of the City of Milwaukee's Master Plan.
 - Continue the Graffiti Removal Program. Submit an application for a City of Milwaukee grant, if available.
 - Continue to use the "Space Available Listing" as a means of marketing available property in the Third Ward. The "listing" is available on both hard copy and on the HTWA website.
 - Continue to promote the Seasonal Trolley system.
 - Maintain the in-house bookkeeping, payroll and monthly financial reporting system that began in 1997.
 - Continue to enhance HTWA benefits of membership. The E-wire newsletter that began in 2005 is a big success.
 - Support the efforts of the "Third Ward Arts Committee" which was formed in 2000. Members include Third Ward theater groups, dance companies, galleries, artists, and MIAD. Their goal is to promote the Ward as a destination spot for the Arts and have the support of not only the Historic Third Ward Association but also including the Wisconsin Department of Tourism and the United Performing Arts Fund.
 - Coordinate events, promotion and advertising. Special events will be the 11th Annual Third Ward Jazz Festival: *A Summer Sizzle*, Christmas in the Ward and (4) Gallery Nights and the 5th Annual *Artscape – A Third Ward Sculpture Walk*.
 - Continue to work collaboratively with the East Town Association in co-sponsoring Gallery Night. This joint effort began in July 2000 and has been extremely successful in promoting the local merchants and galleries.
 - Continue to offer the merchant/business coupon validation program and the monthly parking rates at both the Milwaukee and Water Street Parking Structures.
 - In cooperation with Milwaukee World Festival, Inc., continue to address issues including crowd control, traffic, crime and clean up during events, especially during Summerfest.
 - Extend the banner program to include Harbor Drive. All Third Ward banners shall be 30" x 80", other than those located at the ICC, which shall be 24" x 48".
 - Continue to hang "Third Ward Art District" banners on existing hardware throughout the Ward, a promotional effort that began in 2000.
 - Maintain ongoing involvement with the Collaborative Downtown Association to develop retail and marketing strategies.

- Maintain a position on Board of the Alliance for Downtown Parking and Transportation to develop transportation strategies. These include redesign issues of the Park East Freeway and Marquette Interchange, on and off street parking, the connector study, mass transit, etc.
- Maintain ongoing involvement with the Downtown Collaborative Marketing Group.
- Continue efforts of our street beautification program with the intent of making the Third Ward the downtown "Flower District." Continue the hanging flower basket program utilizing 72 poles with 144 baskets.
- Continue to plant flowers in the 22 garbage cans-turned flower containers and the flowers boxes around the mid-block parks, as well as 6 planters on Buffalo Street stub end. Continue the Snow Removal Program for properties in the historic area.
- Advocate for a continuous Third Ward Riverwalk that connects the south side of Clybourn to the Lakeshore State Park.
- Accept donations and grants on behalf of the Milwaukee Public Market project.
- Enter into such agreements as necessary to manage and operate the Milwaukee Public Market
- Continue operation of an office for the District to promote new development, including the following services:
 - Maintain the current Space Available web listing and fax program. Respond to questions about available space for leasing or purchase.
 - Promote publicity and media coverage of District activities.
 - Arrange for security and increased police protection, especially during the festival season.
 - Revise, publish and distribute business-to-business directories, brochures, and other promotional materials.
 - Plan and coordinate special events.
 - Prepare the quarterly e-wire *E-Scapes*, introducing new businesses and providing information to all members and constituents.
 - Continue to promote the Third Ward Sidewalk Sale and Black Friday Shopping Spree for the Third Ward merchants.
 - Continue to hold Security meetings for all businesses, property owners and residents. Held quarterly on the second Tuesday, it brings awareness of the crime that is happening in our neighborhood and surrounding areas. The MPD is represented by the crime prevention officer and at times the Captain of the First District.
 - Continue to update the Website on an as-needed basis ensuring all posted information is accurate and up-to-date. Continue doing mass-emails to all Third Ward businesses for announcing neighborhood news and events.
 - Continue "WHAT'S UP IN THE WARD", our once a week newsletter filled with events, sales and promotions being offered by Third Ward paid members. The information is compiled in our office and then sent to the entire neighborhood via email.
 - Continue to provide all necessary support for the Public Market and Public Market District Projects, act as a fiscal agent for contributions, buying, leasing or otherwise dealing in land when necessary, act as agent for contracted services, apply for and accept on behalf of the Public Market public and/or private grants and/or loans and what ever else is necessary to complete these projects.

- Green Space Initiative: Continue and expand efforts to identify and support the development of public green space. This may be accomplished by independent action, or preferably in conjunction with nearby or other stakeholders. Administrative and operational support may be provided. Act as an agent for contracted services, apply for and accept public and/or private grants and/or loans and whatever else is necessary to complete these projects.
- Continue to work with the City regarding Third Ward Streetlighting issues. An agreement was made with the City on August 4, 2006 to resolve the issues. See Exhibit V.

C. PROPOSED 2010 BUDGET FOR YEAR TWENTY THREE

See Appendix, Exhibit T attached hereto and incorporated herein.

D. FINANCING METHOD

The proposed expenditures will be financed from revenues collected from general BID and Private Property assessments for Operating, Riverwalk Construction, Riverwalk Maintenance, and Special Assessments. It is estimated that the budget will raise \$573,030 through these assessments detailed on Appendix, Exhibit D, attached hereto and incorporated herein. Separately from this plan, as part of the City budget process, the City of Milwaukee shall contribute \$18,000 in support of the District and \$18,000 to maintain the Riverwalk Connector (a partnership including the City, Downtown Riverwalk District, and BID 2) portion of the Riverwalk. If for any reason, the City does not authorize in its budget process the contribution of \$18,000 for the maintenance of the Riverwalk Connector, the City will take over the responsibility of maintaining it.

E. ORGANIZATION OF BID BOARD

The Board of BID-2 (Board) primary responsibility will be the implementation of the District Operating Plan. This will require the Board to negotiate with providers of services and materials to carry out the plan; to enter into various contracts; to monitor development activity; to revise periodically the District plan and to ensure District compliance with the provisions, applicable statutes and regulations.

State law requires that the Board is composed of at least 5 members and that a majority of the Board members be owners or occupants of property within the District.

BID-2 Board has been structured and is operating as follows:

- Board size - 9 members.
- Composition – at least seven members are owners or occupants of property within the District. Any non-owner or non-occupant appointed to the Board shall be a resident of the City of Milwaukee.
- Term - Appointments to the Board are for a period of 3 years except that initially 3 members were appointed for a period of 2 years, and 3 members were appointed for a period of 1 year, each term ending on March 22 of the applicable year.
- Compensation - None.
- Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings law.

- Record Keeping - Files and records of the Board's affairs shall be kept pursuant to public record requirements.
- Staffing - The Board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
- Meetings - The Board shall meet regularly, at least annually, in keeping with the by-laws as stated in Appendix, Exhibit F. The Board shall adopt rules of order to govern the conduct of its meetings.
- The Board shall submit to the City the results of its annual audit, which shall be conducted by a qualified certified public accountant.

The following have been appointed by the Mayor to the Board and are currently serving as members:

Kendall Bruenig
 Marianne Burish
 Eric Dillner*
 Michael Gardner
 Robert Joseph
 Robert Monnat
 Ronald San Felippo
 Greg Uhen
 Doug Weas

*Will need to find a replacement.

F. RELATIONSHIP TO HISTORIC THIRD WARD ASSOCIATION

BID-2 shall be a separate entity from the Historic Third Ward Association, Inc. (HTWA) not withstanding the fact, that members, officers and directors of each may be on each board. The HTWA whose board consists of 24 members shall remain a private organization not subject to the open meeting law, and not subject to the public records law except for its records generated in connection with its contact with the BID-2 Board, and may, and it is intended, shall, contract with BID-2 to provide services to BID-2, in accordance with BID-2's operating plan. Any contracting with HTWA to provide services to BID shall be exempt from the requirements of 62.13, Wis. Statutes because such contracts shall not be for the construction of improvements or provision of materials. If BID-2 does contract for the construction of improvements or provision of materials, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required under 66.1109 (3)(c), Wis. Statutes, shall be deemed to fulfill the requirements for 62.15(14) Wis. Statutes. BID-2 Board and the City shall comply with the provisions of 66.1109 Wis. Statutes, before the City inserts assessments for this BID plan onto the tax bills for the parcels assessed hereunder, only to the extent required by law, to create a lien on the parcels assessed.

IV. METHOD OF ASSESSMENT AND DISBURSEMENT

BID-2 voted on September 10, 2003 to change its Assessment Formula to a value based method that uses the City's Assessed Valuation, as on Jan 1, of the same year, as the determination factor to assess individual property owners of their share of the Assessments.

A. ASSESSMENT RATE AND METHOD

i. THE GENERAL ASSESSMENT

The variables used to determine the regular annual General Assessments are:

1. Value of the property as of January 1, of the year the Assessment is calculated, as determined by the City Assessors' Office.
2. The Gross amount of the assessment.

The assessment methodology will work as follows:

Step 1.

Add up the value of all property subject to BID-2 Assessment.

Step 2.

Divide the amount of the assessment by the total value of the property (see 1 above) to create a valuation factor or mil rate.

Step 3.

Multiply the valuation factor times the assessed value of the property to determine each BID-2 Assessment on a property by property basis.

Step 4.

After compliance with the provision of Article IV, herein, the amount of regular assessment and contingent assessment for each parcel shall be submitted to the City of Milwaukee which shall include it as a separate line item on the real estate tax bill for that parcel next issued. The City shall collect such assessment with the taxes as a special charge, and in the same manner as such taxes, and shall turn over all monies so collected to BID-2 Board for distribution in accordance with BID-2 Plan by the 15th day of the month following such collection. All BID-2 Assessments shall be held by the City in a segregated account until it is released to BID-2 Board as provided herein.

As of January 1, 2009, the property in the District had a total assessed value of over \$339,491,700. This plan proposed to assess the property in the district at a rate of \$1.47 per \$1,000 of assessable value. This does not include special assessments agreed to by specific parcels.

Appendix Exhibit D lists the total amount to be raised through assessments in 2009 (Year Twenty Two) and the projected assessment for each parcel within BID-2. These assessment figures are estimates. They are based upon the following assumptions:

1. The budget contained herein is adopted.
2. Assessed values within the District are not changed from the Tax Commissioner's July 2009 figures.
3. The total number of parcels assessed under the Plan are parcels identified in Appendix, Exhibit D.

Assessments will vary if any or all of these assumptions prove incorrect. However, it is unlikely that actual costs, floor areas, land areas, assessed values and bonding factors will vary enough from assumed conditions to produce significant changes in projected assessments.

Assessments for individual parcels within BID-2 will be established each year over the life of the District. Thus, as parcels increase or decrease in value, their assessment obligations will change.

The assessment method is designed to reflect changing conditions with BID-2. If potential benefits increase for a particular parcel (e.g., if floor area is added or new construction takes place), the assessment value relative to other parcels will increase. If potential benefits decrease (e.g., if a building is demolished), the assessment value relative to other parcels will decrease. Any BID-2 Assessments collected by the City before or after the plan year for which the Assessments were made, shall be delivered to BID-2 Board by the 15th of the month following the month during which such sums were collected, and are to be used by BID-2 Board in the same manner as if received during the applicable Plan Year. This provision is intended to govern BID Assessments prepaid in December prior to the applicable Plan Year, as well as to delinquent and late payments made after the Plan Year.

The Board shall prepare and make available to the public and the City annual reports describing the current status of BID-2, including expenditures and revenues, at the same time it submits its amended Plan to the City for the following year. This report shall include an independent certified audit of the implementation of the Plan, which shall be forwarded to the City, and which shall be paid for out of BID-2's budget.

The presentation of this Plan to the City shall be deemed a standing order of the Board under Sec. 66.1109(4) Wis. Statutes to disburse BID-2 Assessments without necessity of an additional disbursement agreement, disbursement method, or accounting method.

Disbursements made under this Plan shall be shown in the City's Budget as a line item. Disbursement procedures shall be as follows: the City shall forward a check for the full amount of the assessment minus that which is assessed for replenishing the Bond Reserves for the Water Street Parking Structure, if any is due, to the offices of BID-2.

ii. THE RIVERWALK ASSESSMENT

Those properties identified in Appendix, Exhibit J "Riverwalk Development Agreement", which are operational, will be assessed per the methodology outlined in BID-2 No. 2 First Amendment to 1998 Operating Plan, incorporated herein as Appendix, Exhibit I beginning in 2004 (Plan Year 17).

iii. THE DOCKWALL ASSESSMENT

Those properties whose dock walls have been completed and which are identified in Appendix, Exhibits O(1) through O(6) will be assessed per their agreements with BID-2.

iv. RIVERWALK MAINTENANCE ASSESSMENT

Those properties identified in Exhibit J "Riverwalk Development Agreement", which were operational, were assessed per the methodology outlined in BID-2 No. 2 First Amendment to 1998 Operating Plan, and such additional Amendments as have succeeded it, incorporated herein as Appendix, Exhibit I, beginning in 2004 (Plan Year 17).

With the addition of the Riverwalk Connector Project identified in Appendix, Exhibit R "Fifth Amendment to Riverwalk Development Agreement" and Appendix, Exhibit S "Sixth Amendment to the Riverwalk Development Agreement," the City has agreed to fund BID-2 with an \$18,000 City Contribution toward maintaining this publicly owned portion, beginning in 2006 (Plan Year 19). In the event the \$18,000 is not allocated in the budget to BID-2 then the responsibility for maintaining the Riverwalk Connector shall be the City's.

v. CONTINGENT ASSESSMENTS

To guarantee the repayment of bond interest for monies borrowed through RACM, to finance the construction of the Third Ward Water Street Parking Structure, BID-2 pledged to assess for any shortfall in the debt service reserve account, as described in BID-2 Third Amendment to 1998 Operating Plan, attached hereto as Appendix, Exhibit M. Any contingent assessment for this purpose shall be paid based on the General BID Assessment methodology.

The actual yearly assessment for each parcel will be established when the Common Council adopts the annual operating plan update. Appendix, Exhibit D shows the percentage of payment allocated to each parcel in BID-2 using the City's July 2009 figures.

B. EXCLUDED AND EXEMPT PROPERTY

The Business Improvement District law requires the plan to include several specific statements:

1. Wis. Stats. 66.1109 (1)(f)(1m): the District will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the standard formula, because it is assumed that they will benefit from development in the District.
2. Wis. Stats. 66.1109 (5)(a): Property known to be used exclusively for residential purposes will not be assessed, such properties will be identified as BID Exempt Properties in Appendix, Exhibit D, as revised each year.
3. Wis. Stats. 66.1109 (1)(f)(5): A legal Opinion from the City of Milwaukee Attorney indicating that the plan complies with all applicable provisions of State law is attached to this section as Appendix, Exhibit G.
4. This Plan relies on the procedures adopted by the Common Council (Appendix, Exhibit E) and the City Attorney to review and express an opinion as to its legal sufficiency prior to action by the Common Council to adopt this plan as part of its budget.

The BID considers a property residential, if the unit is used for residential purposes only and is owner occupied.

Any property status change, after the submittal of the operation plan, that results in a refund of BID fees will be refunded and paid out of the 2010 budget.

V. RELATIONSHIPS TO THE COMPREHENSIVE PLAN AND THE ORDERLY DEVELOPMENT OF THE CITY

A. CITY PLANS

Historic building development became an important component of the City's overall downtown revitalization efforts beginning with the Grand Avenue Mall project. A "Master Plan" of Urban Design and Development Potentials for the Historic Third Ward was prepared with Milwaukee Department of City Development, in September of 1986. This Master Plan identified the need for and potentials of development in the Third Ward, and suggested BID-2 method for accomplishing such goals. This Plan is an outgrowth of these recommendations. The City has subsequently undertaken a number of planning studies involving the District, including a Downtown Master Plan, the development of Architectural Review Design Guidelines and the Third Ward Neighborhood Comprehensive Plan.

These build on the original Third Ward Master Plan by putting the District in context with the City's Downtown and setting up standards, which promote the goals identified in the original Master Plan.

Creation of a Business Improvement District to facilitate District development is consistent with the City's plans and promotes the orderly development of the City in general and the Downtown area in particular.

B. CITY ROLE

The City of Milwaukee is committed to helping private property owners in the District promote its development. To this end, the City intends to play a significant role in the creation of the District and in the implementation of the development plan. In particular, the City will:

1. Pay the contribution adopted by the City in its budget process, referenced in IV, above, applied against the following parcels of public land:

3610926111-9	3920623110-X	3920624110-5	3920631110-3
3920636111-9	3920757111-7	3920778100-6	3920860100-1
3920879110-2	3920964000-0	3920986000-0	3921036100-X
3921479100-9	3921481000-3	3921486210-0	3921489100-3
3921490111-4	3921492110-7	3921493111-0	3921727100-6
3921728000-5	3921732000-7	3921734000-8	3921735000-3
3921736000-9	3922167100-0	3922169114-1	3922178120-5
3922187113-1	3922187114-X	3960001100-X	3970115111-2
3970115112-0	3978003000-7	3978004000-2	3978007000-9
4290124000-5	4298001000-1	4299998000-1	4299999000-7

2. Act as staff to the District through adoption of this plan and provide assistance as appropriate thereafter.
3. Monitor, and when appropriate, apply for outside funds that could be used in support of the District.
4. Collect assessments, maintain in a segregated account and disburse the revenues of the District to BID-2, along with identification of those BID-2 assessments included in the disbursement.
5. Review annual audits as required per 66.1109(3) (c) of the BID Statute.
6. Provide the Board, through the Tax Commissioner's Office, on or before September 1 of each plan year, the official City records on assessed value and land area and building square footage for each tax key number within the District, as of January 1 of each plan year, for the purpose of calculating BID-2 assessments.
7. Encourage the County, State, and Federal Governments to support the activities of the District.

VI. PLAN APPROVAL PROCESS

A. PUBLIC REVIEW PROCESS

The Wisconsin Business Improvement District law establishes a specific process for reviewing and approving the creation and operation of BIDs. In addition to being subject to the open meetings law a BID is required to provide annual audited financial statements to the City. Additions or amendments to a BID's Operating Plan must be passed as by the municipality's legislative process. All appointments to a BID board must be nominated by the chief municipal officer and approved by the governing body.

All of the statutory requirements to create BID-2 were followed and are on file with the City's Legislative Reference Bureau.

i. Changes to the Operating Plan

Specifically the statute allows BID-2 to change its Operating Plan annually or at other times by amendment, in both cases the process follows the same procedure.

- The Economic Development Committee of the Common Council reviews the proposed changes to BID-2 Operating Plan at a public meeting and makes a recommendation to the full Council.
- If the Common Council approves it is forwarded to the Mayor for final approval.

ii. Annual appointment of BID-2 Board Members

Appointment of BID Board members is provided for under 66.1109 (3)(a) Wis. Statutes. The responsibility of the Board shall be as follows:

1. The nominating committee of BID Board No. 2 will forward, as board members terms expire or vacancies occur, a list of potential board members to the office of the Mayor 60 days prior to the expiration of such board member's term or as vacancies occur.
2. The Mayor will appoint members to the District Board with expiring terms at least 30 days prior to the expiration of such board member's term.
3. The Economic Development Committee of the Common Council will review the Mayor's nomination at a public meeting and will make a recommendation to the full Common Council.
4. The Council will act on said recommendation.

VII. FUTURE YEARS OPERATING PLANS

A. PHASED DEVELOPMENT

It was anticipated that BID-2 would continue to revise and develop its operating plan annually, in response to changing development needs and opportunities within the District, subject to the purposes and objectives defined herein.

Section 66.1109(3)(b) of the Business Improvement District law permits the Board to annually review and make changes as appropriate in the District operating plan. Therefore, while this document outlines in general terms the complete development program, it focuses on Year Twenty Three activities for calendar year 2010 (Plan Year), and information on specific land areas, building square footage, assessed values, budget amounts and assessment amounts.

This 2010 BID-2 Operating Plan will continue to apply the assessment formula against the assessed value as determined by the City as of January 1, 2009, to raise funds to meet the 2010 annual budget. The method of assessing shall not be materially altered except with the consent of the City as approved in the Operating Plan.

B. AMENDMENT, SEVERABILITY AND EXPANSION

This Business Improvement District has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this statute invalid or unconstitutional said decision will not invalidate or terminate the Business Improvement District and this Business Improvement District Plan should be amended to conform to the law without need of re-establishment. Should the legislature amend the statute to narrow or broaden the process of a Business Improvement District so as amongst other things to exclude or include as assessable properties, a certain class or classes of properties, then this BID plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual budget approval and without necessity to undertake any other act. All of the above is specifically authorized under Section 66.1109(3) (b).

VIII. APPENDICES

The following are the Appendices of the current and previous Business Improvement District No. 2 Operating Plans, and are incorporated herein by reference, unless amended by this document:

- A. BUSINESS IMPROVEMENT DISTRICT STATUTE
- B. PETITION FOR CREATION OF BID DISTRICT
- C. BID BOUNDARIES (MAP)
- D. YEAR 23 ASSESSMENT AND METHODOLOGY
- E. COMMON COUNCIL RESOLUTION CREATING BUSINESS IMPROVEMENT DISTRICT NO. 2
- F. BID NO. 2 BY-LAWS
- G. STATEMENT OF CITY ATTORNEY
- H. DEVELOPMENT OF RIVERWALK PROJECT
 - I. FIRST AMENDMENT TO BID NO. 2 1998 OPERATING PLAN
 - J. RIVERWALK DEVELOPMENT AGREEMENT
 - (a) Description and Timetable for Completion of all Project Segments
 - (b) Estimate Schedule of Repayments
 - (c) Estimated 2nd Year Riverwalk Project Assessments Per Property
 - (d) Estimated Riverwalk Project Budget
 - K. SECOND AMENDMENT TO BID NO. 2 1998 OPERATING PLAN
 - L. DEVELOPMENT OF WATER STREET PARKING STRUCTURE
 - M. THIRD AMENDMENT TO BID NO. 2 1998 OPERATING PLAN
 - N. DOCKWALL DEVELOPMENT LOAN AGREEMENT
 - O. 2010 FISCAL YEAR DOCKWALL ASSESSMENTS PER PROPERTY
 - (1) 301 North Water
 - (2) 333 North Water
 - (3) 105 North Water
 - (4) 225 North Water
 - (5) 223 North Water
 - (6) 233 North Water
 - P. FOURTH AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT, FIRST AMENDMENT TO DOCKWALL DEVELOPMENT LOAN AGREEMENT AND THIRD AMENDMENT TO COOPERATION AGREEMENT
 - Q. FIRST AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT FOR MIAD AND FOURTH AMENDMENT TO COOPERATION AGREEMENT FOR 511 E. MENOMONEE AND 151 N. JACKSON ST BLIGHT DESIGNATION PROJECT
 - R. FIFTH AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT
 - S. SIXTH AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT
 - T. 2010 BUDGET FOR YEAR 23

U. RESOLUTION DISSOLVING TID 11

V. THIRD WARD STREETLIGHT AGREEMENT WITH THE CITY

GREATER MITCHELL STREET

BUSINESS IMPROVEMENT DISTRICT NO.4

OPERATING PLAN YEAR FOR 2010 (YEAR 21)

8/27/2009

**GREATER MITCHELL STREET
BUSINESS IMPROVEMENT DISTRICT NO.4
2010 OPERATING PLAN (YEAR 21)**

I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly Sec. 66.608) of the Statutes enabling cities to establish Business Improvement Districts (BIDs) upon the petition of least one property owner within the proposed district. The purpose of the law is "... to allow businesses within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities." On July 28, 1989, the Common Council of the City of Milwaukee, by Resolution File Number 890176, created BID No. 4 (Greater Mitchell Street) and adopted its initial operating plan).

The BID law requires that every district have an annual Operating Plan. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development. This plan proposes a continuation and expansion of activities described in the initial (May 1989) Operating plan and subsequent years' operating plans.

B. Physical Setting

The area is a retail and commercial district in the near south side of Milwaukee.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix D.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to: continue the revitalization and improvements of a shopping district in Milwaukee's near south side.

B. Proposed Activities

Principle activities to be engaged in by the district during its 20th year of operation will include: maximizing both human and capital resources in the promotion and implementation of activities that will result in enhanced neighborhood safety, improved area image, new development and the increased value of present improvements and include:

- 1) Coordinate efforts to complete an overall design plan, including capital improvements, traffic circulation, and parking lot utilization.
- 2) Provide assistance to property owners and developers who are engaged in property improvements and redevelopment activities.
- 3) Promote the unique historic significance and commercial mix of the District.
- 4) Encourage design-sensitive renovations of buildings in the District and the removal of security bars and grills on commercial frontage.
- 5) BID NO.4 expects all commercial buildings within the BID to be maintained in a graffiti-free manner and will support means to accomplish this goal.
- 6) The BID may provide support and/or financial assistance to corporations that are engaging in activities meeting the BID's overall objectives for the year being considered.
- 7) Coordinate retail and other business recruitment.
- 8) Maintain the neighborhood business district portfolio, including an inventory of commercial space availability, to distribute to prospective tenants and to respond to inquiries.
- 9) Encourage increased police protection, security measures, and safety programs.
- 10) Initiate publicity and media coverage of District activities.
- 11) Plan and coordinate membership activities.
- 12) Support a community outreach program linking the business community to the community at large.
- 13) Put out timely information to members, retailers and other interested parties in the form of newsletters, faxes, fliers, and other appropriate methods
- 14) Encourage and support activities which enhance business recruitment and retention.
- 15) assist in TID #71 implementation

C. Proposed Expenditures

Business Development	500
Design committee	1000
Marketing and Promotion	6000
Safety and security	100
Catalytic projects reserve	100
Graffiti Removal	9000
Street Maintenance	500
Office supplies	1500
Rent	8000
Telephone/Internet	3000
Postage	1000
Utilities	2000
Equipment & Repairs	3000
T/E Meeting Expense	500
subscriptions/dues	500
Legal	500
Insurances	3000
Training	500
Professional Services	19500
Personnel	75000
	135200

D. Financing Method

It is proposed to raise \$135,310 through BID assessments (see Appendix D). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

Upon creation of the BID, the Mayor appointed members to the district board ("board"). The board's primary responsibility is the implementation of the Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – Eleven
2. Composition - At least eight members shall be owners or occupants of property within the district. The board shall elect its Chairperson from among its members.

3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$2,500.00 per parcel will be applied. A minimum of \$400.00 assessment will be applied to taxable properties, except for unimproved property.

As of January 1, 2008, the property in the proposed district had a total assessed value of over \$63,000,000 not including city owned properties or other exempt properties. This plan proposed to assess the property in the district at a rate of \$4.00 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID.

Appendix D shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1) (f) Im: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Greater Mitchell Street business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.

5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

Taxkey	CIProperty Address	Owner1	Land mprovement	CTY Total	preliminary BID assessment	final BID assessment	in pkg
Commercial							
4600101110	3 1300 W HISTORIC MITCHELL	GREGBROS LLC	\$90,000	\$1,277,000	\$5,468	\$2,500	1
4600113100	1 1301 W FOREST HOME	EL REY ENTERPRISES II LLC	\$31,900	\$283,100	\$1,260	\$1,260	1
4600115110	X 1337 W FOREST HOME	EL REY ENTERPRISES	\$274,300	\$1,670,700	\$7,780	\$2,500	1
4600118100	9 1905 S 13TH	PIEDAD SILVA	\$23,600	\$81,400	\$420	\$420	1
4600121000	9 1919 S 13TH	MANUEL GARCIA	\$15,800	\$104,000	\$479	\$479	1
4600123110	3 1937 S 13TH	DAGOBERTO BARRA	\$47,300	\$40,900	\$353	\$400	1
4600123120	0 1331 W BURNHAM	DOUGLAS S GORDON	\$85,600	\$667,400	\$3,012	\$2,500	1
4600123130	8 1940 S 14TH	BORDER PATROL WISCONSIN INC	\$102,200	\$245,800	\$1,392	\$1,392	1
4600301100	3 1841 S 14TH	PAK THREE MGMT INC-LESSEE	\$135,200	\$359,800	\$1,980	\$1,980	1
4600303000	8 1416 W FOREST HOME	JAMES J KUSIK & KAY M HW	\$2,700	\$65,700	\$274	\$400	1
4600304000	3 1412 W FOREST HOME	ANTONIO MOCTEZUMA	\$3,900	\$85,500	\$358	\$400	1
4600305000	9 1406 W FOREST HOME	ANTONIO MOCTEZUMA ANGUIANO	\$1,700	\$0	\$7	\$7	0
4600306000	4 1400 W FOREST HOME	ANTONIO RENTAS	\$6,700	\$69,000	\$303	\$400	1
4600315100	X 1401 W MITCHELL	F & E REAL ESTATE LLC	\$117,600	\$898,600	\$4,065	\$2,500	1
4601032000	3 1500 W MITCHELL	ELVIRA ROMERO	\$7,300	\$131,700	\$556	\$556	1
4601034000	4 1510 W MITCHELL	ERENIA I PRADO	\$7,400	\$0	\$30	\$30	0
4601037000	0 1522 W MITCHELL	REDCO ENTERPRISES LLC	\$8,000	\$176,800	\$739	\$739	1
4601040100	3 1532 W MITCHELL	SANTIAGO MERCADO	\$9,200	\$121,300	\$522	\$522	1
4601060000	6 1400 W MITCHELL	EMAD OUDEH	\$7,400	\$106,600	\$456	\$456	1
4601061000	1 1404 W MITCHELL	JOSE L GARCIA	\$7,400	\$90,800	\$393	\$400	1
4601063100	9 1418 W MITCHELL	KIDS 2 LLC	\$35,000	\$597,400	\$2,530	\$2,500	1
4601068100	6 1436 W MITCHELL	RAMIREZ RENTAL PROP LLC	\$14,700	\$99,300	\$456	\$456	1
4601861100	7 1302 W FOREST HOME	MITCHELL MARKET COMPANY LLC	\$125,900	\$2,030,100	\$8,624	\$2,500	1
4610501100	8 601 W HISTORIC MITCHELL	MITCHELL SQUARE, LLC	\$126,000	\$510,000	\$2,544	\$2,500	1
4610502100	3 621 W HISTORIC MITCHELL	MSDOC I LLC	\$41,400	\$1,850,600	\$7,568	\$2,500	1
4610505000	1724 S 7th	SEVENTH STREET PROPERTY		\$84,800	\$339	\$400	1
4610503000	2 635 W HISTORIC MITCHELL	JOSE MIGUEL MORENO TOD	\$5,000	\$115,000	\$480	\$480	1
4610528000	9 715 W HISTORIC MITCHELL	HUNTER INVESTMENTS LLC	\$10,800	\$4,200	\$60	\$60	0
4610530000	X 709 W HISTORIC MITCHELL	HUNTER INVESTMENTS LLC	\$12,400	\$166,600	\$716	\$716	1
4610531000	5 705 W HISTORIC MITCHELL	FRANK T KOUTRAS & MARY H W	\$27,400	\$207,600	\$840	\$840	1
4610539000	9 732 W MAPLE	PETER N TSOUNIS	\$10,800	\$45,800	\$226	\$400	1
4610540000	4 738 W MAPLE	PALERMOS PROPERTIES LLC	\$8,100	\$97,900	\$424	\$424	1
4610541000	X 733 W HISTORIC MITCHELL	LC DEVELOPMENT INC	\$21,600	\$374,400	\$1,584	\$1,584	1
4610542000	5 729 W HISTORIC MITCHELL	LC DEVELOPMENT INC	\$10,800	\$180,200	\$764	\$764	1
4610544100	2 723 W HISTORIC MITCHELL	LC DEVELOPMENT INC	\$18,200	\$267,800	\$1,144	\$1,144	1
4610545000	1 801 W HISTORIC MITCHELL	MICHAEL J SCHRAMM	\$21,600	\$266,400	\$1,152	\$1,152	1

4610546000	7	807 W HISTORIC MITCHELL	HECTOR SALINAS	\$19,800	\$298,200	\$318,000	\$1,272	1	1	\$1,272
4610547000	2	815 W HISTORIC MITCHELL	HECTOR SALINAS	\$9,400	\$112,600	\$122,000	\$488	1	1	\$488
4610548000	8	829 W HISTORIC MITCHELL	ASSOCIATED BANK NA	\$58,000	\$535,000	\$593,000	\$2,372	1	1	\$2,372
4610549000	3	833 W HISTORIC MITCHELL	THEODORE S DEMOPOULOS	\$21,700	\$530,300	\$552,000	\$2,208	1	1	\$2,208
4610550100	5	1718 S 9TH	ASSOCIATED ANK	\$28,800	\$9,200	\$38,000	\$152	1	0	\$152
4610562110	8	800 W MAPLE	PALERMOS PROPERTIES LLC	\$60,000	\$871,900	\$931,900	\$3,728	1	1	\$3,728
4610570000	8	929 W HISTORIC MITCHELL	RAZA HOLDINGS LLC	\$2,400	\$361,600	\$364,000	\$1,456	1	1	\$1,456
4610572100	5	939 W HISTORIC MITCHELL	FIRSTAR BANK MILWAUKEE NA	\$102,000	\$483,300	\$585,300	\$2,341	1	1	\$2,341
4610583000	9	1003 W HISTORIC MITCHELL	URBANE LLC	\$16,300	\$352,700	\$369,000	\$1,476	1	1	\$1,476
4610584000	4	1009 W HISTORIC MITCHELL	THE LEE COMPANY	\$16,300	\$171,700	\$188,000	\$752	1	1	\$752
4610585000	X	1013 W HISTORIC MITCHELL	MUN SANG YI	\$9,000	\$123,000	\$132,000	\$528	1	1	\$528
4610586000	5	1017 W HISTORIC MITCHELL	JENNIFER YOUSIM KIM	\$9,200	\$190,800	\$200,000	\$800	1	1	\$800
4610587100	7	1023 W HISTORIC MITCHELL	AMRIT N PATEL	\$18,300	\$180,800	\$199,100	\$796	1	1	\$796
4610590000	7	1029 W HISTORIC MITCHELL	THE LEE COMPANY	\$10,800	\$163,200	\$174,000	\$696	1	1	\$696
4610592100	4	1039 W HISTORIC MITCHELL	MITCHELL STREET STATE BANK	\$43,400	\$688,600	\$732,000	\$2,928	1	1	\$2,928
4610595100	0	1726 S 11TH	MITCHELL STREET STATE BANK	\$62,900	\$255,100	\$318,000	\$1,272	1	1	\$1,272
4610599000	6	1032 W MAPLE	MITCHELL STREET STATE BANK	\$10,800	\$6,300	\$17,100	\$68	1	0	\$68
4610602000	0	1022 W MAPLE	NICHOLAS P ANTON	\$6,900	\$56,800	\$63,700	\$255	1	1	\$255
4610604000	1	1101 W HISTORIC MITCHELL	PHRANKLESS INVESTMENT LLC	\$68,000	\$1,350,000	\$1,418,000	\$5,672	1	1	\$5,672
4610605000	7	1117 W HISTORIC MITCHELL	CHON LEE	\$9,900	\$163,100	\$173,000	\$692	1	1	\$692
4610606000	2	1125 W HISTORIC MITCHELL	THE TERRACOTTA PARTNERSHIP	\$19,200	\$2,500	\$21,700	\$87	1	0	\$87
4610607000	8	1129 W HISTORIC MITCHELL	THE TERRACOTTA PARTNERSHIP	\$9,800	\$1,300	\$11,100	\$44	1	0	\$44
4610608000	3	1135 W HISTORIC MITCHELL	THE TERRACOTTA PARTNERSHIP	\$21,700	\$341,300	\$363,000	\$1,452	1	1	\$1,452
4610609100	5	1718 S 12TH	PHRANKLESS INVESTMENT LLC	\$40,200	\$4,300	\$44,500	\$178	1	0	\$178
4610610110	8	1740 S 12TH	PROJECT RESTORE LTD	\$70,000	\$80,000	\$150,000	\$600	1	1	\$600
4610617000	2	1729 S 11TH	WILFREDO RIVERA	\$13,100	\$142,900	\$156,000	\$624	1	1	\$624
4610619100	X	1201 W HISTORIC MITCHELL	CAROL JEAN ALEX	\$31,500	\$555,500	\$587,000	\$2,348	1	1	\$2,348
4610620110	2	1213 W HISTORIC MITCHELL	CAROL JEAN ALEX	\$60,700	\$845,300	\$906,000	\$3,624	1	1	\$3,624
4610621110	8	1715 S 12TH	R KIDS LLC	\$36,200	\$256,800	\$293,000	\$1,172	1	1	\$1,172
4610622100	6	1730 S 13TH	CAROL JEAN ALEX	\$29,800	\$381,200	\$411,000	\$1,644	1	1	\$1,644
4610624000	0	1744 S 13TH	ELREY ENTERPRISES II LLC	\$15,600	\$11,200	\$26,800	\$107	1	0	\$107
4610636000	6	1830 S 13TH	VICENTE RAMOS	\$4,400	\$117,600	\$122,000	\$488	1	1	\$488
4610637000	1	1828 S 13TH	ANA MARIA RAZO	\$6,900	\$57,400	\$64,300	\$257	1	1	\$257
4610638000	7	1824 S 13TH	AUGUSTIN GARNICA	\$7,800	\$74,600	\$82,400	\$330	1	1	\$330
4610639000	2	1820 S 13TH	KARLA CEDENO	\$7,800	\$84,300	\$92,100	\$368	1	1	\$368
4610640000	8	1816 S 13TH	AGUSTIN GARNICA	\$7,800	\$72,500	\$80,300	\$321	1	1	\$321
4610641000	3	1812 S 13TH	ISMAEL LOPEZ	\$7,800	\$53,200	\$61,000	\$244	1	1	\$244
4610643000	4	1800 S 13TH	THOMAS DOMANOS & JOANN HW	\$4,100	\$61,000	\$65,100	\$260	1	1	\$260
4611311000	7	1202 W HISTORIC MITCHELL	EASTSIDE MGMT LLC	\$41,000	\$564,000	\$605,000	\$2,420	1	1	\$2,420
4611312000	2	1216 W HISTORIC MITCHELL	JOSEF SERCL & ROSALIA SERCL	\$9,700	\$127,300	\$137,000	\$548	1	1	\$548

4611313000	8	1222 W HISTORIC MITCHELL	CARLOS R CASTILLO	\$15,500	\$172,500	\$188,000	\$752	\$752	1	1
4611314000	3	1226 W HISTORIC MITCHELL	JESUS ESTRADA	\$15,800	\$283,200	\$299,000	\$1,196	\$1,196	1	1
4611315000	9	1662 S 13TH	ALOIS DRENZEK	\$11,500	\$76,400	\$87,900	\$352	\$400	1	1
4611337000	9	1633 S 11TH	GUSTAVO CAMACHO	\$14,200	\$95,500	\$109,700	\$439	\$439	1	1
4611341000	0	1651 S 11TH	DJC PROPERTIES LLC	\$9,500	\$84,400	\$93,900	\$376	\$400	1	1
4611343000	1	1659 S 11TH	ALEX BUCIO AS TRUSTEE OR	\$9,500	\$61,500	\$71,000	\$284	\$400	1	1
4611344000	7	1665 S 11TH	BRUCE L BAIER TRUSTEE OF	\$9,500	\$108,500	\$118,000	\$472	\$472	1	1
4611345000	2	1100 W HISTORIC MITCHELL	LOPEZ BAKING PROPERTIES LLC	\$10,800	\$212,200	\$223,000	\$892	\$892	1	1
4611346000	8	1104 W HISTORIC MITCHELL	SANG WON CHA	\$10,800	\$149,200	\$160,000	\$640	\$640	1	1
4611347000	3	1108 W HISTORIC MITCHELL	1108 PROPERTIES LLC	\$10,800	\$59,900	\$70,700	\$283	\$400	1	1
4611348100	5	1114 W HISTORIC MITCHELL	MARIA NOVOA-SANCHEZ	\$18,000	\$223,000	\$241,000	\$964	\$964	1	1
4611350000	X	1122 W HISTORIC MITCHELL	MODJESKA THEATER PROJECT	\$50,400	\$399,600	\$450,000	\$1,800	\$1,800	1	1
4611375000	6	1629 S 10TH	RODRIGO DIEZ	\$12,600	\$169,400	\$182,000	\$728	\$728	1	1
4611376000		SCHUSTERS HISTORIC	blended with main building tax key							
4611377100	3	1000 W HISTORIC MITCHELL	WILLIAM K LANGFAN	\$20,300	\$343,700	\$364,000	\$1,456	\$1,456	1	1
4611378110	6	1020 W HISTORIC MITCHELL	SCHUSTER HISTORIC BLDG LLC	\$21,200	\$4,752,800	\$4,964,000	\$19,856	\$2,500	1	1
4611396100	7	910 W HISTORIC MITCHELL	MITCHELL INV PROPERTIES-II	\$68,300	\$3,666,700	\$3,735,000	\$14,940	\$2,500	1	1
4611397000	6	930 W HISTORIC MITCHELL	DK USA PROPERTY MANAGEMENT	\$50,600	\$401,400	\$452,000	\$1,808	\$1,808	1	1
4611398100	8	1658 S 10TH	DK USA PROPERTY MANAGEMENT	\$19,000	\$4,700	\$23,700	\$95	\$95	1	0
4611427000	8	808 W HISTORIC MITCHELL	MOYSEY TSYPKIN	\$10,800	\$252,200	\$263,000	\$1,052	\$1,052	1	1
4611428000	3	812 W HISTORIC MITCHELL	SPONTANEOUS LLC	\$9,400	\$114,600	\$124,000	\$496	\$496	1	1
4611429000	9	814 W HISTORIC MITCHELL	HECTOR SALINAS	\$9,000	\$78,100	\$87,100	\$348	\$400	1	1
4611430000	4	822 W HISTORIC MITCHELL	JEMS REALTY LLC	\$18,200	\$208,800	\$227,000	\$908	\$908	1	1
4611431000	X	828 W HISTORIC MITCHELL	RODRIGO DIEZ	\$10,800	\$109,200	\$120,000	\$480	\$480	1	1
4611432000	5	832 W HISTORIC MITCHELL	YK COMMERCIAL INVESTMENTS LL	\$21,600	\$480,400	\$502,000	\$2,008	\$2,008	1	1
4611469100	3	710 W HISTORIC MITCHELL	KUNZELMANN ESSER LOFT APTS	\$140,700	\$3,426,300	\$3,567,000	\$14,268	\$2,500	1	1
4611470000	2	720 W HISTORIC MITCHELL	MIGUEL PRADO	\$9,200	\$140,800	\$150,000	\$600	\$600	1	1
4611472100	X	728 W HISTORIC MITCHELL	MUSA ISSAM W	\$23,400	\$267,600	\$291,000	\$1,164	\$1,164	1	1
4611473000	9	734 W HISTORIC MITCHELL	MARS DIRECT LLC	\$18,000	\$181,000	\$199,000	\$796	\$796	1	1
4611475000	X	1656 S 8TH	LOON INVESTMENTS LLC	\$30,000	\$504,200	\$534,200	\$2,137	\$2,137	1	1
4611476000	5	1648 S 8TH	SUELONG YANG RENTAL LLC	\$14,000	\$151,700	\$166,700	\$663	\$663	1	1
4611509000	3	1663 S 6TH	HAROLD J ZIEMENDORF	\$6,100	\$79,500	\$85,600	\$342	\$400	1	1
4611512000	X	600 W HISTORIC MITCHELL	JUAN A ORDAS	\$4,000	\$119,000	\$123,000	\$492	\$492	1	1
4611514100	7	608 W HISTORIC MITCHELL	TOM LITTMANN	\$5,500	\$136,500	\$142,000	\$568	\$568	1	1
4611515000	6	616 W HISTORIC MITCHELL	WALID W MOUSA	\$4,000	\$144,000	\$148,000	\$592	\$592	1	1
4611516000	1	620 W HISTORIC MITCHELL	NICHOLAS P ANTON	\$3,400	\$66,800	\$70,200	\$281	\$400	1	1
4611517000	7	622 W HISTORIC MITCHELL	LA REINA LLC	\$9,100	\$264,900	\$274,000	\$1,096	\$1,096	1	1
4611518000	2	632 W HISTORIC MITCHELL	ERIC W ZUEHLKE REVOCABLE	\$7,400	\$354,600	\$362,000	\$1,448	\$1,448	1	1
4611519000	8	1662 S 7TH	GORMAN PROPERTIES LLC	\$12,700	\$6,800	\$19,500	\$78	\$78	1	0
4611520000	3	1658 S 7TH	ERIC W ZUEHLKE REVOCABLE	\$6,100	\$12,100	\$18,200	\$73	\$73	1	0

4620625000	3	501 W HISTORIC MITCHELL	JAMES N WITKOWIAK	\$14,000	\$230,000	\$244,000	\$976	1	1
4620626000	9	507 W HISTORIC MITCHELL	JAMES N WITKOWIAK	\$6,300	\$0	\$6,300	\$25	1	0
4620628000	X	515 W HISTORIC MITCHELL	MITCHELL 551 LLC	\$6,800	\$99,200	\$106,000	\$424	1	1
4620630000	0	521 W HISTORIC MITCHELL	JAMES N WITKOWIAK	\$6,800	\$3,600	\$10,400	\$42	1	0
4620631110	X	529 W HISTORIC MITCHELL	JAMES WITKOWIAK	\$0	\$0	\$346,000	\$1,384	1	1
4620633000		535 W HISTORIC MITCHELL				\$6,800	\$27	1	0
4620634000	2	539 W HISTORIC MITCHELL	TOMAS MATOS	\$6,800	\$94,200	\$101,000	\$404	1	1
4620635000	8	541 W HISTORIC MITCHELL	JAMES WITKOWIAK	\$6,800	\$116,200	\$123,000	\$492	1	1
4620636100	X	545 W HISTORIC MITCHELL	MITCHELL 551 LLC	\$20,300	\$304,700	\$325,000	\$1,300	1	1
4620647000	3	546 W HISTORIC MITCHELL	MUNOZ RENTALS LLC	\$13,000	\$375,200	\$388,200	\$1,553	1	1
4690430120	5	1931 S 14TH	MCDONALDS CORP	\$95,500	\$507,500	\$603,000	\$2,412	1	1
4690479110	5	1838 S 15TH	BURNHAM CENTER LLC	\$47,100	\$740,900	\$788,000	\$3,152	1	1
4690482000	8	1423 W MITCHELL	LUIS GAMBOA	\$3,200	\$84,300	\$87,500	\$350	1	1
4690499000	0	1511 W MITCHELL	ALEJANDRO V VAZQUEZ	\$8,800	\$122,200	\$131,000	\$524	1	1
4690500000	4	1501 W MITCHELL	NOEL MARTIN	\$5,900	\$67,900	\$73,800	\$295	1	1
4690502000	5	1533 W MITCHELL	DAVID A TENNESEN	\$6,500	\$133,500	\$140,000	\$560	1	1
4690503000	0	1527 W MITCHELL	RAMON ENCINO	\$3,600	\$109,400	\$113,000	\$452	1	1
4693271000	5	1433 W BURNHAM	WALTRUST PROPERTIES INC	\$243,900	\$2,351,200	\$2,595,100	\$10,380	1	1
4693272000	0	1901 S 14TH	DIRK REED	\$94,600	\$777,400	\$872,000	\$3,488	1	1

\$135,310

Residential

4601062000	7	1408 W MITCHELL	URSULA G GUNTER	\$5,500	\$95,600	\$101,100			
4601065000	3	1424 W MITCHELL	EDWARD LEFFORGE	\$5,500	\$97,400	\$102,900			
4601066000	9	1430 W MITCHELL	PATRICK A WILBER	\$5,500	\$65,100	\$70,600			
4610537100	4	734 W WINDLAKE	ANTONIO MALDONADO	\$5,700	\$92,000	\$97,700			
4610538000	3	728 W MAPLE	LUIS BARAJAS	\$5,100	\$87,000	\$92,100			
4610554000	0	836 W MAPLE	PALERMOS PROPERTIES LLC	\$4,700	\$0	\$4,700			
4610555000	6	832 W MAPLE	PALERMOS PROPERTIES LLC	\$2,700	\$0	\$2,700			
4610556000	1	828 W MAPLE	PALERMOS PROPERTIES LLC	\$5,100	\$0	\$5,100			
4610557000	7	824 W MAPLE	PALERMOS PROPERTIES LLC	\$4,700	\$0	\$4,700			
4610600000	X	1028 W MAPLE	LAURA LUEVANO	\$5,100	\$67,000	\$72,100			
4610601000	5	1026 W MAPLE	RODRIGO DIEZ	\$4,700	\$32,600	\$37,300			
4610616000	7	1733 S 11TH	RICHARD C VALERO	\$5,000	\$34,200	\$39,200			
4610623000	5	1742 S 13TH	DAVID A MILLER	\$4,700	\$46,900	\$51,600			
4610635000	0	1220 W BURNHAM	GEORGE J ALBRIGHT	\$3,100	\$29,800	\$32,900			
4610642000	9	1810 S 13TH	PETE T DOMANOS	\$5,000	\$62,400	\$67,400			
4610644000	X	1227 W MAPLE	JOSE DELGADO	\$3,600	\$55,700	\$59,300			
4610645000	5	1219 W MAPLE	JOSE E DELGADO	\$4,900	\$85,000	\$89,900			

4611334000	2	1619 S 11TH	K B CO 1621 LLC	\$5,500	\$48,000	\$53,500
4611335000	8	1623 S 11TH	FRANCISCO GALINDO	\$5,500	\$49,500	\$55,000
4611336000	3	1629 S 11TH	SECOND STREET PROPERTIES LLC	\$5,500	\$88,000	\$93,500
4611338000	4	1639 S 11TH	ADAN MARTINEZ	\$6,700	\$78,800	\$85,500
4611339000	X	1643 S 11TH	CORNELIO LARA	\$5,500	\$77,300	\$82,800
4611340000	5	1647 S 11TH	DJC PROPERTIES LLC	\$5,500	\$57,100	\$62,600
4611342000	6	1657 S 11TH	DEUTSCHE BANK NATIONAL	\$5,500	\$99,100	\$104,600
4611374100	7	1623 S 10TH	GILBERT M & DELFINA GARAY	\$7,300	\$100,500	\$107,800
4611508000	8	1659 S 6TH	ATILANO SANCHEZ	\$5,400	\$113,000	\$118,400
4611510000	9	1669 S 6TH	PETRONILA JOSE GALVEZ	\$5,700	\$82,800	\$88,500
4611511000	4	1671 S 6TH	JOSE ORONA	\$5,700	\$73,400	\$79,100
4620629000	5	519 W HISTORIC MITCHELL	JAMES WITKOWIAK	\$2,900	\$0	\$2,900
4690481000	2	1427 W MITCHELL	DREAMSCAPE LTD	\$4,300	\$61,300	\$65,600
4690483000	3	1708 S 15TH	NILSA GARCIA NKA	\$5,500	\$108,000	\$113,500
4690484000	9	1714 S 15TH	ANTONIO DE JESUS	\$5,500	\$66,700	\$72,200
4690485000	4	1718 S 15TH	MOISES BENITEZ	\$5,500	\$56,800	\$62,300
4690486000	X	1722 S 15TH	PEDRO GONZALEZ	\$5,500	\$73,200	\$78,700
4690487000	5	1726 S 15TH	JUAN J LEZAMA	\$5,500	\$99,400	\$104,900
4690504000	6	1523 W MITCHELL	MIGUEL A ROJAS	\$4,300	\$90,100	\$94,400
Exempt						

\$2,457,100

4601212110	5	1321 W LAPHAM	CITY OF MILW SCHOOL SITE	\$0	\$0	\$0
4610534100	8	716 W WINDLAKE	CITY OF MILWAUKEE	\$0	\$0	\$0
4610552100	6	1726 S 9TH	NATIONAL SAVINGS AND LOAN	\$0	\$0	\$0
4610576110	4	930 W MAPLE	CITY OF MILWAUKEE	\$0	\$0	\$0
4610598000	0	1038 W MAPLE	NATIVE AMERICAN MINISTRY	\$0	\$0	\$0
4610603100	2	1002 W MAPLE	CITY OF MILWAUKEE	\$0	\$0	\$0
4610618000	8	1725 S 11TH	GREATER MILWAUKEE ASSN	\$0	\$0	\$0
4610625000	6	1747 S 12TH	CITY OF MILWAUKEE	\$0	\$0	\$0
4611307110	9	1657 S 12TH	CITY OF MILWAUKEE	\$0	\$0	\$0
4611351110	9	1650 S 12TH	CITY OF MILWAUKEE	\$0	\$0	\$0
4611390111	X	1643 S 9TH	CITY OF MILWAUKEE	\$0	\$0	\$0
4611419100	0	1644 S 9TH	UNITED MIGRANT OPPORTUNITY	\$0	\$0	\$0
4611423110	X	1654 S 9TH	CITY OF MILW OFF ST PKG	\$0	\$0	\$0
4611426000	2	802 W HISTORIC MITCHELL	UNITED MIGRANT OPPORTUNITY	\$0	\$0	\$0
4611474000	4	1662 S 8TH	IGLESIA DE DIOS PENTECOSTAL	\$0	\$0	\$0
4620627000	4	511 W HISTORIC MITCHELL	CITY OF MILWAUKEE	\$0	\$0	\$0
4690480000	7	1439 W MITCHELL	CITY OF MILW	\$0	\$0	\$0

BUSINESS IMPROVEMENT DISTRICT NO. 5

Westown Association of Milwaukee, Inc.

OPERATING PLAN - 2010



September 22, 2009

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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the Westown business area in Milwaukee's downtown central business district (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Westown BID #5 district. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

B. Physical Setting

The BID #5 boundaries are roughly comprised of Fourth Street on the east, Tenth Street on the west, W. Wells St. on the North and Clybourn St. on the south (with exclusion of certain exempt properties within those boundaries).

III. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in Appendix A of this plan. A listing of the properties included in the district is provided in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

According to the Westown BID #5 strategic plan, which was developed in 2008, Westown has set the following objectives as priorities:

- Explore development of a Westown Green Initiative
- Create new ways to attract people to visit Westown
- Foster economic and business development
- Continue to address the Transit Issue
- Engage Residents
- Continue current mix of Westown program and event offerings

B. Proposed Activities

Principle activities to be engaged in by the district will include:

- Establish a Westown Green Initiative Workgroup whose charge is to determine what direction Westown should take and formulate recommendations for Board consideration.
- Increase efforts to brand the Westown neighborhood that includes promotion of a Walkable Westown and leverages cultural assets in Westown including but not limited to MPL, MPM, Historical Society, Bradley Center, and Marquette University
- Design and launch new signature events - including an indoor market
- Promote use of Design Guidelines
- Support continuing efforts to lease/sell more building space
- Promote/advocate for new developments and leverage impact of these developments
- Participate with others in existing and future efforts to address transit issues that affect Westown and Downtown Milwaukee as a whole
- Seek input from residents by hosting a residential forum
- Continue producing River Rhythms, River Flicks, Farmer's Market and St. Patrick's Parade

C. Proposed Budget

Revenue	
BID Assessments	102,337
City Match	0
Membership Dues	17,500
Interest Income	5,500
Operating Revenue	175,180
Total Revenue	\$300,517.00
Expenses	
Gross Wages	105,500
Employer Benefit Contribution	12,370
Employer Payroll Taxes	9,280
Association Dues	1,840
Bank Charges	70
Business Meeting Costs	5,000
Insurance	4,340
Misc. Exp.	1,500
Equipment Lease/Maintenance	7,000
Equipment Purchase	1,300
Office Supplies	1,500
Postage	2,200
Printing	530
Professional Services	7,795
Subscriptions	230
Telephone/Fax	3,475
Meetings/Conferences	6,980
Newsletter	2,100
Operating Expenses	127,507
Total Expenses	\$300,517.00

D. Financing Method

It is proposed to raise \$102,337.00 through BID assessments (see Appendix C. We also expect to raise money through membership dues and program revenue. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size - 10

2. Composition - At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.

3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.

4. Compensation - None

5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.

6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.

7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.

8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to the Westtown Association

The BID shall be a separate entity from the Westtown Association of Milwaukee, Inc, notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

The annual assessment for the BID #5 operating expenses will be levied against each property within the BID in direct proportion to the current assessed value of each property for real property tax purposes as of the date the BID holds its public hearing regarding its Year Twenty Operating Plan (September 22, 2009). No owner of property within the BID shall be eligible to receive or be subject to any reductions or increases in its assessment as a result of a decrease or increase in the assessed value for their property occurring after such date. In addition, the amount of a special assessment against a particular property may change from year to year if that property's assessed value changes relative to other properties within the BID.

As of January 1, 2009 the property in the Westtown district had a total assessed value of \$156,085,400.00. This plan proposes to assess the property in the district at a rate of \$.90 per \$1,000 of assessment for the purposes of the BID with a \$210 per parcel minimum assessment and a \$12,600 per parcel maximum assessment. Appendix C shows the projected BID assessment for each property included in the BID.

The principle behind the assessment methodology (Appendix B) is that each property should contribute to the BID in proportion to benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the assessment methodology for this BID. It is assumed that development of the District will produce at least some minimum benefit for all parcels. Thus, a \$210 minimum assessment has been applied.

B. Excluded and Exempt Property - The BID law requires explicit consideration of certain classes of property. In compliance, the following statements are provided.

1. State Statute 66.608 (1) (f)lm: The District will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the District.

2. State Statute 66.608 (5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties are identified as BID Exempt Properties in Appendix C with no value assigned.

3. In accordance with the interpretation of the City Attorney regarding State Statute 66.608 (1(b)), property exempt from general real estate taxes has been excluded from the district boundaries. Tax exempt property adjoining the district and which is expected to benefit from district activities will be asked to make a financial contribution to the district on a voluntary basis.

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$12,600 per parcel will be applied.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1) (f) 1m: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Westown business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all

owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.

3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

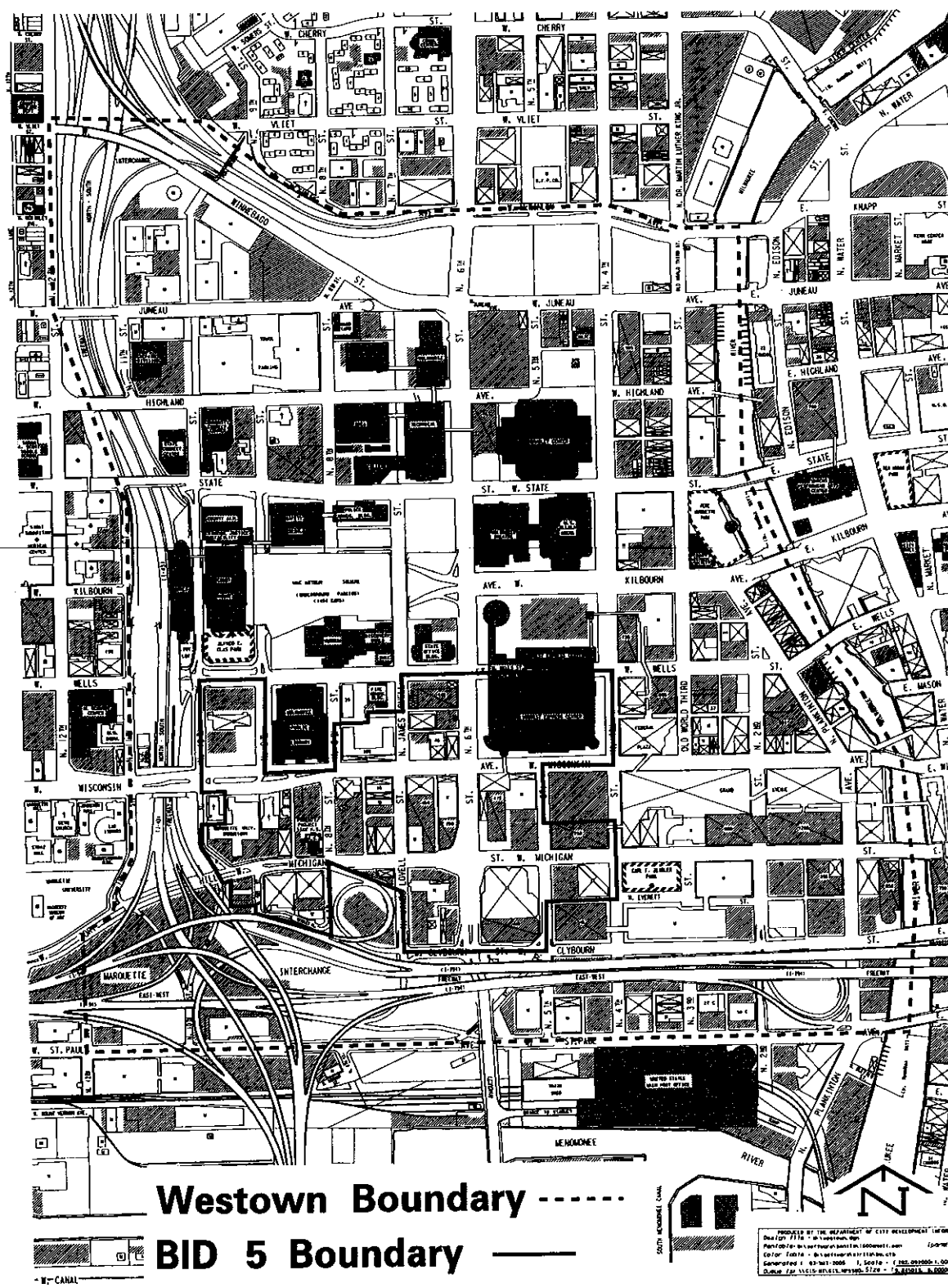
In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

A



Appendix B

ASSESSMENT METHODOLOGY for BID #5 in YEAR TWENTY ONE ASSESSMENTS (2010)

It is intended to assess all properties described in the plan equally, with the exception that there shall be a minimum assessment of \$210.00 and a maximum assessment of \$12,600.00 on all individual parcels. The rate for Year Twenty One will be \$0.900 per \$1,000.00 in assessed valuation.

THE CLARK BUILDING JOINT VENTURE, 633 W. Wisconsin Ave.

Given that the total valuation of this property as of 1 January 2009 is

EXAMPLES:

Liberty Holding Co. LTD, 545 W. James Lovell

Given that the total valuation of this property as of 1 January 2009 is \$33,800; then dividing this by \$1000 and then multiplying this valuation by \$0.900 would result in an assessment of \$101.70. Because this is below the \$210.00 minimum, the actual assessment for the BID should be \$210.00.

\$12,441,000.00; then dividing this by \$1000 and multiplying this valuation by \$0.900 would result in an assessment of \$10,929,000. Because this is not below the \$210.00 minimum and not above the \$12,600.00 maximum, the actual assessment for the BID would be \$9,836.10

ASSURANT HEALTH INSURANCE BUILDING, NKA FORTIS INSURANCE COMPANY

501 W. Michigan Avenue

Given that the total valuation of this property as of 1 January 2009 is \$29,618,000.00; then dividing this by \$1000 and multiplying this valuation by \$0.900 would result in an assessment of \$26,656.10. Because this is above the \$12,600.00 maximum, the actual assessment for the BID would be \$12,600.00.

Complete tabulation of the assessment per parcel in the Westtown BID #5 is in Appendix C on the next page.

Taxkey	Property Address	Owner	Larc	Improvement	Total	Lot Sq Ft	Bldg Sq Ft	Obj	Base Assess	2009 BID Assess
1	361-0701-000	825 W WISCONSIN	ST JAMES COURT HISTORIC	\$61,400	\$1,610,600	\$1,672,000	9,360	37,800	\$1,504.80	\$1,504.80
2	361-0702-000	815 W WISCONSIN	TOWNE PETERSON LLC	\$68,600	\$31,000	\$99,600	4,576	4,576	\$89.64	\$210.00
3	361-0703-000	801 W WISCONSIN	TOWNE PETERSON LLC	\$330,900	\$91,100	\$422,000	22,057	22,057	\$379.80	\$379.80
4	361-0707-110	735 W WISCONSIN	TOWNE -PETERSON LLC	\$1,008,000	\$3,209,000	\$4,217,000	63,000	111,109 Obj	\$3,795.30	\$3,795.30
5	361-0709-100	625 N JAMES LOVELL	TOWNE PETERSON LLC	\$87,300	\$37,700	\$125,000	7,275	7,275	\$112.50	\$210.00
6	361-0711-000	712 W MICHIGAN	LIBERTY HOLDING CO LTD	\$67,500	\$873,500	\$941,000	7,500	29,869	\$846.90	\$846.90
7	361-0712-000	700 W MICHIGAN	LIBERTY HOLDING CO LTD	\$135,000	\$1,221,000	\$1,356,000	15,000	27,802	\$1,220.40	\$1,220.40
8	361-0713-111	633 W WISCONSIN	THE CLARK BUILDING	\$1,428,000	\$9,501,000	\$10,929,000	71,400	424,295 Obj	\$9,836.10	\$9,836.10
9	361-0714-111	611 W WISCONSIN	DOWNTOWN VENTURES LLP	\$839,100	\$10,060,900	\$10,900,000	41,955	172,609	\$9,810.00	\$9,810.00
10	361-0719-112	509 W Wisconsin	MILW CITY CENTER LLC	\$5,231,200	\$36,568,800	\$41,800,000	130,780	491,759	\$37,620.00	\$12,600.00
11	361-0739-120	615 N 4TH	BOSTCO LLC	\$1,440,000	\$1,489,000	\$2,929,000	48,000	280,872	\$2,636.10	\$2,636.10
12	361-0799-110	401 W MICHIGAN	401 W MICHIGAN ST MILW LLC	\$1,920,000	\$7,030,000	\$8,950,000	64,000	236,218	\$8,055.00	\$8,055.00
13	361-0814-122	501 W MICHIGAN	TIME INSURANCE COMPANY	\$2,873,700	\$26,744,300	\$29,618,000	127,718	370,160 Obj	\$26,656.20	\$12,600.00
14	361-0822-110	633 W MICHIGAN	633 WEST MICHIGAN LLC	\$963,700	\$2,636,300	\$3,600,000	80,311	96,022	\$3,240.00	\$3,240.00
15	361-082-5120	525 N 6TH	S & R PROPERTY LLC	\$238,000	\$1,117,000	\$1,355,000	29,752	19,779	\$1,219.50	\$1,219.50
16	361-0834-210	545 N JAMES LOVELL	LIBERTY HOLDING CO LTD	\$33,800	\$79,200	\$113,000	5,625	5,625	\$101.70	\$210.00
17	361-0835-000	555 N JAMES LOVELL	THE SCHETTLE JOINT REVOCABLE	\$30,000	\$366,000	\$396,000	5,000	5,046	\$356.40	\$356.40
18	361-0840-111	803 W MICHIGAN	TOWN REALTY INC	\$482,100	\$3,767,900	\$4,250,000	60,260	132,334	\$3,825.00	\$3,825.00
19	361-0849-100	531 N 8TH	TOWN REALTY INC	\$76,800	\$9,900	\$86,700	9,600	9,600	\$78.03	\$210.00
20	361-0850-110	521 N 8TH	TOWNE REALTY INC	\$73,200	\$406,800	\$480,000	9,146	7,200	\$432.00	\$432.00
21	361-1713-100	601 W WELLS	TTOW PROPERTIES LLC	\$735,000	\$3,747,000	\$4,482,000	36,750	158,916	\$4,033.80	\$4,033.80
22	361-1715-000	738 N JAMES LOVELL	SHADED DOG VENTURES LLC	\$40,000	\$254,000	\$294,000	2,000	2,612	\$264.60	\$264.60
23	361-1716-000	746 N JAMES LOVELL	STEVEN M LECHTER &	\$35,000	\$133,000	\$168,000	1,750	1,986	\$151.20	\$210.00
24	361-1717-000	728 N JAMES LOVELL	METROPOLITAN-LOVELL	\$300,000	\$783,000	\$1,083,000	15,000	45,000	\$974.70	\$974.70
25	361-1718-100	723 N 6TH	TTOW PROPERTIES LLC	\$240,000	\$141,000	\$381,000	12,000	12,000	\$342.90	\$342.90
26	361-1721-000	626 W WISCONSIN	THE CENTRAL MARKET PLACE CO	\$326,200	\$71,800	\$398,000	16,312	16,312	\$358.20	\$358.20
27	361-1722-000	612 W WISCONSIN	WISCONSIN AVENUE PROPERTY	\$86,200	\$1,992,800	\$2,079,000	0	0	\$1,871.10	\$1,871.10
28	361-1729-110	700 W WISCONSIN	PARTNERSHIP TO DEVELOP	\$470,500	\$11,469,500	\$11,940,000	0	0	\$10,746.00	\$10,746.00
29	391-0101-000	900 W WISCONSIN	WISCONSIN CLUB	\$1,714,600	\$6,985,400	\$8,700,000	118,250	46,398 Obj	\$7,830.00	\$7,830.00
30	391-0761-000	606 W WISCONSIN	CITY REAL ESTATE DEV LLC	\$13,100	\$204,800	\$217,900	525	8,716	\$196.11	\$210.00
31	391-0762-000	606 W WISCONSIN	CITY REAL ESTATE DEV LLC	\$1,300	\$28,000	\$29,300	51	437	\$26.37	\$210.00
32	391-0763-000	606 W WISCONSIN	CITY REAL ESTATE DEV LLC	\$1,900	\$14,000	\$15,900	75	626	\$14.31	\$210.00
33	398-0117-210	533 N 9TH	TOWNE REALTY INC	\$181,100	\$22,900	\$204,000	15,038	15,038	\$183.60	\$210.00
34	398-1202-100	635 N JAMES LOVELL	BADGER COACHES INC	\$240,000	\$212,000	\$452,000	12,000	8,750	\$406.80	\$406.80
35	398-1204-100	701 W WISCONSIN	SHAFTON FAMILY LTD	\$259,200	\$1,142,800	\$1,402,000	18,000	28,557	\$1,261.80	\$1,261.80
Totals 35 Taxable Properties				\$22,032,400	\$134,053,000	\$156,085,400	1,060,066	2,837,355	\$140,476.86	\$102,337.20

APPENDIX D

WESTOWN ASSOCIATION BY-LAWS (last updated 5/20/2008)

ARTICLE I NAME AND GEOGRAPHIC AREA SERVED

- Section A. The name of the Corporation shall be the Westown Association, hereafter referred to as the "Association."
- Section B. The Association shall incorporate as a not-for-profit, tax-exempt organization according to the laws in the State of Wisconsin.
- Section C. The geographical area served by the Association shall be that portion of downtown Milwaukee bounded by Interstate-43 on the west, the Milwaukee River on the east, the Menomonee River on the south, and McKinley Boulevard on the north. Nothing in this section, however, shall be construed as meaning that the Association's interests are solely confined to this area.

ARTICLE II PURPOSE OF THE ASSOCIATION

- Section A. The purpose of the Association is to identify and publicize the advantages of the geographical area served by the Association, and to work on the economic and physical improvement of this area with private developers, investors and in cooperation with concerned public agencies. In addition, the Association will serve as liaison between its members and other organizations concerned with the economic development and improvement of downtown Milwaukee, and the greater Milwaukee area.
- Section B The Association shall carry out its purpose by maintaining regular contact with its members, making potential investors and developers aware of the benefits of the area, serving as liaison with pertinent public and private agencies, initiating cooperative projects to physically improve the area and publicize its advantages, serving as liaison with organizations of similar purpose in Milwaukee.

ARTICLE III MEMBERSHIP

- Section A An active member shall be defined as any individual, business or organization which resides or operates within the stated geographical area of the Association and has paid the appropriate membership fee.

- Section B Affiliate members shall be defined as any individual, business or organization that shares the stated purposes of the Association and has paid the appropriate membership fee.
- Section C All membership fees shall be determined by the Board of Directors. Fees may be waived by a $\frac{3}{4}$ vote of the Board of Directors in those instances they deem appropriate.
- Section D No individual shall be denied membership in the Association based on the basis of race, religion, sex, income, age, sexual preference, disability, or national origins.

ARTICLE IV MEETINGS, VOTING PROCEDURES AND ELIGIBILITY

- Section A There shall be at least two general membership meetings per year.
- Section B The annual meeting of the Association shall be held on the date set forth by the Executive Committee.
- Section C Every active member of the Association shall be entitled to vote one ballot at the annual meeting for the election of the Board of Directors, or on other business that may be brought before the membership.
- Section D To be eligible to vote at the meeting, members shall be present at the meeting, and shall have paid their membership fees.
- Section E The Board of Directors may make provisions for absentee ballots for the election of the Board of Directors.

ARTICLE V BOARD OF DIRECTORS, COMPOSITION, POWERS & DUTIES

- Section A There shall be a maximum of 17 directors with responsibility for the management and governance of the Association.
- Section B Any active or affiliate member of the Association may become a Director.
- Section C At least five Directors shall be elected by the general members at each annual meeting of the Association.
- Section D All elected Directors shall serve three-year terms. The initial term for an individual elected to fill a vacancy on the Board, shall be the remaining term of the vacating Director
- Section E The President of the Board of Directors may appoint any qualified member to fill any vacancy on the Board, with the consent of a majority of the Board, for the balance of the unexpired term.

- Section F The Board of Directors shall 1. Provide leadership for the organization; 2. Manage the general affairs of the Association; 3. Provide direction to and receive recommendations for committees for action; 4. Amend the by-laws by 2/3rd vote of the Board Members; 5. Establish appropriate dues; 6. Develop and implement the Association's long-range plans for the improvement of Westown.
- Section G The Board of Directors shall meet at least four times a year, or at the call of the President or a majority of the Directors.
- Section H A quorum shall consist of a majority of the total Board Members. A Board member may appear in person or by duly authorized proxy.
- Section I An Executive Committee consisting of the Officers of the Association shall be empowered to conduct business on behalf of the Association between regularly scheduled board meetings.
- Section J Any Director who misses four consecutive Board meetings may be removed from the Board, by action of the Board.

ARTICLE VI OFFICERS

- Section A The Officers of the Association shall be: President, Vice-President, Secretary and Treasurer.
- Section B The Officers shall be elected by the Board of Directors at the first regularly scheduled meeting of the Board.
- Section C Duties of the Officers shall be as follows:

1. The President shall be the Executive Officer of the Association.
S/he shall preside over all meetings; make interim appointments to the Board, subject to Board consent; and approve all contracts for the Association, subject to Board or Executive Committee approval for any contracts not within the scope of the current budget.
2. The Vice President shall assume all duties of the President in the absence or disability of the President, and shall assume the office of President should it be vacated.
3. The Secretary shall review all minutes and attendance records at the meetings of the Board of Directors, give notice of all meetings, and shall assume all duties of the office of President in the absence or disability of the President and Vice President.
4. The Treasurer shall review the receipt, deposit, and accounting of all monies of the Association, provide a written financial statement at regular intervals as determined by the Board of Directors, and at the annual meeting, disburse funds, and assume all duties of the President in the absence or disability of the President, Vice President, and Secretary.

ARTICLE VII

COMMITTEES

- Section A There shall be Board committees including, but not limited to: Executive, Finance, Membership & Marketing, Board Development, Transportation, and Community & Economic Development.
- Section B The Executive Committee, composed of the Officers of the Association and the immediate Past President, shall conduct the business of the Association between board meetings. A maximum of two additional Past Presidents may attend meetings of the Executive Committee as non-voting Ex-Officio members. In filling the Ex-Officio positions, preference will be given to individuals whose terms as immediate Past President have most recently expired. All action taken shall be reported at the next Board meeting.
- Section C The Finance Committee shall be chaired by the Treasurer, and include the President as Ex-Officio member, together with two other Directors appointed by the President. The responsibilities of the Committee shall be to determine dues, develop long range financial plans, prepare an annual budget for the Board, review all grant proposals and recommend action by the Board, review all non-budgeted expenditures over \$500.00 and recommend action to the Board. They shall also arrange for an annual audit with submission to the Board.
- Section D The Board Development Committee shall be chaired by a Director and will be comprised of two other Directors appointed by the President. They shall be responsible for matters pertaining to Board of Director's recruitment, nominations, orientation, training, and evaluation of Board members.
- Section E The Membership and Marketing Committee shall be chaired by a Director and will be comprised of two other Directors appointed by the President. Their function shall be to plan events, membership recruitment efforts, advise the Finance Committee on dues, and the Board on dues waivers. In addition, the Committee shall plan the programs for the regular and annual membership meetings.
- Section F The Community and Economic Development Committee shall be chaired by a Director and will consist of other Directors and members appointed by the President. Their function shall be to lead and promote efforts that increase the social and economic vibrancy of the Westown area.
- Section G The Transportation Committee shall be chaired by a Director and will consist of other Directors and members appointed by the President. Their function shall be to lead and promote efforts that increase awareness and advocate for transportation programs that can enhance the Westown area.

Section H The President may appoint any special ad hoc Committees or task forces appropriate for the mission of the Association.

ARTICLE VIII AMENDMENT

Section A These by-laws may be amended by a two-thirds vote of the Board of Directors, provided advance written notice of the amendment was previously forwarded to each member of the Board, at least ten days before the meeting.

ARTICLE IX PARLIAMENTARY AUTHORITY

Section A All meetings of the Association and its Board shall be in accordance with Robert's Rules of Order, most recent edition, unless they are in conflict with these by-laws, in which case the by-laws shall prevail

ARTICLE X DISSOLUTION

Section A In the event of the dissolution of the Association by its membership, all assets, physical and/or financial, shall devolve to the Milwaukee Department of City Development, or its successor agency.

**Historic King Drive
Business Improvement District
(BID #8)**

2010 Operating Plan

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Year 18 Operating Plan

I. Introduction

In 1984, the Wisconsin Legislature created Sec. 66.1109 (formerly Sec. 66.608) of the Wisconsin Statutes (“BID Law”) enabling cities to establish Business Improvement Districts (BIDs) upon the petition of at least one-property owner within the proposed district. The purpose of the law is “... *to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.*” (1983 Wisconsin Act 184, Section 1, legislative declaration)

On September 17, 1992, the Common Council of the City of Milwaukee by Resolution File Number 920644, created Business Improvement District Number 8 (“Historic King Drive BID”, “BID”, or “District”) and adopted its initial operating plan.

The BID Law requires that a BID Board of Directors “...*shall annually consider and make changes to the operating plan. The Board shall then submit the operating plan to the local legislative body for its approval.*” The Board of Directors of Historic King Drive BID submits this 2010 Operating Plan in fulfillment of the statutory requirement (“Operating Plan”).

This Operating Plan proposes a continuation of activities described in the initial (July 1992) Historic King Drive BID Operating Plan (“Year 1 Operating Plan”). Therefore, it incorporates by reference the Year 1 Operating Plan as adopted by the Common Council of the City of Milwaukee. In the interest of brevity, this Operating Plan details the elements that are required by the BID Law and any proposed changes for 2010. It does not repeat the background information that is contained in the Year 1 Operating Plan nor does it include the Business Improvement District statute, original petitions or the City of Milwaukee Attorney’s Statement.

II. District Boundaries

Boundaries of the Historic King Drive BID are shown on the map in Appendix A of this Operating Plan. A listing of the properties included in the Historic King Drive BID is provided in Appendix B. (Together Appendix A and B, “BID Boundary”)

III. Proposed Operating Plan

A. Plan Objective

The objective of the Historic King Drive Business Improvement District is to develop, redevelop, maintain, operate and promote the area of Historic King Drive that is within the BID Boundary.

B. Proposed Activities

Principal activities to be engaged in by the District during its eighteenth year of operations are to include but not limited to operating a District office to promote new development and the increase value of present improvements by providing staffing, equipment, supplies and resources to:

- Respond to questions about available space for lease or purchase;
- Coordinate and support volunteers to promote private and public financing of District development activities;
- Coordinate business recruitment and business development;
- Provide informational materials regarding business and property opportunities;
- Encourage increased police protection and safety programs;
- Maintain maintenance program;
- Publish and distribute District information and promotional materials;
- Initiate publicity and media coverage of District activities;
- Promote the unique historical significance and commercial mix of the District;
- Encourage design-sensitive renovations of buildings in the District;
- Plan and coordinate special events;
- Review and implement redevelopment plan;
- Implement Main Street Approach; and
- Actively review proposed new uses and renewals, and encourage uses that benefit the District and discourage uses that detract from the District.

The BID's activities may also include:

- Borrowing funds to pay for streetscape improvements and developing such improvements
- Borrowing funds to acquire, develop and own real property to be used for the benefit of the District

C. Proposed 2010 Expenditures

REVENUES

BID Assessment	\$203,706.60	
City of Milwaukee	\$21,000	
Fundraising/Contributions/Earned Income	\$25,000	
Main Street Program Funds	\$50,000	
Main Street Technical Assistance Funds	\$35,000	
TOTAL REVENUES		\$334,706.60

EXPENSES

Management

Dues, Subscriptions & Library	\$950	
Insurance (General Liability & D&O)	\$3,300	
Office Supplies	\$2,600	
Postage	\$1,100	
Personal Property Taxes	\$500	
Audit	\$3,500	
Bookkeeping & Accounting	\$8,500	
Management Contract	\$47,250	
Rent	\$8,000	
Telephone & Internet	\$1,500	
Utilities	\$1,500	
Miscellaneous	\$1,600	
Travel	\$2,000	
TOTAL MANAGEMENT EXPENSES		\$82,300

<i>Main Street Activities</i>	\$249,906.60	
		\$249,906.60

<i>Business Owner / Home Owner Rebate</i>	\$2,500	\$2,500
TOTAL EXPENSES		\$334,706.60
SURPLUS		\$0.00

D. Financing Method

The proposed expenditures will be financed from funds collected from the BID Assessments (as defined by Section IV.A), voluntary private contributions and public grants. The estimated assessed value of BID-eligible properties within the District is \$209,245,200 more than \$2.5 Million higher than the previous year. Approximately \$203,706 or about 61 percent of the BID budget will be raised through BID Assessments. An additional \$21,000 or 6% percent from the City of Milwaukee's contribution will serve as a second component of the BID's budget. The City of Milwaukee has provided this contribution since the BID's inception and it assists the BID in offsetting the costs of public services such as sidewalk cleaning and graffiti removal. The City of Milwaukee is also still one of the largest property owners and this contribution compensates for otherwise exempt property. Approximately \$50,000 of the BID's budget will be raised through a separate contract with the Community Development Grants Administration to implement the Main Street Approach, together with \$35,000 reimbursement for technical assistance through the Local Initiatives Support Corporation.

The BID Board of Directors shall have the authority and responsibility to prioritize expenditures, and to revise the budget as necessary.

E. Organization of BID Board

The District's Board of Directors shall be selected pursuant to the District's Bylaws. The Board's primary responsibility will be implementation of this Operating Plan. The Board may engage a third party to assist in the execution of these duties.

Pending Final Approval by the City Council of outstanding nominations and renewals, the current Historic King Drive BID Board of Directors is comprised as follows:

Term Expiring 2010

- Vacant
- Vacant

Term Expiring 2011

- Fletcher Crawford
- Bob Ferriday
- Dave Rotter
- Dan Zens

Term Expiring 2012

- Pamila Brown
- Welford Sanders
- Sam Denny
- Larry Roffers

- Jo Spear, Jr.
- LaMarr Franklin
- Luc Monsanto
- Carla Cross
- Susan Kissinger (pending)

As stated in the Bylaws of the Historic King Drive BID, the Board of the Directors will be composed of fifteen board members of whom 12 shall be owners of commercial property and/or operators of businesses within the District boundaries. The remaining 3 board positions shall be open to representatives that function within the environs of the District. If the Board size increases to more than 15, all additional Board members must be commercial property owners and/or operators of businesses within the District.

The Historic King Drive BID Board of Directors as currently constituted, and as may be adjusted in accordance with the Historic King Drive Bylaws shall serve as the District Program Board for implementing the Main Street Approach in the area.

F. Relationship to other Entities

The BID shall be a separate entity from any other entity ("Unaffiliated Entity"), notwithstanding the fact that members, officers, employees and directors may be shared. Such Unaffiliated Entities shall remain private organizations, not subject to the open meeting law, and not subject to the public record law. Such Unaffiliated Entities may contract with the BID to provide services to the BID in accordance with this Plan.

IV. **Method of Assessment & Rate**

A. Assessment Rate and Method

The principle behind the assessment methodology is that each parcel's owner should pay for District development in proportion to the benefits derived. Obviously, not every parcel within the District will benefit equally, but it is assumed that development of the District will produce at least some minimum benefit for all parcels. Thus, a \$125 minimum assessment has been applied to taxable properties. Additionally, a cap of \$1,500 or maximum assessment per parcel is applied.

The use of a minimum and maximum value is designed to reflect the expected benefits to the area by the BID. Since most of the proposed BID activities are district-wide and not property specific, the proposed minimum assessment is designed to spread a level of cost to all properties within the District. Above this minimum level, it is believed that there will be some additional benefits received based upon the value of the property. However, these benefits are not necessarily directly proportional to value. Therefore, a cap of \$1,500 is proposed since no one large property stands to gain significantly more benefits than other properties.

BID-eligible properties are assessed in the following manner:

- An unimproved tax parcel is assessed at a rate of \$4/1,000 of assessed value up to a maximum BID Assessment of \$1,500. No minimum assessment is applied to unimproved parcels.
- There is a \$125 minimum assessment on all BID-eligible improved tax parcels valued at \$10,000 or less.

- For improved tax parcels valued over \$10,000, the assessment is \$125 plus \$4/1,000 assessed value for the amount over \$10,000, up to a maximum of \$1,500.

The assessment assigned to each parcel based on this formula is herein referred to as “BID Assessment.” Any BID Assessments related to a previous year or years may not be contested. The assessed value used for the BID Assessment will be as shown on the attached list. Any BID Assessment related to this Operating Plan may only be contested prior to approval and adoption of this Operating Plan by the City Council.

B. Excluded and Exempt Property

The BID Law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. The BID will assess properties to the maximum extent allowed by law, this includes without limitation, properties used in part or in whole for manufacturing, properties that are vacant, mercantile apartments, and all other properties that are used for any commercial gain. By way of example, and not limiting the foregoing, a property which is used exclusively by its owner and immediate family for their principle residence shall not be assessed. A property will be assessed, however, when any portion of the premises is either (a) leased or possession is otherwise given to a third party, or (b) is used for any other commercial purpose. If any other provision of this Operating Plan shall be in conflict with this paragraph, this paragraph shall prevail.

2. State Statute 66.1109(1) (f) lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this Operating Plan because it is assumed that they will benefit from development in the District.

3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the District, during the time of the exemption.

C. Business Owner / Home Owner Rebate

As stated above, “property known to be exclusively residential” is excluded from the BID Assessment. The BID Boundaries include several businesses where the property owner is also the business owner, and also lives at the same property. If no adjustment is made, the property owner pays a BID assessment on his or her entire property, even the portion where he or she lives. In order not to place an undue burden on such Business Owners / Home Owners, the BID has set aside \$2,500 to offer as rebates to such owners. Applications for such rebate must be made by the Business Owner / Home Owner prior to April 1, 2010. The rebate shall be determined as follows. The applicant shall submit:

- (1) Evidence of the “Total Square Footage of Subject Building,” including any basement, but not including any roof area, nor the area of a residential garage. Sufficient evidence may include building plans or information from the City Assessor;
- (2) Evidence of the square footage used exclusively by the applicant and the applicants immediate family for residential purposes, not including any roof area, nor the area of a residential garage (“Residential Square Footage Occupied by Applicant”). Sufficient evidence may include pictures of the residential area and business area that correspond to the documentation submitted as part of (1) above; and

- (3) Evidence that the property is the applicant's sole and primary residence. Sufficient evidence may include a Driver's License that includes the subject property's address.

The BID's Board of Directors shall make a determination of whether the evidence submitted is sufficient. Applicants that have received such approval are "Approved Applicants." The rebate given to the Approved Applicant shall be determined as follows. The "Individual Eligible Rebate" for each applicant shall be determined by the following equation: $\text{Assessment Paid by Applicant for the Subject Year} \times (\text{Residential Square Footage Occupied by Applicant} / \text{Total Square Footage of Subject Building})$. Then, all of the applicants' Individual Eligible Rebates shall be summed together to determine the "Total Eligible Rebates". If the Total Eligible Rebates is less than \$2,500, each Approved Applicant shall receive a rebate in the amount of the applicant's Individual Eligible Rebate. If the Total Eligible Rebates is greater than \$2,500, then the "Percentage Rebate" shall be determined by taking \$2,500 divided by Total Eligible Rebates. Then each Approved Applicant shall receive a rebate in the amount of the applicant's Individual Eligible Rebate multiplied by the Percentage Rebate.

This rebate only applies to residents that own and live at the subject property, not to business owners that lease an apartment, nor to residents living at the property that are not also the owner of the subject property. The rebate may apply to residents that own the property under the name of a limited liability company or other form of ownership as long as the applicant can show that he or she is the 100% owner of such entity. The determinative date that the BID Board will consider whether a homeowner lived at the premises is January 1 of the subject year. No property owner shall be entitled to a rebate if he or she owes any outstanding taxes or other fees to the City of Milwaukee. A property owner that is current on installment payments shall not be considered to owe outstanding taxes, however, any rebate shall be paid directly to the city to be applied towards outstanding installments. Each applicant must submit a recertification every year to be considered for a rebate. This program will be considered annually by the BID Board and may or may not be a part of future Operating Plans. In no event shall the Individual Eligible Rebate given to an Applicant in any year exceed 50% of the Assessment Paid by Applicant for the subject property in that year.

D. Assessments for Additional Services

The BID may, but shall have no obligation, to provide certain maintenance on the sidewalk area in front of a private property. This maintenance may only include (a) weed removal; (b) excessive trash removal; (c) snow/ice removal and (d) graffiti removal. Prior to performing such maintenance the BID shall either (i) send notice by certified mail to owner of record, or (ii) post notice on the property. The notice shall give the owner 48 hours to resolve the maintenance problem. If the problem is not resolved the BID may, but shall have no obligation, to resolve such problem. In such cases that the BID does perform maintenance it may add to the relevant property's assessment in the subsequent year a fee of up to \$50 per hour. This increased assessment may cause a property's assessment to exceed the maximum assessment as stated in Section IV.A above. The aggregate additional assessment that may be added to a property's regular assessment in any operating year, shall be \$500.

V. Relationship to Milwaukee Comprehensive Plan and Orderly Development of the City.

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Historic King Drive business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role In District Operation

The City of Milwaukee has committed to helping private property owners in the District to promote its development. To this end, the City of Milwaukee has played a significant role in the creation of the Business Improvement District, and intends to assist in the implementation of the Operating Plan. In particular, the City of Milwaukee will:

1. Provide assistance as appropriate to the BID Board of Directors;
2. Monitor and, when appropriate, apply for outside funding which could be used in support of the District;
3. Collect BID assessments and maintain them in a segregated account; Disburse all funds of the District, no earlier than January 31, 2010 and no later than March 31, 2010. Disbursement of the full amount assessed by the District shall be made without reference to the amount of assessments collected by the City by the date of disbursement;
4. Receive annual audits as required per Wis. Stats. Sec. 66.1109(3)(c).
5. Provide the Board of Directors through the Tax Commissioner's office on or before June 30th of each plan year with the official City of Milwaukee records on the assessed value of each tax key number within the district as of January 1 of each plan year and provide an update immediately prior to preparation of tax bills for purpose of calculating the actual BID assessments for the following plan year; and
6. Encourage the State of Wisconsin, County of Milwaukee and other units of government to support the activities of the District.

The presentation of this Operating Plan to the City of Milwaukee shall be deemed a standing order of the Board of Directors under Sec. 66.60 8 (4) Wis. Stats. to disburse the BID assessments without necessity of an additional disbursement agreement, disbursement method or accounting method. Budget authority made under this plan shall be shown in the City's budget as a line item.

VI. [Intentionally Omitted]

VII. Future Year Operating Plans

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the District, in accordance with the purposes and objectives defined in the Year 1 Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the BID Board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year Eighteen activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year Eighteen conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

VIII. Contracting with BID #8

Any contracting with the BID shall be exempt from the requirements of Sec 62.15, Wis. Stats. because such contracts shall not be for the construction of improvements or provision of materials. If the BID does contract for the construction of improvements or provisions of material, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required under Sec 66.608 (3) (c) Wis. Stats., shall be deemed to fulfill the requirements of Sec 62.15 (14) Wis. Stats. The BID Board of Directors and the City of Milwaukee shall comply with the provisions of Sec. 66.60 before the City inserts assessments for this BID plan onto the tax bills for the parcels assessed thereunder, only to the extent required by law, to create a lien on the parcels assessed.

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Owner1	Owner2	Owner Mailing Address	Owner City State	Owner Zip	Property Class	Land	Improvement	Total	Lot Sq	Bldg Sq	Obj	BID Category	BID Assessment	BID Assessment with Cap	Total District Assessment
OF MILW REDEV AUTH		806 N BROADWAY	MILWAUKEE, WI	53202	Exempt	\$0	\$0	\$0	3,750	0	0	0	0	0	\$0
OF MILW REDEV AUTH		806 N BROADWAY	MILWAUKEE, WI	53202	Exempt	\$0	\$0	\$0	3,750	0	0	0	0	0	\$0
OF MILW REDEV AUTH		806 N BROADWAY	MILWAUKEE, WI	53202	Exempt	\$0	\$0	\$0	3,750	0	0	0	0	0	\$0
		2745 N MILK DR	MILWAUKEE, WI	53212	Local Commercial	\$5,100	\$81,400	\$86,500	4,050	3,687	0	0	471	\$471	\$96,500
		2745 N MILK DR	MILWAUKEE, WI	53212	Local Commercial	\$9,800	\$197,000	\$206,800	7,838	9,388	0	0	912.2	\$912.2	\$206,800
		2745 N MILK DR	MILWAUKEE, WI	53212	Local Commercial	\$3,400	\$91,100	\$94,500	2,720	3,872	0	0	463	\$463	\$94,500
		406 W CENTER ST	MILWAUKEE, WI	53212	Special Mercantile	\$225,500	\$889,700	\$915,200	15,030	2,200	0	0	3745.8	\$1,500.00	\$915,200
SUHAIL SARSOOR		1206 N SUNSET RD 73W	MEQUON, WI	53092	Local Commercial	\$14,000	\$7,800	\$21,800	1,235	2,586	0	0	372.2	\$372.2	\$21,800
		1033 W BUCKINGHAM DR	OAK CREEK, WI	53154	Local Commercial	\$9,400	\$122,800	\$132,200	7,300	3,570	0	0	613	\$613	\$132,200
		8842 S DORRY DR	FRANKLIN, WI	53132	Local Commercial	\$24,900	\$166,100	\$191,000	18,946	3,051	0	0	609	\$609	\$191,000
		3841 N 25TH ST	MILWAUKEE, WI	53208	Local Commercial	\$7,000	\$116,300	\$123,300	5,825	3,064	0	0	578.2	\$578.2	\$123,300
C/O SUSAN RYAN		3211 W CAPITOL DR	MILWAUKEE, WI	53216	Local Commercial	\$8,700	\$158,300	\$167,000	6,874	4,284	0	0	757	\$757	\$167,000
		3715 N 62ND ST	MILWAUKEE, WI	53222	Local Commercial	\$5,600	\$116,400	\$122,000	4,500	2,785	0	0	581	\$581	\$122,000
		2714 N MILK DR	MILWAUKEE, WI	53212	Local Commercial	\$11,300	\$163,700	\$175,000	9,000	4,588	0	0	785	\$785	\$175,000
		3432 N RICHARDS ST	MILWAUKEE, WI	53212	Local Commercial	\$11,300	\$163,700	\$175,000	9,000	4,588	0	0	785	\$785	\$175,000
		P O BOX 026783	MIAMI, FL	33102	Special Mercantile	\$94,500	\$331,500	\$326,000	27,000	2,351	0	0	1789	\$1,500.00	\$326,000
		2831 N 1ST ST	MILWAUKEE, WI	53212	Local Commercial	\$5,600	\$80,200	\$85,800	4,500	4,010	0	0	428.2	\$428.2	\$85,800
		9177 N 70TH ST	MILWAUKEE, WI	53223	Local Commercial	\$5,600	\$5,600	\$5,600	4,500	0	0	0	22.4	\$22.4	\$5,600
		2809 N MILK DR	MILWAUKEE, WI	53212	Local Commercial	\$5,600	\$70,200	\$75,800	4,500	2,874	0	0	388.2	\$388.2	\$75,800
		809 N BROADWAY	MILWAUKEE, WI	53202	Exempt	\$0	\$0	\$0	4,500	0	0	0	0	0	\$0
PAULA LAMPLEY		4234 N 22ND ST	MILWAUKEE, WI	53209	Local Commercial	\$5,600	\$124,400	\$130,000	4,500	3,960	0	0	605	\$605	\$130,000
		W22N745 WESTMOUND DR	WAUKESHA, WI	53188	Special Mercantile	\$249,800	\$1,894,800	\$2,054,700	49,888	15,551	0	0	8393.8	\$1,500.00	\$2,054,700
		2532 N MILK DR	MILWAUKEE, WI	53212	Local Commercial	\$5,600	\$88,400	\$94,000	4,500	4,500	0	0	501	\$501	\$94,000
		4455 ACRE VIEW CT	BROOKFIELD, WI	53005	Local Commercial	\$5,600	\$34,600	\$40,200	4,500	4,470	0	0	245.8	\$245.8	\$40,200
		806 N BROADWAY	MILWAUKEE, WI	53202	Exempt	\$0	\$0	\$0	6,752	6,000	0	0	0	0	\$0
		809 N BROADWAY	MILWAUKEE, WI	53202	Exempt	\$0	\$0	\$0	6,752	6,000	0	0	0	0	\$0
		2334 N MILK DR	MILWAUKEE, WI	53212	Local Commercial	\$5,600	\$148,400	\$154,000	4,500	2,512	0	0	693	\$693	\$154,000
		2334 N MILK DR	MILWAUKEE, WI	53212	Local Commercial	\$21,800	\$163,800	\$185,600	17,437	4,769	0	0	826.6	\$826.6	\$185,600
		2331 N 1ST ST	MILWAUKEE, WI	53212	Local Commercial	\$9,000	\$51,000	\$60,000	3,000	1,037	0	0	325	\$325	\$60,000
		2368 N MILK DR	MILWAUKEE, WI	53212	Exempt	\$0	\$0	\$0	4,500	4,844	0	0	0	0	\$0
NEFFERTARI BEAUTY BOUTIQUE		2372 N MILK DR	MILWAUKEE, WI	53212	Local Commercial	\$11,300	\$122,700	\$134,000	3,775	2,900	0	0	621	\$621	\$134,000
		PO BOX 13235	MILWAUKEE, WI	53212	Local Commercial	\$11,200	\$172,800	\$184,000	3,725	3,000	0	0	821	\$821	\$184,000
		5205 N IRONWOOD RD #201	GLENDALE, WI	53170	Local Commercial	\$75,000	\$897,000	\$972,000	14,710	14,710	0	0	4133	\$1,500.00	\$972,000
C/O BIECK MGMT		2438 N MILK DR	MILWAUKEE, WI	53212	Local Commercial	\$15,000	\$94,000	\$109,000	7,500	2,444	0	0	521	\$521	\$109,000
		806 N BROADWAY	MILWAUKEE, WI	53202	Exempt	\$0	\$0	\$0	4,050	4,296	0	0	0	0	\$0
		2452 N MILK DR	MILWAUKEE, WI	53212	Local Commercial	\$12,000	\$120,000	\$132,000	8,000	2,982	0	0	613	\$613	\$132,000
ERMA DELL BOWLES		2458 N MILK DR	MILWAUKEE, WI	53212	Local Commercial	\$9,000	\$131,000	\$140,000	4,500	2,400	0	0	645	\$645	\$140,000
		2445 DARWIN RD, STE 100	MILWAUKEE, WI	53203	Local Commercial	\$101,300	\$458,700	\$560,000	22,500	2,588	0	0	2335	\$1,500.00	\$560,000
		P O BOX 11178	MILWAUKEE, WI	53204	Special Mercantile	\$8,700	\$88,800	\$97,500	6,945	11,180	0	0	475	\$475	\$97,500
		P O BOX 170187	MILWAUKEE, WI	53217	Local Commercial	\$7,500	\$287,500	\$295,000	8,000	4,124	0	0	1265	\$1,265	\$295,000
C/O BRODERSEN MGMT		5150 N PORT WASHINGTON RD	GLENDALE, WI	53127	Local Commercial	\$52,300	\$224,700	\$277,000	17,445	1,168	0	0	1183	\$1,183	\$277,000
REVOCABLE LIVING TRUST		2878 N 5TH ST	MILWAUKEE, WI	53212	Local Commercial	\$4,300	\$122,700	\$127,000	3,430	4,430	0	0	583	\$583	\$127,000
		7100 N 97TH ST	MILWAUKEE, WI	53224	Local Commercial	\$2,500	\$74,200	\$76,700	2,015	3,600	0	0	391.8	\$391.8	\$76,700
		2353 MILK DR	MILWAUKEE, WI	53212	Local Commercial	\$7,500	\$7,500	\$7,500	6,000	0	0	0	30	\$30	\$7,500
		2654 N 1ST ST	MILWAUKEE, WI	53212	Local Commercial	\$7,500	\$173,800	\$181,300	6,000	7,881	0	0	810.2	\$810.2	\$181,300
		2025 TWO TREE LN	MILWAUKEE, WI	53213	Local Commercial	\$7,500	\$168,500	\$176,000	6,000	6,980	0	0	873	\$873	\$176,000
INC		2353 N MILK DR	MILWAUKEE, WI	53212	Local Commercial	\$22,500	\$25,000	\$47,500	18,000	0	0	0	275	\$275	\$47,500
		317 W WRIGHT ST	MILWAUKEE, WI	53212	Exempt	\$0	\$0	\$0	6,000	12,110	0	0	0	0	\$0
		7601 N BERWYN AV	MILWAUKEE, WI	53209	Local Commercial	\$12,000	\$161,000	\$173,000	6,000	2,900	0	0	777	\$777	\$173,000
		P O BOX 12504	MILWAUKEE, WI	53212	Manufacturing	\$85,800	\$291,300	\$377,100	4,500	3,228	0	0	1593.4	\$1,500.00	\$377,100
		2417 N MILK DR	MILWAUKEE, WI	53212	Local Commercial	\$4,400	\$105,000	\$109,400	9,000	0	0	0	541	\$541	\$109,400
		2831 N 1ST	MILWAUKEE, WI	53212	Manufacturing	\$4,400	\$4,800	\$9,200	6,000	0	0	0	241.8	\$241.8	\$9,200
		2435 N MILK DR	MILWAUKEE, WI	53212	Local Commercial	\$12,000	\$120,000	\$132,000	6,000	5,362	0	0	613	\$613	\$132,000
		4455 ACRE VIEW CT	BROOKFIELD, WI	53005	Special Mercantile	\$8,700	\$8,700	\$17,400	12,000	0	0	0	302.2	\$302.2	\$17,400
		430 W NORTH AV	MILWAUKEE, WI	53212	Local Commercial	\$90,000	\$652,000	\$742,000	18,000	4,063	0	0	3053	\$1,500.00	\$742,000
		250 S EXECUTIVE DR, #301	BROOKFIELD, WI	53005	Local Commercial	\$542,000	\$454,000	\$996,000	18,000	3,629	0	0	2541	\$1,500.00	\$996,000
CORPORATION INC		2349 N MILK DR	MILWAUKEE, WI	53212	Special Mercantile	\$140,900	\$308,100	\$449,000	19,200	34,488	0	0	1885	\$1,500.00	\$449,000
DBA VALUE VILLAGE		5380 S 13TH ST	MILWAUKEE, WI	53221	Local Commercial	\$168,000	\$490,000	\$658,000	42,000	37,925	0	0	9586	\$1,500.00	\$658,000
		430 W NORTH AV	MILWAUKEE, WI	53212	Local Commercial	\$24,000	\$174,000	\$198,000	6,000	3,831	0	0	2717	\$1,500.00	\$198,000
		1718 W CULLOM AV	CHICAGO, IL	60613	Local Commercial	\$180,700	\$887,300	\$1,068,000	30,124	13,510	0	0	4757	\$1,500.00	\$1,068,000
		1858 N COMMERCE ST	MILWAUKEE, WI	53212	Local Commercial	\$45,200	\$626,200	\$671,400	22,598	73,048	0	0	2769.8	\$1,500.00	\$671,400
C/O CARMANAHAN		3816 W WISCONSIN AV	MEQUON, WI	53092	Local Commercial	\$135,600	\$1,179,400	\$1,315,000	22,598	6,900	0	0	5345	\$1,500.00	\$1,315,000
APARTMENTS LLC		11433 N CANTERBURY DR	MEQUON, WI	53092	Local Commercial	\$22,500	\$481,500	\$504,000	3,750	6,900	0	0	2101	\$1,500.00	\$504,000
		11433 N CANTERBURY DR	MEQUON, WI	53092	Local Commercial	\$22,500	\$526,500	\$549,000	3,750	6,900	0	0	2281	\$1,500.00	\$549,000
		1532 W CAPITOL DR	MILWAUKEE, WI	53212	Local Commercial	\$45,000	\$434,000	\$479,000	7,500	15,000	0	0	2001	\$1,500.00	\$479,000
		2831 N 1ST ST	MILWAUKEE, WI	53212	Local Commercial	\$45,000	\$219,000	\$264,000	7,500	13,250	0	0	1141	\$1,141	\$264,000
%C H COAKLEY & CO		2151 N MILK ST	MILWAUKEE, WI	53216	Local Commercial	\$150,100	\$23,900	\$174,000	37,500	23,250	0	0	781	\$781	\$174,000
		3747 N 55TH ST	MILWAUKEE, WI	53216	Local Commercial	\$22,500	\$288,500	\$311,000	3,750	7,750	0	0	1333	\$1,333	\$311,000
		P O BOX 580095	PLEASANT PRAIRIE, WI	53158	Local Commercial	\$22,500	\$811,500	\$834,000	3,750	6,000	0	0	2821	\$1,500.00	\$834,000
		347 E LINCOLN AV	MILWAUKEE, WI	53207	Local Commercial	\$87,600	\$604,400	\$692,000	11,293	16,650	0	0	2773	\$1,500.00	\$692,000

FREE URBAN LEAGUE	435 W NORTH AV	MILWAUKEE, WI	53212	Exempt	\$0	\$0	\$0	12,002	11,065	0	0	\$0	\$0
MILWAUKEE REDEV AUTH	809 N BROADWAY	MILWAUKEE, WI	53202	Exempt	\$0	\$0	\$0	8,002	1,865	0	0	\$0	\$0
% C H COAKLEY & CO	2151 N MLK DR	MILWAUKEE, WI	53212	Special Mercantile	\$113,300	\$1,328,700	\$1,442,000	111,076	454,863	3	5853	1,500.00	\$1,442,000
C/O SUE MARTINEZ	1200 E CAPITOL DR #310	MILWAUKEE, WI	53202	Local Commercial	\$45,100	\$376,900	\$577,000	7,519	10,960	3	2373	1,500.00	\$577,000
	P O BOX 1547	MILWAUKEE, WI	53212	Local Commercial	\$45,100	\$376,900	\$577,000	7,519	10,960	3	2373	1,500.00	\$577,000
	3528 N CRAWLER ST	MILWAUKEE, WI	53212	Local Commercial	\$114,500	\$303,500	\$419,000	14,318	5,000	3	853	853.00	\$419,000
	2036 N MLK DR	MILWAUKEE, WI	53212	Local Commercial	\$30,200	\$155,900	\$162,000	4,522	3,030	3	852.8	852.80	\$162,000
C/O ADAM WERTHER	2036 N MLK DR	MILWAUKEE, WI	53212	Local Commercial	\$60,300	\$131,600	\$161,900	7,537	3,032	3	1437	1,437.00	\$161,900
SUPPLY INC.	2016 N MLK DR	MILWAUKEE, WI	53212	Local Commercial	\$120,800	\$217,400	\$338,000	15,075	14,511	3	2341	1,500.00	\$338,000
	4884 S 10TH ST	MILWAUKEE, WI	53221	Local Commercial	\$90,500	\$473,500	\$564,000	11,307	7,224	3	1281	1,281.00	\$564,000
	333 N MICHIGAN AV STE 1700	CHICAGO, IL	60601	Local Commercial	\$30,100	\$283,900	\$284,000	3,760	7,050	3	363.8	363.80	\$284,000
C/O PRARIE MGMT & DEV INC	333 N MICHIGAN AV #1700	CHICAGO, IL	60601	Local Commercial	\$60,200	\$97,300	\$1,084,000	28,332	77,228	3	4421	1,500.00	\$1,084,000
PLUMBING SUPPLY INC	2016 N MLK DR	MILWAUKEE, WI	53212	Local Commercial	\$60,200	\$216,700	\$277,000	7,527	9,650	3	1183	1,183.00	\$277,000
C/O FEIN BROS. INC	2007 N MLK DR	MILWAUKEE, WI	53212	Local Commercial	\$84,300	\$501,700	\$586,000	10,539	23,210	3	2429	1,500.00	\$586,000
ASSN OF GREATER MILW	1915 N MLK DR	MILWAUKEE, WI	53212	Local Commercial	\$0	\$0	\$0	15,058	20,200	0	0	\$0	\$0
	2007 N MLK DR	MILWAUKEE, WI	53212	Local Commercial	\$36,100	\$275,900	\$312,000	4,517	9,000	3	1333	1,333.00	\$312,000
	2023 N PALMER ST	MILWAUKEE, WI	53212	Local Commercial	\$16,800	\$315,200	\$332,000	2,100	4,182	3	1413	1,413.00	\$332,000
	2831 N 1ST ST	MILWAUKEE, WI	53212	Local Commercial	\$20,000	\$82,000	\$102,000	2,500	1,848	3	483	483.00	\$102,000
	2023 N PALMER ST	MILWAUKEE, WI	53212	Local Commercial	\$25,100	\$0	\$25,100	3,137	0	2	100.4	100.40	\$25,100
	2023 N PALMER ST	MILWAUKEE, WI	53212	Local Commercial	\$21,900	\$0	\$21,900	2,728	0	2	87.2	87.20	\$21,900
	1837 N MLK DR	MILWAUKEE, WI	53212	Local Commercial	\$30,100	\$111,900	\$142,000	3,767	2,640	3	653	653.00	\$142,000
	3338 W COLD SPRING RD	MILWAUKEE, WI	53221	Local Commercial	\$19,200	\$154,800	\$174,000	2,400	2,353	3	781	781.00	\$174,000
ASSOCIATION OF GREATER	1915 N MLK DR	MILWAUKEE, WI	53212	Exempt	\$0	\$0	\$0	41,825	0	0	0	\$0	\$0
HOMEN'S CHRISTIAN	4101 N 4TH ST	MILWAUKEE, WI	53209	Local Commercial	\$48,200	\$337,800	\$386,000	6,031	4,151	3	1629	1,500.00	\$386,000
HOMEN'S CHRISTIAN	1915 N MLK DR	MILWAUKEE, WI	53212	Local Commercial	\$24,200	\$212,800	\$246,000	4,523	2,880	3	1081	1,081.00	\$246,000
LEIN	1725 N MLK DR	MILWAUKEE, WI	53212	Local Commercial	\$66,400	\$143,800	\$210,000	8,294	11,300	3	925	925.00	\$210,000
REFRIGERATION INC	1751 N MLK DR	MILWAUKEE, WI	53203	Local Commercial	\$54,300	\$83,700	\$138,000	6,788	2,016	3	637	637.00	\$138,000
W MARBURG	P.O. BOX #11058	MILWAUKEE, WI	53211	Special Mercantile	\$169,800	\$349,200	\$510,000	15,081	2,475	3	5201	1,500.00	\$510,000
BANK SSB	3970 N OAKLAND AV	MILWAUKEE, WI	53212	Local Commercial	\$181,000	\$1,098,000	\$1,279,000	22,623	14,804	3	2125	1,500.00	\$1,279,000
DEVELOPMENT LLC	1850 N MLK DR	MILWAUKEE, WI	53212	Local Commercial	\$120,700	\$154,300	\$275,000	15,084	8,819	3	1185	1,185.00	\$275,000
INC	1850 N MLK DR	MILWAUKEE, WI	53212	Local Commercial	\$30,200	\$916,700	\$980,000	7,542	10,488	3	4005	1,500.00	\$980,000
MEDIA INSTITUTE INC	1818 N MLK DR	MILWAUKEE, WI	53217	Local Commercial	\$30,200	\$225,600	\$236,000	3,771	3,390	3	1109	1,109.00	\$236,000
MEDIA INSTITUTE	P.O. BOX 170784	MILWAUKEE, WI	53212	Local Commercial	\$30,200	\$30,200	\$34,000	3,772	3,412	3	1453	1,453.00	\$34,000
ENTERPRISES LLC	1808 N MLK DR	MILWAUKEE, WI	53212	Local Commercial	\$30,200	\$209,400	\$290,600	3,773	3,698	3	1307	1,307.00	\$290,600
JACKSON	1823 N PALMER ST	MILWAUKEE, WI	53212	Local Commercial	\$31,600	\$342,000	\$375,000	3,773	3,234	3	1385	1,385.00	\$375,000
M&P HOLDINGS LLC	1835 N MARTIN L KING JR DR	MILWAUKEE, WI	53212	Local Commercial	\$30,200	\$289,900	\$320,000	11,320	4,920	3	1545	1,545.00	\$320,000
J BIALK	1737 N PALMER ST	MILWAUKEE, WI	53212	Local Commercial	\$90,600	\$274,400	\$395,000	3,006	3,134	3	1309	1,309.00	\$395,000
OWN LLC	1821 N MLK DR	MILWAUKEE, WI	53212	Local Commercial	\$282,000	\$282,000	\$306,000	3,000	3,134	3	571	571.00	\$306,000
RASH	324 W VINE ST	MILWAUKEE, WI	53150	Manufacturing	\$22,600	\$98,900	\$121,500	4,000	0	3	0	\$0	\$0
WELLOW	P.O. BOX 108	MUSKEGO, WI	53150	Manufacturing	\$22,600	\$98,900	\$121,500	4,000	0	3	0	\$0	\$0
CH	1838 N 4 ST	MILWAUKEE, WI	53212	Residential	\$45,600	\$340,600	\$366,200	3,965	200	3	1551.4	1,500.00	\$366,200
PETERS	435 PARK AV	MILWAUKEE, WI	53072	Residential	\$45,600	\$321,000	\$366,200	3,965	200	3	0	\$0	\$0
KARMEN K JUCKEM	1827 N 4TH ST	MILWAUKEE, WI	53212	Residential	\$45,600	\$313,300	\$358,900	3,965	200	3	0	\$0	\$0
AMY J KRENN	1821 N 4TH ST	MILWAUKEE, WI	53212	Residential	\$45,600	\$282,500	\$328,100	3,965	200	3	0	\$0	\$0
CROSS	1815 N 4TH ST	MILWAUKEE, WI	53212	Residential	\$45,600	\$361,900	\$407,500	3,965	200	3	0	\$0	\$0
WILLARD J HESS	1809 N 4TH ST	MILWAUKEE, WI	53212	Residential	\$45,600	\$316,100	\$361,700	3,965	200	3	0	\$0	\$0
W A JOHNSON	1111 SWALLOW AV, #301	MILWAUKEE, WI	53212	Residential	\$44,700	\$44,700	\$44,700	3,965	200	3	178.8	178.80	\$44,700
BESE	1800 N 5TH ST	MILWAUKEE, WI	53212	Residential	\$63,500	\$372,300	\$435,800	3,965	200	3	0	\$0	\$0
A BEYER &	1751 N MLK DR	MILWAUKEE, WI	53210	Local Commercial	\$45,300	\$249,700	\$295,000	7,552	12,980	3	1285	1,285.00	\$295,000
PETERSEN	2025 TWO TREE LANE	MILWAUKEE, WI	53213	Local Commercial	\$45,300	\$365,700	\$411,000	7,552	9,172	3	1728	1,728.00	\$411,000
DA SPOHLER	6425 W KINNICKINNIC RIV PKWY	MILWAUKEE, WI	53219	Local Commercial	\$22,700	\$122,300	\$145,000	3,772	2,575	3	685	685.00	\$145,000
WIP PROPERTIES LLC	1915 LEWIS RD	SOUTH WALES, NY	14138	Local Commercial	\$30,200	\$267,800	\$296,000	3,772	4,400	3	1277	1,277.00	\$296,000
WIP PROPERTIES LLC	1915 LEWIS RD	SOUTH WALES, NY	14138	Local Commercial	\$60,400	\$0	\$60,400	7,550	0	2	241.8	241.80	\$60,400
REET LOFTS LLC	117 W VINE ST	MILWAUKEE, WI	53212	Local Commercial	\$15,000	\$15,000	\$65,000	4,000	0	3	425	425.00	\$65,000
REET LOFTS LLC	4894 S 10TH ST	MILWAUKEE, WI	53212	Local Commercial	\$182,400	\$1,529,600	\$1,712,000	15,088	22,500	3	6933	1,500.00	\$1,712,000
REET LOFTS LLC	1737 N PALMER ST	MILWAUKEE, WI	53212	Local Commercial	\$132,000	\$494,000	\$626,000	7,544	13,950	3	2588	1,500.00	\$626,000
REET LOFTS LLC	100 E PLEASANT ST	MILWAUKEE, WI	53212	Local Commercial	\$132,000	\$0	\$0	7,544	0	2	528	528.00	\$0
REET LOFTS LLC	100 E PLEASANT ST	MILWAUKEE, WI	53212	Local Commercial	\$132,000	\$0	\$0	7,544	0	2	287.6	287.60	\$0
REET LOFTS LLC	1737 N PALMER ST	MILWAUKEE, WI	53212	Local Commercial	\$132,000	\$0	\$0	7,544	0	2	3749	1,500.00	\$0
REET LOFTS LLC	1738 N 4TH ST	MILWAUKEE, WI	53212	Local Commercial	\$132,000	\$0	\$0	7,544	0	2	1045	1,045.00	\$0
REET LOFTS LLC	338 W VINE ST	MILWAUKEE, WI	53212	Local Commercial	\$132,000	\$228,700	\$240,000	7,544	13,824	3	1045	1,045.00	\$240,000
REET LOFTS LLC	4411 VETTELSON RD	MILWAUKEE, WI	53212	Local Commercial	\$132,000	\$228,700	\$240,000	7,544	13,824	3	1045	1,045.00	\$240,000
REET LOFTS LLC	224 W VINE ST #102	MILWAUKEE, WI	53212	Local Commercial	\$132,000	\$228,700	\$240,000	7,544	13,824	3	1045	1,045.00	\$240,000
REET LOFTS LLC	224 W VINE ST #202	MILWAUKEE, WI	53212	Local Commercial	\$132,000	\$228,700	\$240,000	7,544	13,824	3	1045	1,045.00	\$240,000
REET LOFTS LLC	224 W VINE ST #202	MILWAUKEE, WI	53212	Local Commercial	\$132,000	\$228,700	\$240,000	7,544	13,824	3	1045	1,045.00	\$240,000
REET LOFTS LLC	PO BOX 12164	MILWAUKEE, WI	53212	Local Commercial	\$132,000	\$228,700	\$240,000	7,544	13,824	3	1045	1,045.00	\$240,000
REET LOFTS LLC	1728 N PALMER ST	MILWAUKEE, WI	53212	Local Commercial	\$132,000	\$228,700	\$240,000	7,544	13,824	3	1045	1,045.00	\$240,000
REET LOFTS LLC	1725 N PALMER ST #C	MILWAUKEE, WI	53212	Local Commercial	\$132,000	\$228,700	\$240,000	7,544	13,824	3	1045	1,045.00	\$240,000
REET LOFTS LLC	15050 N THOMPSON PEAK #2042	MILWAUKEE, WI	53212	Local Commercial	\$132,000	\$228,700	\$240,000	7,544	13,824	3	1045	1,045.00	\$240,000
REET LOFTS LLC	1725 N PALMER ST, #E	MILWAUKEE, WI	53212	Local Commercial	\$132,000	\$228,700	\$240,000	7,544	13,824	3	1045	1,045.00	\$240,000

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	809 N BROADWAY	MILWAUKEE, WI	53202	Exempt	\$0	\$156,800	\$0	\$0	65,171	0	0	0	\$0	\$0
				Local Commercial	\$36,200		\$193,000	\$241,000	4,523	2,550	857	857.00	\$193,000	\$193,000
				Local Commercial	33800	207200	\$241,000	\$241,000	5825	2500	1049	1,049.00	\$241,000	\$241,000
				Local Commercial	38000	1027000	\$1,065,000	\$1,065,000	30414	23400	4245	1,500.00	\$1,065,000	\$1,065,000
				Local Commercial	5200	115800	\$121,000	\$121,000	4131	4790	599	599.00	\$121,000	\$121,000
				Local Commercial	7600	97400	\$105,000	\$105,000	6049	2400	505	505.00	\$105,000	\$105,000
				Mercantile Apartment	2700	38800	\$41,500	\$41,500	2430	2430	251	251.00	\$41,500	\$41,500
				Local Commercial	9900	84400	\$100,000	\$100,000	4487	6440	485	485.00	\$100,000	\$100,000
				Vacant	2500		\$2,500	\$2,500			10	10.00	\$2,500	\$2,500
				Local Commercial	68700	715300	\$785,000	\$785,000	27865	28016	3225	1,500.00	\$785,000	\$785,000
				Mercantile Apartment	4400	31700	\$38,100	\$38,100	4500	920	229.4	229.40	\$38,100	\$38,100
				Mercantile Apartment	4400	81400	\$85,800	\$85,800	4500	1873	428.2	428.20	\$85,800	\$85,800
				Local Commercial	67500	52500	\$120,000	\$120,000	22500	20046	565	565.00	\$120,000	\$120,000
				Local Commercial	45000	13700	\$58,700	\$58,700	7500		319.8	319.80	\$58,700	\$58,700
							\$0	\$0			0	-	\$0	\$0
				Local Commercial	30000	221000	\$251,000	\$251,000	3750	3504	1089	1,089.00	\$251,000	\$251,000
				Local Commercial	120700	1961300	\$1,482,000	\$1,482,000	15082	17908	6013	1,500.00	\$1,482,000	\$1,482,000
				Local Commercial	73700	764300	\$838,000	\$838,000	9211	11134	3437	1,500.00	\$838,000	\$838,000
				Local Commercial	68300	426700	\$495,000	\$495,000			2065	1,500.00	\$495,000	\$495,000
				Condo	17100	129600	\$147,000	\$147,000			673	673.00	\$147,000	\$147,000
				Condo	100	71800	\$72,000	\$72,000	28406	23234	373	373.00	\$72,000	\$72,000
				Local Commercial	211200	1024800	\$1,236,000	\$1,236,000			5029	1,500.00	\$1,236,000	\$1,236,000
				mercantile apartment	182400	1529600	\$1,712,000	\$1,712,000			6833	1,500.00	\$1,712,000	\$1,712,000
				Local Commercial	17900	506100	\$524,000	\$524,000	14272	20137	287.6	287.60	\$524,000	\$524,000
				Local Commercial	71900		\$0	\$0			2181	1,500.00	\$524,000	\$524,000
				Local Comm			\$0	\$0	0	0	0	-	\$0	\$0
				Local Comm	18900	307100	\$324,000	\$324,000	13,500	6,588	1381	1,381.00	\$324,000	\$324,000
2231 N MLK	PAUL M BACHOWSKI	MILWAUKEE, WI	53212	Exempt	\$0	\$0	\$0	\$0			0	-	\$0	\$0
2578 N MLK	2578 MLK LLC (C/O THOMAS VAN HOOF)	MILWAUKEE, WI	53212	Residential	\$71,900	\$0	\$71,900	\$71,900			287.6	287.60	\$71,900	\$71,900
C/O MARCUS BROWN	2705 N 2ND ST	MILWAUKEE, WI			93500	\$3500	\$156,000	\$156,000			709	709.00	\$156,000	\$156,000
CHARLES WALTER	100 E PLEASANT ST	W22N745 WESTMOUND I		Special Mercantile									\$203,706.60	\$203,706.60
BRIC (MLK/HADLEY) ASSOC													\$208,245,200.00	\$208,245,200.00



2009 Annual Report

Since 2005, when the BID's Main Street Approach was adopted, the BID has seen the addition of more than a dozen net new businesses, and over \$150,000,000 in development. This dramatic growth has resulted in new challenges: namely bringing the infrastructure, events and other elements of the drive up to the high standards that commerce demands. In difficult economic times, these tasks are even more important. The BID's Board, Staff, Volunteers and Partners have risen to the challenge in dramatic fashion.

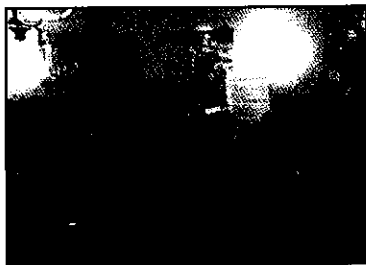
The Main Street Committees

The *Organization Committee* brought the first annual MLK Street Jam & BBQ to the District in 2008. The festival brought in nearly 20 competitors from across the county and nearly 10,000 attendees. The 2009 event will bring even more family oriented activities, including an adventure rock climbing wall, and more competitors with the addition of the People's Choice Award. This year's event is also sponsored by the Wisconsin Department of Commerce that has allowed for a much more extensive Public Relations and Advertising Campaign. For more information visit mlkbbq.com. Committee volunteers also played key roles in the other volunteer activities of the BID, including the Earth Day Clean-Up of Victory Park, the Annual BID Breakfast and several Business Mixers.



Nearly 10,000 people celebrated bbq and bikes as part of the MLK Street Jam & BBQ

As the economy has shifted, the *Economic Restructuring Committee* has turned its attention to revising the 1996 Redevelopment Plan for the area, with the assistance of consultants and talented volunteers. The revised plan will identify opportunities for growth and diversification of the King Drive economy.



Nearly 75 property owners, neighbors and business owners participated in Community Input Sessions regarding streetscape and traffic.

The *Design Committee*, in 2009 installed 10 additional planters, and our volunteers planted more than 1,000 plants. More importantly, the committee held five community input sessions on its streetscape plan and has been working with the Department of City Development and the Department of Public works to move the plan forward.

The *Marketing Committee* continues to be a major sponsor of summer events like Juneteenth Day and Garfield Ave Blues and Jazz festival. The committee also launched a new web page for the MLK Street Jam & BBQ.

The *Maintenance & Public Safety Committee* continues to provide trash clean-up, gum removal and graffiti removal for the entire district. The Committee has also had several Public Safety brain storming sessions to strategize with key stakeholders on how to address all safety issues that commerce demands.

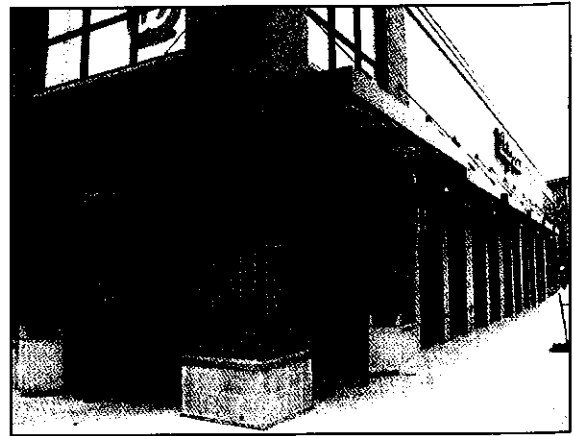
Planning for the Future

Throughout 2009, the King Drive BID maintained its status as the district to watch. The Board of Directors for the King Drive Business Improvement District is looking forward to 2010, its Eighteenth anniversary.

Sincerely,



Teig Whaley-Smith, Executive Director,
Historic King Drive BID #8



Despite a slow national economy, King Drive continues to grow, including the development of the new Walgreen's at MLK & Hadley (pictured above).

**HISTORIC KING DRIVE
BUSINESS IMPROVEMENT
DISTRICT #8**

**FINANCIAL STATEMENTS WITH
AUDITOR'S REPORT**

**FOR THE YEAR ENDED
DECEMBER 31, 2008**

**ANDREA & ORENDORFF LLP
6300 76TH STREET, SUITE 200
KENOSHA, WI 53142
(262) 657-7716**

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Andrea & Orendorff LLP

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Historic King Drive Business
Improvement District #8

We have audited the accompanying financial statements of the business-type activities of the Historic King Drive Business Improvement District #8 (District) as of and for the year ended December 31, 2008, which collectively comprise the District's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the District's management. Our responsibility is to express an opinion on these financial statements based on our audit. The prior year summarized comparative information has been derived from the Historic King Drive Business Improvement District #8's 2007 financial statements and, in our report dated September 24, 2008, we expressed an unqualified opinion on those financial statements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Historic King Drive Business Improvement District #8 as of December 31, 2008, and the respective changes in net assets and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

The management's discussion and analysis on pages 2 through 7 is not a required part of the basic financial statements but supplementary information required by the Government Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Andrea & Orendorff LLP
Kenosha, Wisconsin
July 8, 2009

HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT #8 MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Historic King Drive Business Improvement District #8 (District) financial performance provides an overview of the District's financial activities for the year ended December 31, 2008.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Assets and the Statement of Revenues, Expenses and Changes in Net Assets provide information about the activities of the District as a whole and present a longer-term view of the District's finances.

Reporting the District as a Whole

Our analysis of the District as a whole begins on page 8. One of the most important questions asked about the District's finances is "Is the District as a whole better off or worse off as a result of the year's activities?" The Statement of Net Assets and the Statement of Revenues, Expenses and Changes in Net Assets report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net assets and changes in them. You can think of the District's net assets - the difference between assets and liabilities - as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net assets are one indicator of whether its financial health is improving or deteriorating.

In the Statement of Net Assets and the Statement of Revenues, Expenses and Changes in Net Assets, the District is reported as a business-type activity. GASB No. 34, paragraph 147, permits any governmental not-for-profit that was using the AICPA model at June 30, 1999 to report as special purpose governments engaged only in business-type activities, even though they may not meet the definition of an enterprise fund. The definition of an enterprise fund is a fund that provides goods or services to the public for a fee that makes the entity self-supporting.

Reporting the District's Most Significant Funds

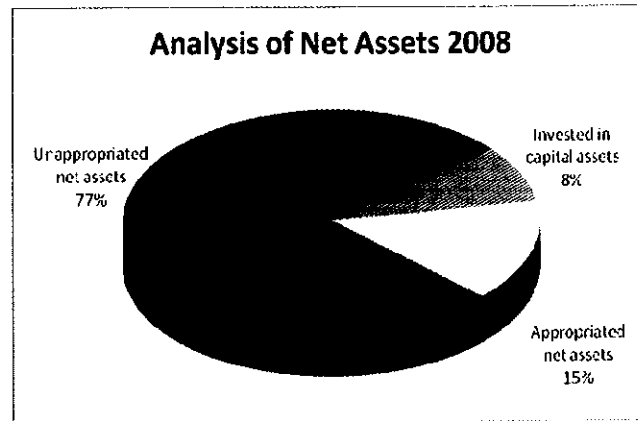
The District is being reported as a business-type activity and therefore there will be no fund financial statements. The Statement of Net Assets and the Statement of Revenues, Expenses and Changes in Net Assets provide the detailed information about the District as a whole.

The District as a Whole

The condensed financial statements on the next two pages present the net assets of the District and changes in net assets. These statements are presented with comparisons to 2007.

HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT #8 MANAGEMENT'S DISCUSSION AND ANALYSIS

Net assets may serve over time as a useful indicator of a government's financial position. In 2008, the District's assets exceeded liabilities by \$120,013. The largest portion of the District's net assets reflects the category of unappropriated net assets (77%) which may be used to meet the District's ongoing obligations to its members and creditors. The appropriated portion of 15% is 2008 tax levy revenue set aside for use in operations for the subsequent year. The remaining 8% is the portion that is invested in capital assets net of accumulated depreciation.



Historic King Drive Business Improvement District #8 Statement of Net Assets As of December 31, 2008

	<u>2008</u>	<u>2007</u>
Current and Other Assets	\$ 309,410	\$ 274,973
Capital Assets	<u>9,994</u>	<u>6,534</u>
Total Assets	319,404	281,507
Other Liabilities	<u>199,391</u>	<u>185,988</u>
Total Liabilities	199,391	185,988
Net Assets:		
Invested in capital assets	9,994	6,534
Appropriated net assets	18,000	17,494
Unappropriated net assets	<u>92,019</u>	<u>71,491</u>
Total Net Assets	<u>\$ 120,013</u>	<u>\$ 95,519</u>

The District's total net assets increased by \$24,494 in 2008. The increase in net assets is due to several factors: an increase in levy assessment revenue, an increase in fundraising due to the District's first annual BBQ event, and the addition of the Main Street and LISC TA grants.

**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT #8
MANAGEMENT'S DISCUSSION AND ANALYSIS**

**Historic King Drive Business Improvement District #8
Statement of Revenues, Expenses
and Changes in Net Assets
Year Ended December 31, 2008**

	<u>2008</u>	<u>2007</u>
Revenues		
Tax Assessments - City of Milwaukee	\$ 181,548	\$ 173,863
Grants & Reimbursements	75,889	21,936
Fundraising & Special Events	18,201	9,266
Miscellaneous Income	2,259	3,861
Total Revenues	<u>277,897</u>	<u>208,926</u>
Expenses		
Special Events	75,214	27,080
Professional Services	97,252	94,828
Administrative	26,756	25,658
Advertising, Newsletter & Printing	15,890	15,917
Repairs & Maintenance	38,291	27,079
	<u>253,403</u>	<u>190,562</u>
Change in Net Assets	<u>24,494</u>	<u>18,364</u>
Net Assets Beginning of Year	<u>95,519</u>	<u>77,155</u>
Net Assets End of Year	<u><u>\$ 120,013</u></u>	<u><u>\$ 95,519</u></u>

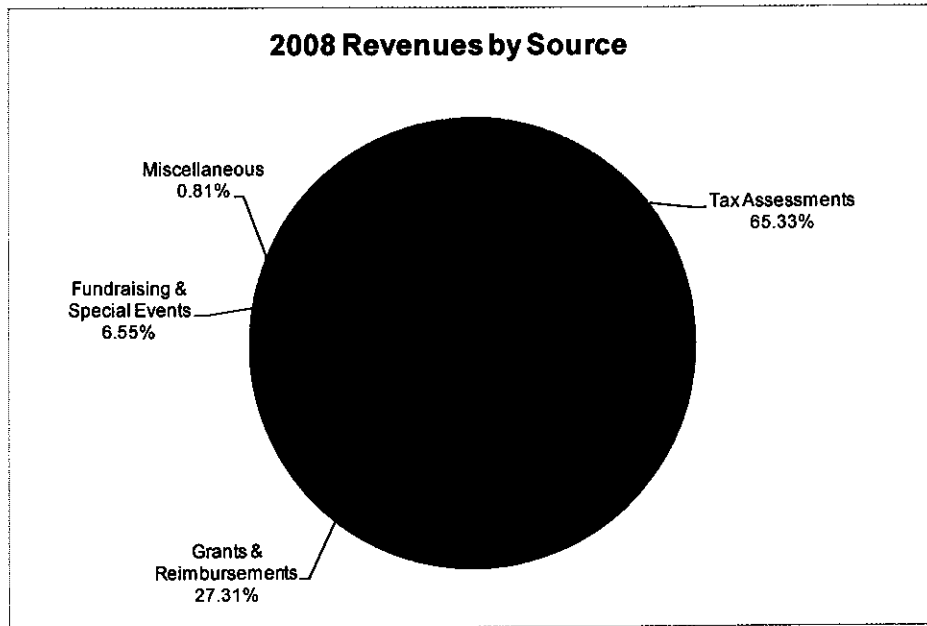
Revenues increased by \$68,971 in 2008 compared to 2007. In 2008, the levy assessment increased by \$7,685 due to additional parcels added to the district and an increase in assessed property values. Grants and reimbursements increased by \$53,953 mainly due to the addition of two grants. Fundraising also increased significantly due to the first annual BBQ event held over the 2008 Labor Day weekend.

Expenses increased by \$62,841 compared to 2007. A \$48,134 increase in special events expenses came from holding the annual BBQ event. Major expenses for the BBQ event included tent and equipment rentals, signage/banners, and prizes for the BBQ cook off contestants. The District now contracts someone full-time for street maintenance services which increased by \$11,212 compared to 2007.

HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT #8 MANAGEMENT'S DISCUSSION AND ANALYSIS

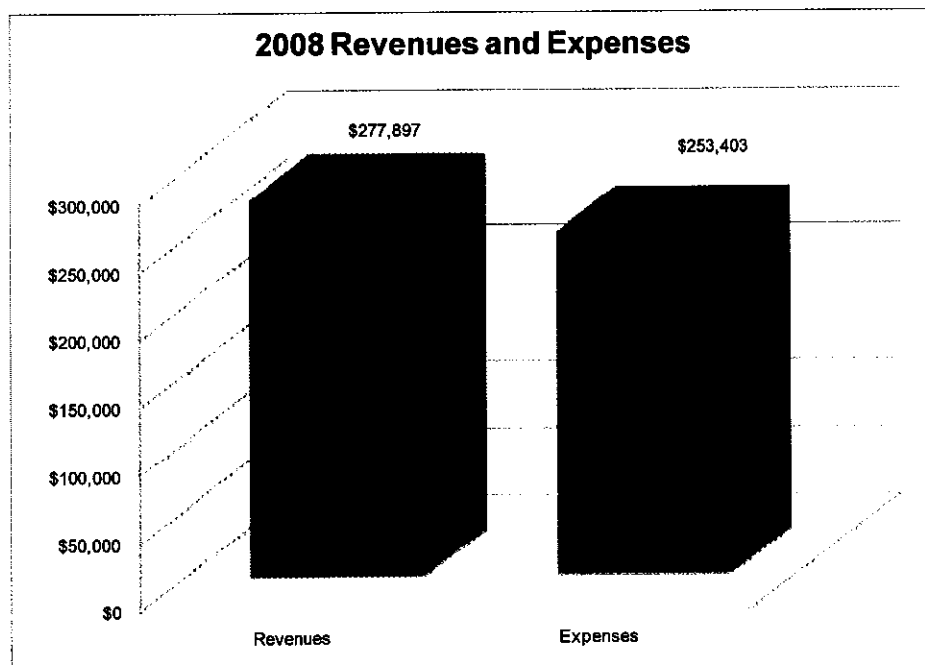
REVENUES BY SOURCE

This chart illustrates the percent of revenue sources that fund the District's activities:



EXPENSES AND PROGRAM REVENUES

The following chart shows the expenses compared to the revenues:



HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT #8 MANAGEMENT'S DISCUSSION AND ANALYSIS

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The District added two new capital assets in 2008. The District purchased a gum removal machine in April and a snowblower in November.

Debt

The District has no outstanding debt as of December 31, 2008.

ECONOMIC FACTORS

Since 2005, when the BID's Main Street Approach was adopted, the BID has seen the addition of 25 net new businesses and entities. In 2007 alone, more than \$70 Million in investment was made, and five new businesses were added. This dramatic growth has resulted in new challenges: namely bringing the infrastructure, events and other elements of the drive up to the high standards that commerce demands. The BID's Board, Staff, Volunteers and Partners have risen to the challenge in dramatic fashion.

The Main Street Committees

The *Organization Committee* worked hard in organizing the first Annual Brew City's Best BBQ Competition and 2008 MLK Street Jam, promoted by Harley-Davidson as part of its 105th Anniversary Celebration. More than 20 nationwide BBQ competitors, and an estimated 10,000 visitors attended. For more info, visit www.kingdrivebid.com/bbq. Committee volunteers also played key roles in the other volunteer activities of the BID, including the Earth Day Clean-Up of Victory Park, the Annual BID Breakfast and several Business Mixers.

The *Economic Restructuring Committee* has turned its attention to the next Catalytic Project for the area. The Committee held a forum where over 50 neighbors, businesses and other critical players gave their input on what projects should be pursued. The Committee is also working on a parking plan to address the increased strain on the districts parking resources.

The *Design Committee*, in 2008, installed more than two dozen additional planters along the Drive. More importantly, the committee has been getting community input on its streetscape plan.

The *Marketing Committee* continues to be a major sponsor of summer events like Juneteenth Day and Garfield Ave Blues and Jazz festival. The committee also launched a new web page for the district.

The *Maintenance & Public Safety Committee* continues to provide trash clean-up and graffiti removal for the entire district. The Committee has also had several Public Safety brain storming sessions to strategize with key stakeholders on how to address all safety issues that commerce demands.

HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT #8 MANAGEMENT'S DISCUSSION AND ANALYSIS

PLANNING FOR THE FUTURE

Throughout 2008, the King Drive BID maintained its status as the district to watch. The Board of Directors for the King Drive Business Improvement District is looking forward to 2009, its seventeenth anniversary.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our members, taxpayers, customers and creditors with a general overview of the District's finances and to show the District's accountability for the money it receives. If you have questions about this report or need additional information, contact the District at 2212 North Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212.

Teig Whaley-Smith
Executive Director
Historic King Drive Business Improvement District #8

Historic King Drive Business Improvement District #8
Statement of Net Assets
As of December 31, 2008
With Comparative Totals as of December 31, 2007

ASSETS	2008	2007
Current Assets:		
Cash and Cash Equivalents	\$ 67,381	\$ 89,409
Tax Levy Receivable	188,356	181,548
Accounts Receivable	-	150
Grants Receivable	52,479	-
Prepaid Expenses	1,194	3,866
Total Current Assets	<u>309,410</u>	<u>274,973</u>
Noncurrent Assets:		
Machinery	30,855	22,865
Less: Accumulated Depreciation	<u>(20,861)</u>	<u>(16,331)</u>
Total Fixed Assets	<u>9,994</u>	<u>6,534</u>
Total Assets	<u><u>\$ 319,404</u></u>	<u><u>\$ 281,507</u></u>
LIABILITIES		
Current Liabilities:		
Accounts Payable	\$ 11,035	\$ 4,440
Deferred Tax Levy Revenue	<u>188,356</u>	<u>181,548</u>
Total Current Liabilities	<u>199,391</u>	<u>185,988</u>
NET ASSETS		
Invested in capital assets	9,994	6,534
Unrestricted Net Assets		
Appropriated Net Assets	18,000	17,494
Unappropriated Net Assets	<u>92,019</u>	<u>71,491</u>
Total Unrestricted Net Assets	<u>120,013</u>	<u>95,519</u>
Total Liabilities and Net Assets	<u><u>\$ 319,404</u></u>	<u><u>\$ 281,507</u></u>

Historic King Drive Business Improvement District #8
Statement of Revenues, Expenses and Changes in Net Assets
Year Ended December 31, 2008
With Comparative Totals for the Year Ended December 31, 2007

	2008	2007
	Unrestricted	Unrestricted
	Totals	Totals
OPERATING REVENUES		
Tax Assessments - City of Milwaukee	\$ 181,548	\$ 173,863
City of Milwaukee Operations Grant	21,000	21,000
City of Milwaukee Graffiti Reimbursement	2,410	936
Main Street Grant	40,859	-
LISC TA Grant	11,620	-
Fundraising	18,201	7,716
Advertising Income	-	1,550
Miscellaneous Income	347	354
Total Operating Revenue	<u>275,985</u>	<u>205,419</u>
OPERATING EXPENSES		
Advertising	13,200	10,233
Depreciation	4,529	3,266
Dues & Subscriptions	799	1,217
Events Expense	75,214	27,080
Grants Awarded	-	2,628
Insurance	5,263	2,034
Meetings/Travel	2,584	3,200
Miscellaneous	138	2,520
Occupancy	8,306	7,720
Office Supplies	5,044	3,063
Personal Property Tax	93	10
Printing & Newsletter	2,690	5,684
Professional Services	97,252	94,828
Repairs & Maintenance	38,291	27,079
Total Operating Expenses	<u>253,403</u>	<u>190,562</u>
Operating Income	<u>22,582</u>	<u>14,857</u>
NONOPERATING REVENUES		
Interest Income	1,912	3,507
Total Nonoperating Revenues	<u>1,912</u>	<u>3,507</u>
Change in Net Assets	24,494	18,364
Net Assets - Beginning of Year	<u>95,519</u>	<u>77,155</u>
Net Assets - End of Year	<u><u>\$ 120,013</u></u>	<u><u>\$ 95,519</u></u>

Historic King Drive Business Improvement District #8
Statement of Cash Flows
For the Year Ended December 31, 2008

CASH FLOWS FROM OPERATING ACTIVITIES

Received from Assessments, Grants and Events	\$ 216,848
Paid to Suppliers for Goods and Services	<u>(232,798)</u>
Net Cash used by Operating Activities	<u>(15,950)</u>

CASH FLOWS FROM CAPITAL AND INVESTING ACTIVITIES

Interest	1,912
Purchase of Equipment	<u>(7,990)</u>
Net Cash provided by Investing Activities	<u>(6,078)</u>

Net Increase in Cash (22,028)

Cash - Beginning of Year 89,409

Cash - End of year \$ 67,381

**RECONCILIATION OF OPERATING INCOME TO
NET CASH USED BY OPERATING ACTIVITIES**

Operating Income	\$ 22,582
Adjustments to Reconcile Net Assets to Net Cash Provided by Operating Activities:	
Depreciation	4,529
(Increase)/Decrease in Accounts Receivable	150
(Increase)/Decrease in Grants Receivable	(52,479)
(Increase)/Decrease in Tax Levy Receivable	(6,808)
(Increase)/Decrease in Prepaid Expenses	2,673
Increase/(Decrease) in Accounts Payable	6,595
Increase/(Decrease) in Deferred Tax Levy Revenue	<u>6,808</u>
Total Adjustments	<u>(38,532)</u>

NET CASH FLOWS FROM OPERATING ACTIVITIES \$ (15,950)

Historic King Drive Business Improvement District #8
Notes to the Financial Statements
December 31, 2008

Note 1 - Summary of Significant Accounting Policies

Organization

The Historic King Drive Business Improvement District #8 (the BID) is a city government entity established by the laws of the State of Wisconsin (Statute 66.608), as a means of formalizing and funding the public-private partnership between the City of Milwaukee and the Historic King Drive District, as well as for furthering the presentation and revitalization of the district.

The BID was established in 1994 and is largely funded for its activities by tax assessments and voluntary contributions. The BID also receives an operating grant from the City of Milwaukee.

The organization is governed by a District Board (Board) appointed by the mayor of the City of Milwaukee. The Board's primary responsibility is the implementation of the district plan.

Basis of Accounting

The financial statements of the BID are prepared on the accrual basis of accounting and accordingly reflect all significant receivables, payables, and other liabilities.

An allowance for uncollectible accounts is not established for tax assessments because the City of Milwaukee disburses the full amount assessed by the district without reference to the amount of assessments actually collected by the City by the date of disbursement.

Basis of Presentation

The District is reported as a business-type activity. GASB No. 34, paragraph 147, permits any governmental not-for-profit that was using the AICPA model at June 30, 1999 to report as special purpose governments engaged only in business-type activities, even though they may not meet the definition of an enterprise fund. The definition of an enterprise fund is a fund that provides goods or services to the public for a fee that makes the entity self-supporting.

The business-type activities are accounted for on an economic resources measurement focus using the accrual basis of accounting. Revenues are recorded when they are earned. Expenses are recorded at the time liabilities are incurred. Therefore the financial statements reflect all significant receivables, payables and other liabilities.

Financial statement presentation has elected to follow all pronouncements of the Governmental Accounting Standards Board and have elected not to follow Financial Accounting Standards Board pronouncements issued before November 30, 1989. The business-type activities distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and paying vendors in connection with the business-type activities' ongoing operations. The principal operating revenues of the District's business-type activities are a property tax levy and operating grants. Operating expenses for these business-type activities include the cost of services and administrative expenses. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Historic King Drive Business Improvement District #8
Notes to the Financial Statements
December 31, 2008

Note 1 - Summary of Significant Accounting Policies (continued)

Use of Estimates

The preparation of financial statements in conformity with the accrual basis of accounting requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Tax Levy Receivable and Deferred Tax Levy Revenue

Property tax assessments are recorded in the year levied as receivables and deferred revenue. The collection of the assessments is recorded as revenue in the following year for which these taxes have been levied as required by Generally Accepted Accounting Principles (GAAP).

Property and Equipment

The BID follows the practice of capitalizing all furniture and equipment in amounts over \$500. The assets are recorded at cost. Depreciation of office furniture and equipment is computed on a straight line basis over the estimated service lives of the assets. The estimated service lives of the furniture and equipment is five to seven years.

The BID purchased a gum removal machine in April 2008 at a cost of \$7,000. In November 2008 the BID purchased a snow blower at a cost of \$990. Total depreciation expense for 2008 was \$4,529.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the BID classifies cash on hand and checking accounts as well as other highly liquid debt securities with original maturities of 90 days or less, as cash equivalents.

Advertising

The BID expenses advertising costs as they are incurred. Advertising costs for the year ended December 31, 2008 were \$13,200.

Equity Classifications

Equity is classified as net assets and displayed in three components:

- a. Invested in capital assets – consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Historic King Drive Business Improvement District #8
Notes to the Financial Statements
December 31, 2008

Note 1 - Summary of Significant Accounting Policies (continued)

Equity Classifications (continued)

- b. Restricted net assets – consists of net assets with constraints placed on the use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments or, 2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net assets – consist of all other net assets that do not meet the definition of “restricted” or “invested in capital assets”.

The net assets appropriated for a specific purpose has been designated by the Board for use in operations related to the Main Street Design Committee for the following year in the amount of \$18,000. This appropriation is part of the Unrestricted Net Assets.

Note 2 – Contracts and Leases

The BID is managed by a contracted Executive Director and an Administrative Manager. The BID has an agreement with Community Development Advocates, LLC to provide executive director and administrative management services. The total paid for these services in 2008 was \$71,378.

The BID shares occupancy costs with two other entities: Urban Economic Development Association (UEDA) and Community Development Advocates, LLC. UEDA leases the office space and copier. General Office Costs are split between these three agencies based on the square footage they occupy. The General Office Costs include the following:

- Rental costs of the leased premises.
- All costs related to utilities, insurance, maintenance, property taxes and other operating costs of the premises.
- All communication lines, postage and offices supplies not directly traceable to the three agencies.

Total occupancy charge for the year ended December 31, 2008 is \$8,306.

Note 3 - Contributed Services

The BID Board members and other volunteers have donated significant amounts of their time in service to the BID. However, no amounts have been reflected in the financial statements for donated services, as there is no objective basis available to measure the value of such services.

Historic King Drive Business Improvement District #8
Notes to the Financial Statements
December 31, 2008

Note 4 - Concentration of Credit Risk for Cash Held at Banks

Deposits – Custodial Credit Risk

Custodial credit risk is the risk that in the event of the failure of the custodian holding the District's deposits, the deposits may not be returned.

The BID maintains cash balances at the bank. Accounts at each institution are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. There were no cash balances in excess of FDIC coverage as of December 31, 2008.

Investments

The District has no investments.

Note 5 - Tax Assessments

The Business Improvement District eligible properties are assessed in the following manner:

An unimproved parcel of land is assessed at a rate of \$4 per \$1,000 of assessed value, up to a maximum BID assessment of \$1,500. No minimum assessment is applied to unimproved parcels.

There is a \$125 minimum assessment on all BID-eligible property valued at \$10,000 or less.

For improved property valued over \$10,000, the assessment is \$125 plus \$4 per \$1,000 of assessed value for the amount over \$10,000, up to a maximum of \$1,500.

Note 6 – Related Party Transactions

The BID purchased printing and graphics services in the amount of \$7,593 from a business whose owner serves on the BID's Board of Directors. The BID purchased repair and maintenance goods in the amount of \$3,385 from a business whose owner also serves on the BID's Board. The costs of these services were reasonable and considered at market value.

BUSINESS IMPROVEMENT DISTRICT NO.10 – AVENUES WEST

624 North 24th Street, Milwaukee, Wisconsin 53233

Telephone (414) 933-0640 Fax (414) 933-0641

ANNUAL OPERATING PLAN

2010

Approved by BID No.10 Board of Directors August 11, 2009

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BUSINESS IMPROVEMENT DISTRICT NO. 10

AVENUES WEST

ANNUAL OPERATING PLAN – 2010

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BUSINESS IMPROVEMENT DISTRICT NO. 10 AVENUES WEST

ANNUAL OPERATING PLAN – 2010

I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created Sec. 66.608 (currently Sec. 66.1109) of the Statutes enabling cities to establish Business Improvement Districts (BIDs) upon the petition of at least one property owner within the proposed district. The purpose of the law is "...to allow businesses within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.) On October 30, 1992, the Common Council of the City of Milwaukee, by Resolution File Number 921091, created BID No. 10 - Avenues West and adopted its initial Operating Plan for the year 1993.

Section 66.1109 (3) (b), Wisconsin Statutes, requires that a BID Board "... shall annually consider and may make changes to the operating plan, The Board shall then submit the operating plan to the local legislative body for its approval." The Board of Business Improvement District No. 10 submits this Operating Plan for the year 2010 in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of activities described in the initial BID Operating Plan. Therefore, it incorporates by reference the earlier plans adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.1109, Wisconsin Statutes, and the proposed changes for 2010. It does not repeat the background information which is contained in the original plan nor include the Business Improvement District Statute, original petitions from property owners, or BID No. 10 Bylaws.

B. Physical Setting

BID No. 10 consists of the commercial sections of five (5) arterial streets on the near west side of Milwaukee primarily within the Avenues West neighborhood. The Avenues West neighborhood transitions land uses from downtown Milwaukee, to the east, and the residential neighborhoods to the west.

II. DISTRICT BOUNDARIES

Boundaries of the District remain unchanged and are shown on the map in Appendix A of this plan. The District is contained within the area bounded by I-43 west to 28th Street and I-94 north to Highland Avenue. A listing of all the properties included within the District is provided in Appendix B.

III. PROPOSED OPERATING PLAN - 2010

A. Plan Objectives

The objective of Business Improvement District No. 10 is as stated in its first year, to "...continue the revitalization and improvements of a portion of Milwaukee's near west side." This objective is intended to be accomplished by maximizing both human and capital resources through the operation of an office whose staff implements and promotes activities determined appropriate by the board of directors in achieving the District's objective. The District has a continuing contract with the Avenues West Association Inc. to provide the necessary staffing and Operating Plan implementation.

B. Proposed Activities 2010

The principal activities to be undertaken during 2010 are intended to result in enhanced neighborhood safety, improved area image, new development, and the increased value of present improvements. Possible staff activities include:

1. Direct and/or collaborate with other agencies in the implementation of long range plans approved by the board of directors;
2. Encourage all commercial buildings to be maintained graffiti-free and financially support and coordinate the means to accomplish this goal;
3. Encourage and support facade improvements to commercial properties within the BID, with emphasis on the Milwaukee Main Street SOHI District;
4. Advise area businesses on safety and security measures and to serve as liaison with the security offices of area institutions and the Milwaukee Police Department;
5. Liaison with owners of private and public property to encourage quality maintenance and management of said property;
6. Provide staff assistance to property owners and developers who are engaged in property improvements and redevelopment actions;
7. Marketing and visual enhancement of the Avenues West neighborhood;
8. Liaison with economic development programs of area organizations, institutions, government agencies; and programs such as the Milwaukee Main Street program.

C. Proposed Expenditures – 2010

Recognizing that it is beyond the resources and capacity of Business Improvement District No. 10 to address every significant issue affecting the Avenues West area, the Board shall set priorities for expenditures based on cost effectiveness and fulfillment of the goals of the BID. Grants may be awarded during the program year that are not presently identified as such but fit within the intent of the Operating Plan.

Functional expenditures, including staff consisting of a full time executive director, a part time assistant, and a full time Main Street manager are anticipated to be in these approximate amounts: (Presentation in accordance with audit format.)

Program Services:

Salaries	\$ 89,900
Payroll taxes & benefits	6,743
Grants and /or Projects	50,000
(ex: façade grants, streetscape, lighting, graffiti, safety, Marketing and promotion, programs/meetings)	
Grants and/or Projects SOHI Main Street	10,000
Office supplies, incl. copier, computer	1,000
Postage	1,500
Printing	600
Telephone	750
	<u>\$160,493</u>

Management and General:

Salaries	\$ 34,900
Payroll taxes & benefits	2,618
Insurance	3,600
Office supplies, incl. copier, computer	1,800
Equipment repair and maintenance	600
Equipment lease	2,200
Postage	260
Advertising/Promotion	800
Conferences, professional training	2,000
Subscriptions/memberships	900
Printing	300
Professional fees	6,000
Depreciation	3,000
Rent & Utilities	12,000
Telephone	600
	<u>\$ 71,578</u>

Fund raising:

Salaries	\$ 17,200
Payroll taxes & benefits	1,290
Insurance	400
Telephone	150
Postage	240
	<u>\$ 19,280</u>

Other: \$ 4,359

TOTAL \$255,710

D. Financing Method

It is proposed that \$132,110 approximately 51.7% of the budget, be obtained from assessments on property within the District. (See Appendix B.) The assessment method is described in Section IV. of this plan.

It is proposed that \$111,600 approximately 43.6% of the budget, be obtained from the Avenues West Association. This amount includes the SOHI Main Street program.

It is proposed that \$12,000 about 4.7% of the budget, be provided directly by the City of Milwaukee which is the same dollar amount provided by the City to Business Improvement District No. 10 in 2009.

The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of the BID Board

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district. The board's primary responsibility is implementation of this Operating Plan.

The Mayor appoints directors who serve without compensation for three year terms. The BID Board elects its own officers each year.

All meetings of the Board shall be governed by the Wisconsin Open Meetings Law. Files and records of the Board's affairs shall be kept pursuant to public record requirements.

The board shall meet regularly, as stated in its bylaws.

F. Relationship to the Avenues West Association, Inc.

The BID shall be a separate entity from the Avenues West Association, Inc., a 501 (c) (3) corporation, notwithstanding the fact that members, officers, and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law and not subject to the public record law except for records generated in connection with its contract with the BID Board.

The BID may, and it is intended shall, continue to contract with the Association to provide services to the BID in accordance with this plan. The Executive Director of the Association shall also serve as the Executive Director of the BID with staff as necessary to implement the annual Operating Plan.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The District proposes to continue the assessment rate and method used in its prior plans. The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a uniform rate applied on the assessed value of each property was selected as the basic assessment method for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$6,000.00 per parcel will be applied. The method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

As of January 1, 2009, the assessable property in the District had a total value of over \$87,145,200 (240 parcels). Property assessable for BID purposes is \$72,285,700. This plan proposes to assess the property in the District at a rate of \$3.00 per \$1,000.00 of assessed value, subject to the maximum assessment of \$6,000 for the purposes of the BID. Appendix B shows the projected BID assessment for each property included in the District.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property.

1. State Statute 66.1109(1) (f) 1m: states that if the District contains property used exclusively for manufacturing purposes, the plan must state if it will be specially assessed. The District does contain exclusively manufacturing as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because they also benefit from the activities of the District.

2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes may not be assessed by the District. Such properties will be identified as BID exempt properties in Appendix B as revised each year.

There are several large residential buildings in the District in which ground floor retail or office space is provided. To prevent the disproportional assessment of such properties, this Plan provides for an adjustment to the assessment of "substantially residential property".

Real property, on which more than 66-2/3% of the square footage of the floor area of the building on such real property is used for residential purposes, is defined as "substantially residential property." The law authorizing the creation of BIDs states the intention that residential space is considered a residential, and not a commercial use. Therefore, the owner

of any substantially residential property within the BID may certify to the BID Board the square footage of such real property used for residential and nonresidential purposes. The percentage of square footage used for nonresidential purposes, as compared to the total square footage of such building, multiplied by the assessed value for the entire value for the entire building on such real property, shall be the value of the real property used for multiplication against the BID assessment rate, subject to the \$6,000.00 per parcel cap. (There is no minimum assessment.) Calculation of floor area shall exclude basement area. Properties which received an adjusted assessment for 2009 shall be assessed for 2010 only on the non-residential portion of the property as certified by the owner and accepted by the Board. These adjustments are reflected in the amounts shown in Appendix B.

3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b) property exempt from general real estate taxes has been excluded and is not assessed by the District.

V. RELATIONSHIP TO THE MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978 the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989. The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The District is a means of formalizing and funding the public-private partnership between the City and property owners in the Avenues West business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

The Near West Side Area Comprehensive Plan was adopted as part of the City of Milwaukee's Overall Comprehensive Plan in March, 2004. According to Common Council Resolution, File No. 031371, "...Comprehensive Plan as approved shall provide guidance and serve as the basis for decision-making by the Common Council in its consideration of land use and physical development issues;..."

B. City Role in District Operations

The City of Milwaukee has committed to helping private property owners in the District promote its development. To this end, the City has played a significant role in the creation of the District and in the implementation of its Operating Plan.

In particular, the City will:

1. Provide technical assistance as appropriate to the BID Board.
2. Monitor and, when appropriate, apply for outside funds which could be used in support of the District.
3. Collect BID assessments, maintain them in a segregated account, and disburse the monies of the district.
4. Receive a copy of the annual report including an independent audit from the BID Board as required per Sec. 66.1109(3) (c) of the BID law. If said audit is not provided within six months of the due date, the City may contract for an independent certified audit with the cost paid from BID appropriations.
5. Provide the Board, through the Tax Commissioner's Office, on or before June 30th of each Plan year with the official city records and assessed value of each tax key parcel within the District as of January 1st of each Plan year for purposes of calculating the BID assessments for the following Plan year.
6. Encourage the State of Wisconsin, Milwaukee County, and other units of government to support the activities of the District.

The presentation of this plan to the City shall serve as a standing order of the Board under Sec. 66.1109(4), Wisconsin Statutes, to disburse the BID assessments without necessity of an additional disbursement agreement, disbursement method, or accounting method. Budget authority made under this plan shall be shown in the City's Budget as a line item.

VI. FUTURE YEAR OPERATING PLANS

A. Phased Development

The BID law requires an annual review of the Operating Plan, but permits rather than requires, revisions to the Plan. (Operating Plan Section I. Introduction) The Board interprets this wording as encouraging consistency in program and approach from year to year.

The Board expects to revise the Operating Plan each year to reflect changes in assessed values and costs, completion of specific programs, and changing development needs and opportunities. However, the Board intends each Plan to reflect the same purposes and objectives which provided the basis for the creation of the District. Any changes to the Operating Plan or method of assessment shall not take effect until approved by the Common Council pursuant to Section 66.1109 Wisconsin Statutes. Approval by the Common Council of the Annual Operating Plan shall be conclusive evidence that the Board has complied with Section 66.1109 Wisconsin Statutes.

B. Amendment, Severability and Expansion

This BID was created under authority of Section 66.608 (currently 66.1109) of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional, its decision will not invalidate or terminate the BID and this BID Operating Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Operating Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This action is specifically authorized under Section 66.1109 (3) (b).

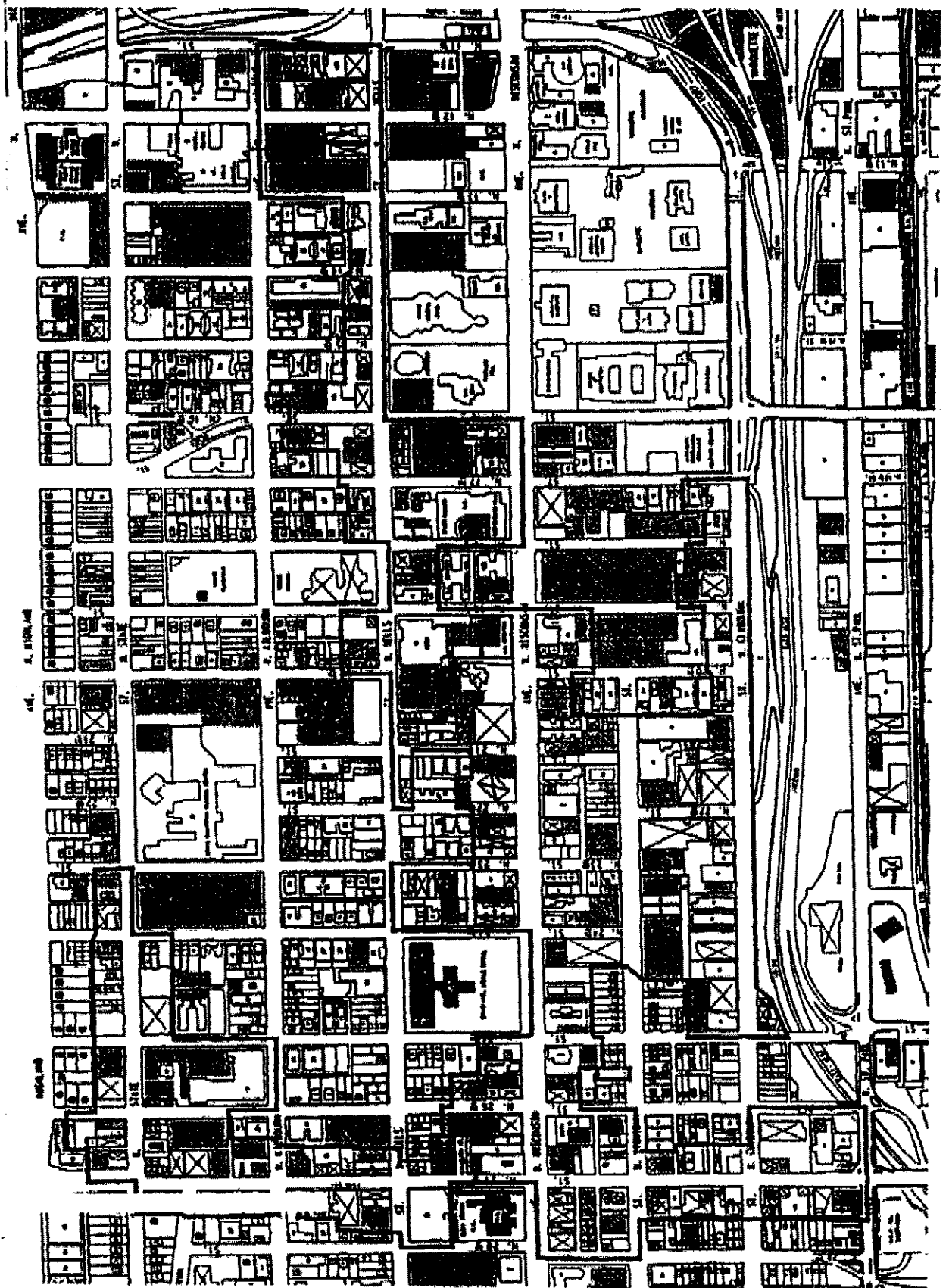
APPENDICES

APPENDIX A: Map of Business Improvement District No. 10 -
Avenues West

APPENDIX B: 2010 - Values and Special
Assessments

APPENDIX A:

MAP OF BUSINESS IMPROVEMENT DISTRICT NO. 10 - AVENUES WEST



APPENDIX B:

2010 – Values and Special Assessment

2010 Operating Plan - BID #10

	A	B	C	E	F	G	H	I	J	K	N	R	S	T	U	V	W
1	BIL	Taxkey	Ch	Property Address	Owner1	Owner2	Owner Mailing Address	Owner City State	Owner	Property Class	Exempt=0	BID Tax=1	Total	Assess. Base	Factor	Assessment	Obj.
2	10	3632626110	0	1900 W WELLS	HEARST-ARGYLE STATIONS INC	C/O JIM KURZ, WISN TV	P O BOX 402	MILWAUKEE WI	53201	Special Mercantile	1	1	\$142,000	\$426.00	1	\$426.00	
3	10	3632633000	5	812 N 20TH	THOMAS DES JARDINS		W144N7161 TERRACE DR	MENOMONEE FALL	53051	Residential	1	0	\$110,900	\$0.00	1	\$0.00	
4	10	3632634000	0	816 N 20TH	BRUCE R DAVIES		3719 S CHICAGO AVE #8	SOUTH MILWAUKEE	53172	Residential	1	0	\$1,900	\$0.00	1	\$0.00	
5	10	3632652000	9	1700 W WELLS	MARQUETTE UNIVERSITY	ATTN: OFFICE OF FINANCE	P.O. BOX 1881	MILWAUKEE WI	53201	Exempt	0	0	\$0	\$0.00	1	\$0.00	
6	10	3632653000	4	1722 W WELLS	1722 LLC	C/O SCHULHOF PROP MGMT	711 N 16TH ST #807	MILWAUKEE, WI	53233	Mercantile Apartmer	1	0	\$1,183,000	\$0.00	1	\$0.00	
7	10	3632654000	X	1726 W WELLS	CAMPUS DEVELOPMENT LLC		10517 W WOODWARD AVE	WAUWATOSA, WI	53222	Mercantile Apartmer	1	0	\$299,200	\$0.00	1	\$0.00	
8	10	3632655000	5	812 N 18TH	CAMPUS DEVELOPMENT LLC		10517 W WOODWARD AV	MILWAUKEE, WI	53222	Local Commercial	1	1	\$9,500	\$28.50	1	\$28.50	
9	10	3632669100	8	853 N 16TH	GERARD KEMPERMANN		853 N 16TH ST	MILWAUKEE WI	53233	Residential	1	0	\$173,300	\$0.00	1	\$0.00	
10	10	3632671100	9	845 N 16TH	MARQUETTE DELTA CORPORATION		1031 E LYON ST	MILWAUKEE, WI	53202	Local Commercial	1	1	\$913,000	\$2,739.00	1	\$2,739.00	
11	10	3632674100	5	831 N 16TH	UNIVERSITY PARTNERS LLP		711 N 16TH ST, #807	MILWAUKEE, WI	53233	Mercantile Apartmer	1	0	\$640,400	\$0.00	1	\$0.00	
12	10	3632696000	9	1601 W WELLS	VIRGINIA ALBANO	%ANGELO'S PIZZA	1605 W WELLS ST	MILWAUKEE, WI	53233	Local Commercial	1	1	\$395,000	\$1,185.00	1	\$1,185.00	
13	10	3632700100	5	1600 W WISCONSIN	THREE A COMPANY		711 N 16TH ST STE 807	MILWAUKEE WI	53233	Mercantile Apartmer	1	1	\$3,884,000	\$6,000.00	0.125	\$750.00	
14	10	3632702110	3	706 N 17TH	MARQUETTE UNIVERSITY	O'HARA HALL 015	PO BOX 1881	MILWAUKEE WI	53201	Mercantile Apartmer	1	0	\$3,139,000	\$0.00	1	\$0.00	
15	10	3632711100	5	721 N 17TH	MARQUETTE UNIVERSITY	ATTN: OFFICE OF FINANCE	P.O. BOX 1881	MILWAUKEE WI	53201	Exempt	0	0	\$0	\$0.00	1	\$0.00	
16	10	3632714000	5	1835 W WELLS	WISCONSIN ELECTRIC POWER CO	C/O REAL ESTATE DEPT	231 W MICHIGAN ST	MILWAUKEE, WIS	53201	Exempt	0	0	\$0	\$0.00	1	\$0.00	
17	10	3632715100	7	763 N 18TH	MARQUETTE UNIVERSITY	ATTN: OFFICE OF FINANCE	P.O. BOX 1881	MILWAUKEE WI	53201	Exempt	0	0	\$0	\$0.00	1	\$0.00	
18	10	3632724110	3	759 N 19TH	HEARST-ARGYLE STATIONS INC		759 N 19TH ST	MILWAUKEE, WI	53233	Special Mercantile	1	1	\$2,020,000	\$6,000.00	1	\$6,000.00	
19	10	3632726100	7	1926 W WISCONSIN	MARQUETTE UNIVERSITY	ATTN: OFFICE OF FINANCE	P.O. BOX 1881	MILWAUKEE WI	53201	Exempt	0	0	\$0	\$0.00	1	\$0.00	
20	10	3880105111	9	2711 W WELLS	MILWAUKEE COUNTY		901 N 9TH ST	MILWAUKEE, WI	53233	Exempt	0	0	\$0	\$0.00	1	\$0.00	
21	10	3880111100	6	853 N 27TH	M & R PROPERTIES	INVESTMENT LLC	2021 EVANSDALE ST	HENDERSON, NV	89052	Local Commercial	1	1	\$54,000	\$162.00	1	\$162.00	
22	10	3880112110	9	839 N 27TH	M & R PROPERTIES	INVESTMENT LLC	2021 EVANSDALE ST	HENDERSON, NV	89052	Local Commercial	1	1	\$118,000	\$354.00	1	\$354.00	
23	10	3880114000	6	801 N 27TH	M & R PROP INVESTMENT LLC		2021 EVANSDALE ST	HENDERSON NV	89052	Local Commercial	1	1	\$511,000	\$1,533.00	1	\$1,533.00	
24	10	3881201100	3	2713 W RICHARDSON	TRI-CORP HOUSING INC		1635 S 8TH ST	MILWAUKEE, WI	53204	Exempt	0	0	\$0	\$0.00	1	\$0.00	
25	10	3881203000	8	921 N 27TH	GARY LEE LIESKE		923 N 27TH ST, #5	MILWAUKEE, WI	53208	Local Commercial	1	1	\$346,600	\$1,039.80	1	\$1,039.80	
26	10	3881204000	3	901 N 27TH	D & R KILBOURN PROPERTY LLC		7085 S CARMEL DR	FRANKLIN WI	53132	Local Commercial	1	1	\$419,000	\$1,257.00	1	\$1,257.00	
27	10	3881813000	4	2715 W STATE	DAWN A SCHLIPP		2715 W STATE ST	MILWAUKEE, WI	53208	Residential	1	0	\$93,800	\$0.00	1	\$0.00	
28	10	3881814000	X	949 N 27TH	S & L GLOBAL CONSULTING USA	LLC	16940 TANGLEWOOD DR	BROOKFIELD, WI	53005	Local Commercial	1	1	\$489,000	\$1,467.00	1	\$1,467.00	
29	10	3890108000	0	2639 W WELLS	HENNESSY DEMONTFORT LTD		831 W WISCONSIN AV	MILWAUKEE, WI	53233	Local Commercial	1	1	\$223,000	\$669.00	1	\$669.00	
30	10	3890109100	2	748 N 27TH	MILWAUKEE COUNTY		901 N 9TH ST	MILWAUKEE, WI	53233	Exempt	0	0	\$0	\$0.00	1	\$0.00	
31	10	3890111100	3	2620 W HAZELTON	CITY OF MILW	ATTN DCD REAL ESTATE	809 N BROADWAY ST	MILWAUKEE WI	53202	Exempt	0	0	\$0	\$0.00	1	\$0.00	
32	10	3890120110	X	2630 W WISCONSIN	YOUVRAJ GROUP LLP		4950 W LISBON AV	MILWAUKEE, WI	53210	Special Mercantile	1	1	\$919,700	\$2,759.10	1	\$2,759.10	Obj.
33	10	3890121100	8	2620 W WISCONSIN	CITY OF MILW	ATTN POLICE DEPT	749 W STATE ST	MILWAUKEE WI	53202	Exempt	0	0	\$0	\$0.00	1	\$0.00	
34	10	3890122000	7	2616 W WISCONSIN	DOMINIC M LODUCA &	VINCENT G LODUCA	5665 W WESTRIDGE DR #300	NEW BERLIN, WI	53151	Mercantile Apartmer	1	0	\$397,000	\$0.00	1	\$0.00	
35	10	3890123110	6	2602 W WISCONSIN	AMERICAN NATL RED CROSS		2600 W WISCONSIN AV	MILWAUKEE WI	53233	Exempt	0	0	\$0	\$0.00	1	\$0.00	
36	10	3890301000	X	954 N 27TH	HAUSMANN ENTERPRISES LLC		633 W WISCONSIN AV, STE 2000	MILWAUKEE, WI	53203	Local Commercial	1	1	\$81,800	\$245.40	1	\$245.40	
37	10	3890302000	5	958 N 27TH	JOHN MEYERS		1828A N PALMER ST	MILWAUKEE WI	53212	Local Commercial	1	1	\$126,000	\$378.00	1	\$378.00	
38	10	3890303000	0	962 N 27TH	JOHN MEYERS		1828A N PALMER ST	MILWAUKEE WI	53212	Local Commercial	1	1	\$213,000	\$639.00	1	\$639.00	
39	10	3890304000	6	2627 W STATE	NAVI PROPERTIES INC		958 N 27TH ST	MILWAUKEE, WI	53208	Local Commercial	1	1	\$202,000	\$606.00	1	\$606.00	
40	10	3890305000	1	2623 W STATE	JOHN D KALMAN		1427 S 70TH ST	WEST ALLIS WI	53214	Local Commercial	1	1	\$12,400	\$37.20	1	\$37.20	
41	10	3890306000	7	2619 W STATE	STEVEN EWING		338 N MILWAUKEE ST #204	MILWAUKEE, WI	53202	Local Commercial	1	1	\$149,000	\$447.00	1	\$447.00	
42	10	3890308100	4	2622 W STATE	CITY OF MILW REDEV AUTH		809 N BROADWAY	MILWAUKEE, WI	53202	Exempt	0	0	\$0	\$0.00	1	\$0.00	
43	10	3890311000	4	2612 W STATE	CITY OF MILW REDEV AUTH		809 N BROADWAY	MILWAUKEE, WI	53202	Exempt	0	0	\$0	\$0.00	1	\$0.00	
44	10	3890516100	5	2632 W WELLS	WEST POINTE LLC	KEIN BURTON, REG AGT	940 N 23RD ST #153	MILWAUKEE, WI	53233	Local Commercial	1	1	\$291,000	\$873.00	1	\$873.00	
45	10	3890517000	4	820 N 27TH	JOHN T XIONG	ANGEL V XIONG	6850 W SHELBY ST	MILWAUKEE, WI	53223	Local Commercial	1	1	\$155,000	\$465.00	1	\$465.00	
46	10	3890519100	1	848 N 27TH	AMJAD TUFAL	KAUSAR F CHATTHA	175 BUNKER HILL DR	BROOKFIELD WI	53005	Special Mercantile	1	1	\$132,000	\$396.00	1	\$396.00	
47	10	3890701000	4	2401 W STATE	ANDRZEJ SITARSKI		1740 LAKE SHORE DR	GRAFTON WI	53024	Local Commercial	1	1	\$8,300	\$24.90	1	\$24.90	
48	10	3890702000	X	955 N 24TH	CITY OF MILW REDEV AUTH		809 N BROADWAY	MILWAUKEE WI	53202	Exempt	0	0	\$0	\$0.00	1	\$0.00	
49	10	3890703000	5	2411 W STATE	MATRIC INC		P O BOX 80468	MILWAUKEE, WI	53208	Local Commercial	1	1	\$126,000	\$378.00	1	\$378.00	
50	10	3890704000	0	2429 W STATE	GEORGE KALKOUNOS		2416 W STATE ST	MILWAUKEE, WI	53233	Local Commercial	1	1	\$28,100	\$84.30	1	\$84.30	
51	10	3890705000	6	2441 W STATE	GEORGE KALKOUNOS		4456 WOLF RD	WESTERN SPRING	60558	Local Commercial	1	1	\$235,000	\$705.00	1	\$705.00	
52	10	3890741110	6	2424 W STATE	MILWAUKEE PRIME LLC		2416 W STATE ST	MILWAUKEE, WI	53233	Special Mercantile	1	1	\$35,000	\$105.00	1	\$105.00	
53	10	3890743110	7	2412 W STATE	MILWAUKEE PRIME LLC		2416 W STATE ST	MILWAUKEE, WI	53233	Special Mercantile	1	1	\$340,000	\$1,020.00	1	\$1,020.00	
54	10	3890760100	2	2454 W STATE	WISCONSIN TELEPHONE COMPANY		722 N BROADWAY	MILWAUKEE, WI	53202	Exempt	0	0	\$0	\$0.00	1	\$0.00	
55	10	3890765000	3	2446 W STATE	MICHAEL R D'AMORE		2446 W STATE ST	MILWAUKEE, WI	53233	Residential	1	0	\$85,100	\$0.00	1	\$0.00	
56	10	3890766100	5	2440 W STATE	ANNIE M EDWARDS		2440 W STATE STREET	MILWAUKEE, WI	53233	Residential	1	0	\$99,200	\$0.00	1	\$0.00	
57	10	3890870110	8	2522 W STATE	BETTY D STOUGH	C/O MILWAUKEE BLOOD	1110 MAIN ST	CINCINNATI OH	45210	Manufacturing	1	1	\$304,100	\$912.30	1	\$912.30	
58	10	3890882110	3	918 N 26TH	WISCONSIN TELEPHONE CO	C/O AMERITECH REO	1365 CASS AVE STE 925	DETROIT MI	48226	Exempt	0	0	\$0	\$0.00	1	\$0.00	
59	10	3890883000	5	2537 W STATE	SAIBA LLC		2537 W STATE ST	MILWAUKEE WI	53233	Local Commercial	1	1	\$142,000	\$426.00	1	\$426.00	
60	10	3890894000	5	2601 W STATE	SAR LLC		5815 GRANVIEW DR	GREENDALE, WI	53129	Local Commercial	1	1	\$121,000	\$363.00	1	\$363.00	
61	10	3890895000	0	2607 W STATE	SAR LLC		5815 GRANDVIEW DR	GREENDALE, WI	53129	Local Commercial	1	1	\$7,400	\$22.20	1	\$22.20	

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	A	B	C	E	F	G	H	I	J	K	N	R	S	T	U	V	W
62	10	3890896000	6	2611 W STATE	HAUSMANN ENTERPRISES LLC		633 W WISCONSIN AV	MILWAUKEE, WI	53203	Local Commercial	1	1	\$85,400	\$256.20	1	\$256.20	
63	10	3890897000	1	948 N 27TH	CITY OF MILW		809 N BROADWAY	MILWAUKEE, WI	53202	Exempt	0	0	\$0	\$0.00	1	\$0.00	
64	10	3890898100	3	937 N 26TH	WISCONSIN TELEPHONE COMPANY	C/O AMERITECH REO	1365 CASS AVE STE 925	DETROIT MI	48226	Exempt	0	0	\$0	\$0.00	1	\$0.00	
65	10	3890900111	8	930 N 27TH	FAMILY DOLLAR STORES OF	WISCONSIN INC	P.O. BOX 1017	CHARLOTTE, NC	28201	Local Commercial	1	1	\$437,000	\$1,311.00	1	\$1,311.00	
66	10	3890900112	6	2622 W KILBOURN	KILBOURN 2622 LLC		2050 W GOOD HOPE RD	MILWAUKEE, WI	53209	Local Commercial	1	1	\$44,200	\$132.60	1	\$132.60	
67	10	3890910000	0	914 N 27TH	JB PROPERTIES LTD PTNRSP	C/O VICKY CHIN	1903 STANLEY GAULT PK	LOUISVILLE, KY	40223	Special Mercantile	1	1	\$407,000	\$1,221.00	1	\$1,221.00	
68	10	3890915110	1	1031 N 26TH	CITY OF MILW REDEV AUTH		809 N BROADWAY	MILWAUKEE, WI	53202	Exempt	0	0	\$0	\$0.00	1	\$0.00	
69	10	3890923000	1	1031 N 26TH	BOUNTONG VATSANA		1031 N 26TH ST	MILWAUKEE, WI	53233	Residential	1	0	\$80,000	\$0.00	1	\$0.00	
70	10	3890925100	9	1025 N 26TH	CITY OF MILW REDEV AUTH		809 N BROADWAY	MILWAUKEE, WI	53202	Exempt	0	0	\$0	\$0.00	1	\$0.00	
71	10	3890928100	5	2600 W STATE	JESSE RUIZ	JOHN A COLUNGA	3805 3RD AVE	S MILWAUKEE WI	53172	Local Commercial	1	1	\$55,600	\$166.80	1	\$166.80	
72	10	3890929000	4	2608 W STATE	MICHAEL CHRIST		1626 N PROSPECT AV	MILWAUKEE WI	53202	Local Commercial	1	1	\$92,100	\$276.30	1	\$276.30	
73	10	3891208000	2	2502 W WISCONSIN	SHAH ASSOC INC		2502 W WISCONSIN AV	MILWAUKEE, WI	53233	Special Mercantile	1	1	\$733,800	\$2,201.40	1	\$2,201.40	
74	10	3891209000	8	2518 W WISCONSIN	RESNANT PROPERTIES LTD	PARTNERSHIP	2120 W CLYBOURN ST	MILWAUKEE, WI	53233	Mercantile Apartmer	1	0	\$917,000	\$0.00	1	\$55.02	
75	10	3891320000	1	2302 W STATE	BILLY WARD		1007 N 23RD ST	MILWAUKEE, WI	53233	Local Commercial	1	1	\$104,000	\$312.00	1	\$312.00	
76	10	3891324100	X	2314 W STATE	VWVG PROPERTY INVESTMENTS	LLC	8710 W GRANTOSA BL	MILWAUKEE, WI	53225	Mercantile Apartmer	1	0	\$116,500	\$0.00	1	\$0.00	
77	10	3891326110	8	2324 W STATE	FIRST LOVE ASSEMBLY OF	GOD INC	2324 W STATE ST	MILWAUKEE, WI	53233	Exempt	0	0	\$0	\$0.00	1	\$0.00	
78	10	3891502000	0	2031 W WELLS	AARON DESJARDINS		2031 W WELLS ST	MILWAUKEE, WI	53233	Residential	1	0	\$41,300	\$0.00	1	\$0.00	
79	10	3891503000	6	2035 W WELLS	ZACHARY J DESJARDINS		2035 W WELLS ST	MILWAUKEE, WI	53233	Residential	1	0	\$61,600	\$0.00	1	\$0.00	
80	10	3891504000	1	2041 W WELLS	THOMAS SCHMITT		PO BOX 270185	MILWAUKEE, WI	53227	Local Commercial	1	1	\$355,000	\$1,065.00	0.33	\$351.45	
81	10	3891556100	1	2101 W WELLS	WIEGAND INVESTMENTS 2101	LLC	100 E PLEASANT ST	MILWAUKEE, WI	53212	Local Commercial	1	1	\$55,000	\$165.00	1	\$165.00	
82	10	3891567100	1	2120 W WISCONSIN	LOUJO COMPANY	C/O M&I BANK #188	770 N WATER ST	MILWAUKEE, WI	53202	Special Mercantile	1	1	\$974,000	\$2,922.00	1	\$2,922.00	
83	10	3891571000	7	2117 W WELLS	DEBRA JEAN THATCHER		2127 W WELLS ST	MILWAUKEE, WI	53233	Local Commercial	1	1	\$321,000	\$963.00	1	\$963.00	
84	10	3891582000	7	2210 W WISCONSIN	BORDER PATROL WISCONSIN INC	ATTN TACO BELL #3528	147 S BUTLER ST, STE 2	MADISON, WI	53703	Special Mercantile	1	1	\$348,000	\$1,044.00	1	\$1,044.00	
85	10	3891583000	2	2220 W WISCONSIN	MARGARET CHRISTODOULAKIS	& DIANE DIELCO-TRSTEEES	2220 W WISCONSIN AV	MILWAUKEE, WI	53233	Local Commercial	1	1	\$177,000	\$531.00	1	\$531.00	
86	10	3891584000	8	2224 W WISCONSIN	BLANKSTEIN ENTERPRISES, INC.		2120 W CLYBOURN ST	MILWAUKEE, WI	53233	Mercantile Apartmer	1	1	\$2,194,000	\$6,000.00	0.02	\$120.00	
87	10	3891802100	8	2313 W WELLS	KOPCA INVESTMENTS LLC		2313 W WELLS ST	MILWAUKEE, WI	53233	Local Commercial	1	1	\$226,000	\$678.00	1	\$678.00	
88	10	3891804000	2	755 N 23RD	WIEGAND INVESTMENTS 755	LLC	100 E PLEASANT ST	MILWAUKEE, WI	53212	Local Commercial	1	1	\$176,000	\$528.00	1	\$528.00	
89	10	3891813000	1	2336 W WISCONSIN	NATIONAL REAL ESTATE	INVESTORS LLC	1614 W NATIONAL AV	MILWAUKEE, WI	53204	Local Commercial	1	1	\$184,000	\$552.00	1	\$552.00	
90	10	3891852000	4	2000 W WISCONSIN	WISCONSIN HERITAGES INC	C/O CAPT FRÉDERICK PABST	2000 W WISCONSIN AVE	MILWAUKEE, WI	53233	Exempt	0	0	\$0	\$0.00	1	\$0.00	
91	10	3891981000	6	2040 W WISCONSIN	2040 LOFTS LLC	C/O THE SCION GROUP LLC	30 W HUBBARD STE 500	CHICAGO IL	60610	Mercantile Apart	Pending Add	1		\$6,000.00			2400 sq.ft
92	10	3892001000	5	2308 W WISCONSIN	AMBASSADOR ENTERPRISES		2308 W WISCONSIN AVE	MILWAUKEE WI	53233	Special Mercantile	1	1	\$4,500,000	\$6,000.00	1	\$6,000.00	
93	10	3899996100	X	734 N 26TH	AMALGAMATED TRANSIT UNION	LOCAL 998	734 N 26TH ST	MILWAUKEE WI	53233	Exempt	0	0	\$0	\$0.00	1	\$0.00	
94	10	3899998000	4	2524 W WISCONSIN	LA I LLC		708 N 26TH ST	MILWAUKEE WI	53233	Local Commercial	1	1	\$31,500	\$94.50	1	\$94.50	
95	10	3899999000	X	2532 W WISCONSIN	LA I LLC		708 N 26TH ST	MILWAUKEE WI	53233	Local Commercial	1	1	\$275,000	\$825.00	1	\$825.00	
96	10	3900109000	7	1400 W WELLS	WISAM A SHANAA & MARY HW		804 GERALAYNE CIR	WAUWATOSA WI	53213	Local Commercial	1	1	\$704,000	\$2,112.00	1	\$2,112.00	
97	10	3900114100	0	814 N 15TH	CAMPUS NEIGHBORHOOD ASSC	MARQUETTE UNIVERSTY	P.O. BOX 1881	MILWAUKEE, WI	53201	Exempt	0	0	\$0	\$0.00	1	\$0.00	
98	10	3900768100	7	1300 W WELLS	EVANS SCHOLARS FOUNDATION	% JIM MOORE	1 BRIAR RD	GOLF IL	60029	Exempt	0	0	\$0	\$0.00	1	\$0.00	
99	10	3901181000	8	1633 W WELLS	HILLTOP ENTERPRISES INC	MARQUETTE UNIVERSITY	PO BOX 1881	MILWAUKEE WI	53201	Local Commercial	1	1	\$560,000	\$1,680.00	1	\$1,680.00	
100	10	3901182000	3	1621 W WELLS	CAMPUS NEIGHBORHOOD ASSC	C/O MARQUETTE UNIVERSITY	P.O. BOX 1881	MILWAUKEE, WI	53201	Exempt	0	0	\$0	\$0.00	1	\$0.00	
101	10	3901183000	9	1617 W WELLS	HILLTOP ENTERPRISES INC		POB 1881	MILWAUKEE WI	53201	Local Commercial	1	1	\$222,000	\$666.00	1	\$666.00	
102	10	3901184000	4	1619 W WELLS	MARQUETTE UNIVERSITY	ATTN: OFFICE OF FINANCE	P O BOX 1881	MILWAUKEE WI	53201	Mercantile Apartmer	1	1	\$338,000	\$1,014.00	0.33	\$334.62	
103	10	3901185000	X	1613 W WELLS	HILLTOP ENTERPRISES INC		POB 1881	MILWAUKEE WI	53201	Local Commercial	1	1	\$257,000	\$771.00	1	\$771.00	
104	10	3901186000	5	1615 W WELLS	CAMPUS NEIGHBORHOOD ASSC	C/O MARQUETTE UNIVERSITY	P.O. BOX 1881	MILWAUKEE, WI	53201	Exempt	0	0	\$0	\$0.00	1	\$0.00	
105	10	3901187000	0	1609 W WELLS	HILLTOP ENTERPRISES INC		POB 1881	MILWAUKEE WI	53201	Local Commercial	1	1	\$141,000	\$423.00	1	\$423.00	
106	10	3901188100	2	1624 W WELLS	HILLTOP ENTERPRISES INC		1616 W WELLS ST	MILWAUKEE WI	53233	Local Commercial	1	1	\$683,000	\$2,049.00	1	\$2,049.00	
107	10	3901188200	9	1616 W WELLS	MARQUETTE UNIVERSITY		615 N 11TH ST, RM 015	MILWAUKEE, WI	53233	Exempt	0	0	\$0	\$0.00	1	\$0.00	
108	10	3901188300	5	803 N 16TH	HILLTOP ENTERPRISES INC		1616 W WELLS ST	MILWAUKEE WI	53233	Local Commercial	1	1	\$1,123,000	\$3,369.00	1	\$3,369.00	
109	10	3901189000	1	818 N 17TH	CAMPUS NEIGHBORHOOD ASSC	C/O MARQUETTE UNIVERSITY	P.O. BOX 1881	MILWAUKEE, WI	53201	Exempt	0	0	\$0	\$0.00	1	\$0.00	
110	10	3901190000	7	1528 W WELLS	HILLTOP ENTERPRISES INC		POB 1881	MILWAUKEE WI	53201	Local Commercial	1	1	\$3,170,000	\$6,000.00	1	\$6,000.00	
111	10	3901191000	2	814 N 16TH	CAMPUS NEIGHBORHOOD ASSC	C/O MARQUETTE UNIVERSITY	P.O. BOX 1881	MILWAUKEE, WI	53201	Exempt	0	0	\$0	\$0.00	1	\$0.00	
112	10	3901193100	X	1500 W WELLS	MARQUETTE UNIVERSITY	ATTN: OFFICE OF FINANCE	P.O. BOX 1881	MILWAUKEE, WI	53201	Exempt	0	0	\$0	\$0.00	1	\$0.00	
113	10	3901211000	X	737 N 16TH	MARQUETTE UNIVERSITY	ATTN: OFFICE OF FINANCE	P.O. BOX 1881	MILWAUKEE, WI	53201	Exempt	0	0	\$0	\$0.00	1	\$0.00	
114	10	3901212100	1	1610 W WISCONSIN	MARQUETTE UNIVERSITY	O'HARA HALL 015	P.O. BOX 1881	MILWAUKEE, WI	53201	Local Commercial	1	1	\$726,000	\$2,178.00	1	\$2,178.00	
115	10	3901231000	9	1240 W WELLS	MARQUETTE UNIVERSITY		PO BOX 1881	MILWAUKEE WI	53201	Exempt	0	0	\$0	\$0.00	1	\$0.00	
116	10	3901311000	3	1924 W WELLS	FIRST MILWAUKEE PROPERTIES	LLC	756 N 35TH ST # 100	MILWAUKEE WI	53208	Local Commercial	1	1	\$53,000	\$159.00	1	\$159.00	
117	10	3910201000	4	1119 W KILBOURN	AMC REALTY LLC		839 N 11TH	MILWAUKEE, WI	53233	Local Commercial	1	1	\$157,000	\$471.00	1	\$471.00	
118	10	3910202000	X	855 N 11TH	AMC REALTY LLC	STEVEN TILTON & NOLA	829 N 11TH ST	MILWAUKEE WI	53233	Local Commercial	1	1	\$122,000	\$366.00	1	\$366.00	
119	10	3910203000	5	845 N 11TH	STEVEN TILTON & NOLA	HITCHCOCK CROSS LIV TRUST	3070 N CAMBRIDGE AV	MILWAUKEE, WI	53211	Local Commercial	1	1	\$168,000	\$504.00	1	\$504.00	
120	10	3910204000	0	839 N 11TH	AMC REALTY LLC		839 N 11TH ST	MILWAUKEE, WI	53233	Local Commercial	1	1	\$306,000	\$918.00	1	\$918.00	
121	10	3910205000	6	827 N 11TH	KILBOURN WEST LLC	C/O DAWN BOLAND	9864 S 35TH ST	MILWAUKEE WI	53132	Local Commercial	1	1	\$261,000	\$783.00	1	\$783.00	
122	10	3910209100	4	840 N 12TH	BADGER RE PORTFOLIO LLC	C/O AURORA HEALTH CARE, INC	3031 W MONTANA ST	MILWAUKEE, WI	53215	Special Mercantile	1	1	\$1,140,000	\$3,420.00	1	\$3,420.00	

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	A	B	C	E	F	G	H	I	J	K	N	R	S	T	U	V	W
123	10	3910212100	0	844 N 12TH	AURORA SINAI MEDICAL CTR INC	C/O AURORA HEALTH CARE	P O BOX 343910	MILWAUKEE WI	53234	Exempt	0	0	\$0	\$0.00	1	\$0.00	
124	10	3910214110	9	851 N 12TH	AURORA SINAI MEDICAL CENTER	INC C/O AURORA HEALTH CARE	P O BOX 343910	MILWAUKEE WI	53234	Exempt	0	0	\$0	\$0.00	1	\$0.00	
125	10	3910218000	7	1200 W WELLS	MARQUETTE UNIVERSITY	O'HARA HALL 015	P.O. BOX 1881	MILWAUKEE, WI	53201	Local Commercial	1	1	\$415,000	\$1,245.00	1	\$1,245.00	
126	10	3910219000	2	1222 W WELLS	MARQUETTE UNIVERSITY	O'HARA HALL 015	P.O. BOX 1881	MILWAUKEE, WI	53201	Local Commercial	1	1	\$610,000	\$1,830.00	1	\$1,830.00	
127	10	3910851000	9	1120 W WELLS	ST JAMES ESTATES LLC	C/O MARY THERESE GILLING	725 W RAMSDELL ST	MADISON, WI	54950	Local Commercial	1	1	\$204,000	\$612.00	1	\$612.00	
128	10	3910852000	4	1124 W WELLS	MARQUETTE UNIVERSITY		P.O. BOX 1881	MILWAUKEE, WI	53201	Mercantile Apartmer	1	0	\$1,954,000	\$0.00	1	\$0.00	
129	10	3919994100	7	1100 W WELLS	CATHOLIC KNIGHTS INS SOC	NKA CATHOLIC KNIGHTS	1100 W WELLS ST	MILWAUKEE WI	53233	Special Mercantile	1	0	\$5,918,000	\$0.00	1	\$0.00	
130	10	3980623100	6	506 N 18TH	SELECT PROPERTY GROUP LLC	C/O TINA RUDIE	1767 N ARLINGTON PL, #2	MILWAUKEE, WI	53202	Mercantile Apartmer	1	0	\$1,110,000	\$0.00	1	\$0.00	
131	10	3980625000	0	1718 W CLYBOURN	MARQUETTE UNIVERSITY	ATTN: OFFICE OF FINANCE	P.O. BOX 1881	MILWAUKEE, WI	53201	Exempt	0	0	\$0	\$0.00	1	\$0.00	
132	10	3980626100	2	523 N 17TH	UNIVERSITY PARTNERS LLP		711 N 16TH ST	MILWAUKEE, WI	53233	Mercantile Apartmer	1	0	\$1,082,000	\$0.00	1	\$0.00	
133	10	3980628100	3	1710 W CLYBOURN	MARQUETTE UNIVERSITY	ATTN: OFFICE OF FINANCE	P.O. BOX 1881	MILWAUKEE, WI	53201	Exempt	0	0	\$0	\$0.00	1	\$0.00	
134	10	3980652100	4	500 N 19TH	MARQUETTE UNIVERSITY		615 N 11TH ST	MILWAUKEE, WI	53233	Exempt	0	0	\$0	\$0.00	1	\$0.00	
135	10	3980659100	2	1905 W WISCONSIN	EVANGELICAL LUTHERAN CHURCH	OF THEREDEEMER	631 N 19TH ST	MILWAUKEE WI	53233	Exempt	0	0	\$0	\$0.00	1	\$0.00	
136	10	3980662000	2	1925 W WISCONSIN	WIS AVE PROPERTIES 1 LLC		1110 N OLD WORLD 3RD ST #610	MILWAUKEE, WI	53203	Local Commercial	1	1	\$251,000	\$753.00	1	\$753.00	
137	10	3980663100	4	1933 W WISCONSIN	WIS AVE PROPERTIES 1 LLC		1110 N OLD WORLD 3RD ST, 610	MILWAUKEE, WI	53203	Local Commercial	1	1	\$654,000	\$1,962.00	1	\$1,962.00	
138	10	3980686000	3	515 N 19TH	JOHN J PICCIURO	JAMES L PICCIURO	1900 W CLYBOURN AVE	MILWAUKEE, WI	53233	Local Commercial	1	1	\$27,000	\$81.00	1	\$81.00	
139	10	3980687100	5	1900 W CLYBOURN	JOHN J PICCIURO ET AL		1900 W CLYBOURN ST	MILW WI	53222	Local Commercial	1	1	\$290,000	\$870.00	1	\$870.00	
140	10	3980690100	1	510 N 20TH	ROBERT A SCHROEDER JR	FRED ROUSE	927 N RENEE ST	MILWAUKEE WI	53233	Mercantile Apartmer	1	0	\$2,226,000	\$0.00	1	\$0.00	
141	10	4000001110	1	639 N 25TH	CENTRAL UNITED METHODIST	CHURCH	639 N 25TH ST	MILWAUKEE, WIS	53233	Exempt	0	0	\$0	\$0.00	1	\$0.00	
142	10	4000002100	X	2525 W WISCONSIN	FIRSTAR BANK NA	C/O MB BEITLER	2800 E LAKE ST	MINNEAPOLIS MN	55406	Special Mercantile	1	1	\$466,400	\$1,399.20	1	\$1,399.20	
143	10	4000011110	6	2601 W WISCONSIN	CITY OF MILW REDEV AUTH		809 N BROADWAY	MILWAUKEE WI	53202	Exempt	0	0	\$0	\$0.00	1	\$0.00	
144	10	4000037210	4	534 N 27TH	JEROME A & DEANNA M MURRAY		W347N5245 ELM AVE	OKAUCHE WI	53069	Local Commercial	1	1	\$97,500	\$292.50	1	\$292.50	
145	10	4000038110	3	528 N 27TH	JOMELA HOLDINGS ONE LLC		5601 W NORTH AV	MILWAUKEE, WI	53208	Mercantile Apartmer	1	0	\$432,800	\$0.00	1	\$0.00	
146	10	4000041100	2	510 N 27TH	BOCKHORST PROPERTIES LLC		510 N 27TH ST	MILWAUKEE, WI	53233	Local Commercial	1	1	\$142,000	\$426.00	1	\$426.00	
147	10	4000042000	1	2634 W CLYBOURN	MRS PS GALAXY MOTORS INC		9287 N WAVERLY DR	BAYSIDE WI	53217	Local Commercial	1	1	\$4,700	\$14.10	1	\$14.10	
148	10	4000081100	0	2601 W CLYBOURN	2601 INVESTMENTS LLC		3939 W MCKINLEY AV	MILWAUKEE, WI	53208	Local Commercial	1	1	\$290,000	\$870.00	1	\$870.00	
149	10	4000084000	0	2631 W CLYBOURN	FARRAH GROUP LLC		7210 W CAPITOL DR	MILWAUKEE, WI	53216	Local Commercial	1	1	\$135,000	\$405.00	1	\$405.00	
150	10	4000089100	4	2606 W ST PAUL	MILWAUKEE COUNTY	ACTIVE FRWY/HWY LANDS	901 N 9TH ST	MILWAUKEE, WI	53233	Exempt	0	0	\$0	\$0.00	1	\$0.00	
151	10	4000201000	5	2111 W WISCONSIN	2102 LLC		711 N 16TH ST	MILWAUKEE, WI	53233	Mercantile Apartmer	1	0	\$1,199,000	\$0.00	1	\$0.00	
152	10	4000203000	6	2114 W MICHIGAN	SHOO INVESTMENTS LLC		711 N 16TH ST, STE 807	MILWAUKEE, WI	53233	Mercantile Apartmer	1	0	\$1,148,000	\$0.00	1	\$0.00	
153	10	4000204100	8	2051 W WISCONSIN	MARNAS MANSION LLC		2051 W WISCONSIN AV	MILWAUKEE, WI	53233	Local Commercial	1	1	\$509,500	\$1,528.50	1	\$1,528.50	
154	10	4000206100	9	2102 W MICHIGAN	2029 LLC		711 N 16TH ST, STE 807	MILWAUKEE, WI	53233	Local Commercial	1	1	\$41,300	\$123.90	1	\$123.90	
155	10	4000207000	8	2101 W WISCONSIN	2101 LLC		2101 W WISCONSIN AV	MILWAUKEE, WI	53233	Mercantile Apartmer	1	0	\$445,200	\$0.00	1	\$0.00	
156	10	4000212000	5	2032 W MICHIGAN	THOMAS DESJARDINS		W144 N7161 TERRACE DR	MENOMONEE FALL	53051	Residential	1	0	\$93,900	\$0.00	1	\$0.00	
157	10	4000213000	0	2028 W MICHIGAN	BRUTUS INVESTMENTS LLC		2405 N LEFEBER AV	WAUWATOSA WI	53213	Residential	1	0	\$64,300	\$0.00	1	\$0.00	
158	10	4000215100	8	2029 W WISCONSIN	2029 LLC		711 N 16TH ST	MILWAUKEE, WI	53233	Mercantile Apartmer	1	0	\$2,406,000	\$0.00	1	\$0.00	Obj.
159	10	4000217100	9	2030 W CLYBOURN	C CATALANO CO, INC		2030 W CLYBOURN ST	MILWAUKEE WI	53233	Special Mercantile	1	1	\$447,000	\$1,341.00	1	\$1,341.00	
160	10	4000219100	X	2100 W CLYBOURN	LOFTUS GROUP II LLC		2100 W CLYBOURN ST	MILWAUKEE WI	53233	Local Commercial	1	1	\$388,000	\$1,164.00	1	\$1,164.00	
161	10	4000220100	5	2123 W MICHIGAN	2123 WEST MICHIGAN LLP		POB 510800	MILWAUKEE WI	53203	Local Commercial	1	1	\$509,600	\$1,528.80	1	\$1,528.80	
162	10	4000501000	6	2121 W WISCONSIN	PENTECOSTALS OF WIS		2121 W WISCONSIN AV	MILWAUKEE, WI	53233	Exempt	0	0	\$0	\$0.00	1	\$0.00	
163	10	4000502000	1	2133 W WISCONSIN	IRISH CULTURAL & HERITAGE	CENTER OF WI INC	2133 W WISCONSIN AV	MILWAUKEE WI	53233	Exempt	0	0	\$0	\$0.00	1	\$0.00	
164	10	4000503000	7	2207 W WISCONSIN	K & G COFFMAN LLC		PO BOX 1155	MILWAUKEE WI	53201	Local Commercial	1	1	\$278,000	\$834.00	1	\$834.00	
165	10	4000504000	2	2217 W WISCONSIN	WIEGAND INVESTMENTS 2217 LLC		100 E PLEASANT ST	MILWAUKEE, WI	53202	Mercantile Apartmer	1	0	\$494,200	\$0.00	1	\$0.00	Obj.
166	10	4000505100	4	2227 W WISCONSIN	AMBASSADOR ENTERPRISE LLC		2308 W WISCONSIN AVE	MILWAUKEE WI	53233	Special Mercantile	1	1	\$39,500	\$118.50	1	\$118.50	
167	10	4000508100	0	2222 W MICHIGAN	IRISH CULTURAL & HERITAGE	CENTER OF WI INC	2133 W WISCONSIN AV	MILWAUKEE WI	53233	Exempt	0	0	\$0	\$0.00	1	\$0.00	
168	10	4000513100	8	2200 W MICHIGAN	DOWNEY INC		PO BOX 1155	MILWAUKEE WI	53201	Local Commercial	1	1	\$164,000	\$492.00	1	\$492.00	
169	10	4000514000	7	2140 W MICHIGAN	LA 2 LLC		708 N 26TH ST	MILWAUKEE WI	53233	Residential	1	0	\$131,900	\$0.00	1	\$0.00	
170	10	4000515000	2	2134 W MICHIGAN	LA 2 LLC		708 N 26TH ST	MILWAUKEE WI	53233	Residential	1	0	\$132,100	\$0.00	1	\$0.00	
171	10	4000518000	8	2130 W MICHIGAN	LA 2 LLC		708 N 26TH ST	MILWAUKEE WI	53233	Residential	1	0	\$159,900	\$0.00	1	\$0.00	
172	10	4000517000	3	2126 W MICHIGAN	WORGULL REVOC TRUST	C/O MARK A WORGULL	N49 W31212 OLD STEEPLE RD	HARTLAND, WI	53029	Residential	1	0	\$176,300	\$0.00	1	\$0.00	
173	10	4000518000	9	2120 W MICHIGAN	WORGULL REVOC TRUST	C/O MARK A WORGULL	N49 W31212 OLD STEEPLE RD	HARTLAND, WI	53029	Residential	1	0	\$110,200	\$0.00	1	\$0.00	
174	10	4000519000	4	2301 W WISCONSIN	AMBASSADOR ENTERPRISE LLC		2308 W WISCONSIN AV	MILWAUKEE WI	53233	Special Mercantile	1	1	\$780,000	\$2,340.00	1	\$2,340.00	
175	10	4000520000	X	2311 W WISCONSIN	WIEGAND INVESTMENTS 2311 LLC		100 E PLEASANT ST	MILWAUKEE, WI	53212	Mercantile Apartmer	1	0	\$439,900	\$0.00	1	\$0.00	Obj.
176	10	4000521000	5	617 N 23RD	23RD STREET LLC	C/O OGDEN & CO INC, AGT	1665 N WATER ST	MILWAUKEE, WI	53202	Mercantile Apartmer	1	0	\$754,000	\$0.00	1	\$0.00	
177	10	4000522100	7	601 N 23RD	23RD STREET LLC	C/O OGDEN & CO INC, AGT	1665 N WATER ST	MILWAUKEE, WI	53202	Mercantile Apartmer	1	0	\$450,700	\$0.00	1	\$0.00	
178	10	4000601000	X	2001 W WISCONSIN	BRETT II LLC		529 W HISTORIC MITCHELL ST	MILWAUKEE, WI	53204	Special Mercantile	1	1	\$365,000	\$1,095.00	1	\$1,095.00	
179	10	4000602000	5	2009 W WISCONSIN	BRETT II, LLC		529 W HISTORIC MITCHELL ST	MILWAUKEE, WI	53204	Special Mercantile	1	1	\$34,400	\$103.20	1	\$103.20	
180	10	4000604100	2	2017 W WISCONSIN	EAGLE PRAIRIE INC	JAREN E HILLER	1665 N WATER ST	MILWAUKEE WI	53202	Local Commercial	1	1	\$543,000	\$1,629.00	1	\$1,629.00	
181	10	4000622000	4	509 N 20TH	CLYBOURN COMMONS LLC		2644 CEDAR SAUK RD	SAUKVILLE WI	53080	Residential	1	0	\$154,400	\$0.00	1	\$0.00	
182	10	4000623000	X	505 N 20TH	CLYBOURN COMMONS LLC		2644 CEDAR SAUK RD	SAUKVILLE WI	53080	Residential	1	0	\$126,300	\$0.00	1	\$0.00	
183	10	4000624000	5	501 N 20TH	CLYBOURN COMMONS LLC		2644 CEDAR SAUK RD	SAUKVILLE WI	53080	Local Commercial	1	1	\$12,600	\$37.80	1	\$37.80	

2010 Operating Plan - BID #10

	A	B	C	E	F	G	H	I	J	K	N	R	S	T	U	V	W
184	10	4000625000	0	2018 W CLYBOURN	CLYBOURN COMMONS LLC		2644 CEDAR SAUK RD	SAUKVILLE WI	53080	Residential	1	0	\$74,500	\$0.00	1	\$0.00	
185	10	4000626000	6	2020 W CLYBOURN	CLYBOURN COMMONS LLC		2644 CEDAR SAUK RD	SAUKVILLE WI	53080	Residential	1	0	\$63,300	\$0.00	1	\$0.00	
186	10	4000701000	3	2323 W WISCONSIN	SCRUB AVENUE LLC		809 S 60TH ST #203	WEST ALLIS WI	53214	Special Mercantile	1	0	\$277,000	\$831.00	1	\$831.00	
187	10	4000702000	9	2335 W WISCONSIN	WIEGAND INVESTMENTS 2335	LLC	100 E PLEASANT ST	MILWAUKEE, WI	53212	Mercantile Apartmer	1	0	\$257,000	\$0.00	1	\$0.00	Obj.
188	10	4000703110	8	624 N 24TH	WIEGAND INVESTMENTS 624	LLC	100 E PLEASANT ST	MILWAUKEE, WI	53212	Local Commercial	1	1	\$188,000	\$564.00	1	\$564.00	
189	10	4000708000	1	2401 W WISCONSIN	EAGLES AUDITORIUM INC	C/O A BALESTRIERI	2401 W WISCONSIN AVE	MILWAUKEE WI	53233	Special Mercantile	1	1	\$717,000	\$2,151.00	1	\$2,151.00	
190	10	4000709000	7	2425 W WISCONSIN	EAGLE'S AUDITORIUM INC	C/O A BALISTRIERI	2401 W WISCONSIN AVE	MILWAUKEE WI	53233	Special Mercantile	1	1	\$67,200	\$201.60	1	\$201.60	
191	10	4000710000	2	2435 W WISCONSIN	WIEGAND INVESTMENTS 2435	LLC	2308 W WISCONSIN AV, #219	MILWAUKEE, WI	53233	Mercantile Apartmer	1	0	\$1,585,000	\$0.00	1	\$0.00	Obj.
192	10	4000711100	4	2455 W WISCONSIN	MCDONALDS CORP	C/O BERNARD SAFFOLD	PO BOX 182571	COLUMBUS, OH	43218	Special Mercantile	1	1	\$729,000	\$2,187.00	1	\$2,187.00	
193	10	4000722100	4	2319 W MICHIGAN	NOONAN ENTERPRISES, INC		2772 S 68TH ST	MILWAUKEE, WI	53219	Mercantile Apartmer	1	0	\$1,109,000	\$0.00	1	\$0.00	
194	10	4000723000	3	2327 W MICHIGAN	NOONAN ENTERPRISES, INC		2772 S 68TH ST	MILWAUKEE, WI	53219	Mercantile Apartmer	1	0	\$1,023,000	\$0.00	1	\$0.00	
195	10	4000730111	3	2407 W MICHIGAN	EAGLES AUDITORIUM INC	ATTN: PRESIDENT	2401 W WISCONSIN AVE	MILWAUKEE WI	53223	Special Mercantile	1	1	\$202,100	\$606.30	1	\$606.30	
196	10	4000749000	5	2480 W CLYBOURN	J & R PROPERTY HOLDINGS LLC		5510 W HILLCREST DR	MEQUON, WI	53092	Local Commercial	1	1	\$481,000	\$1,443.00	1	\$1,443.00	
197	10	4000750000	0	2440 W CLYBOURN	BRUGESS SNOW & ICE	CONTROL CONTRACTORS INC	2440 W CLYBOURN ST	MILWAUKEE, WI	53233	Local Commercial	1	1	\$472,000	\$1,416.00	1	\$1,416.00	
198	10	4000751000	6	2422 W CLYBOURN	J & R PROPERTY HOLDINGS LLC		5510 W HILLCREST DR	MEQUON WI	53092	Local Commercial	1	1	\$284,000	\$852.00	1	\$852.00	
199	10	4000752110	5	2404 W CLYBOURN	MATA COMMUNITY MEDIA INC		2404 W CLYBOURN ST	MILWAUKEE WI	53233	Exempt	0	0	\$0	\$0.00	1	\$0.00	
200	10	4000754100	9	2330 W CLYBOURN	JAMES M BUSH		PO BOX 1216	KENOSHA, WI	53141	Local Commercial	1	1	\$166,000	\$498.00	1	\$498.00	
201	10	4000755100	4	2322 W CLYBOURN	CLYBOURN INVESTMENTS LLC		1665 N WATER ST	MILWAUKEE, WI	53202	Local Commercial	1	1	\$373,000	\$1,119.00	1	\$1,119.00	
202	10	4000759111	1	2202 W CLYBOURN	CLYBOURN INVESTMENTS LLC		1665 N WATER ST	MILWAUKEE, WI	53202	Special Mercantile	1	1	\$749,000	\$2,247.00	1	\$2,247.00	
203	10	4000760110	9	2203 W MICHIGAN	DOWNNEY INC		PO BOX 1155	MILWAUKEE WI	53201	Local Commercial	1	1	\$908,100	\$2,724.30	1	\$2,724.30	
204	10	4000762000	6	2301 W MICHIGAN	2301 MICHIGAN LLC	C/O SCHULHOF PROP MGMT	711 N 16TH ST #807	MILWAUKEE, WI	53233	Mercantile Apartmer	1	0	\$185,300	\$0.00	1	\$0.00	
205	10	4000766100	4	522 N 22ND	GEORGE A TAMMS		530 N 22ND ST	MILWAUKEE WI	53233	Manufacturing	1	1	\$367,000	\$1,101.00	1	\$1,101.00	
206	10	4000767000	3	2120 W CLYBOURN	RESNANT PROPERTIES LTD	PARTNERSHIP	2120 W CLYBOURN ST	MILWAUKEE, WI	53233	Local Commercial	1	1	\$543,200	\$1,629.60	1	\$1,629.60	Obj.
207	10	4000768000	9	2465 W CLYBOURN	STATE OF WISCONSIN, DEPT OF	TRANSPORTATION	PO BOX 798	WAUKESHA WI	53187	Exempt	0	0	\$0	\$0.00	1	\$0.00	
208	10	4000770110	3	2455 W CLYBOURN	ELLER MEDIA CO		N11W24600 SILVERNAIL RD	PEWAUKEE WI	53072	Local Commercial	1	1	\$39,300	\$117.90	1	\$117.90	
209	10	4000770120	0	2455 W CLYBOURN	STATE OF WI DEPARTMENT	OF TRANSPORTATION	141 N W BARSTOW ST	WAUKESHA WI	53188	Exempt	0	0	\$0	\$0.00	1	\$0.00	
210	10	4000951000	3	2620 W ST PAUL	FULGENT DEVELOPMENT LLC		2603 W WELLS ST	MILWAUKEE, WI	53233	Local Commercial	1	1	\$277,300	\$831.90	1	\$831.90	
211	10	4000952000	9	418 N 27TH	CAREY PROPERTIES LLC		418 N 27TH ST	MILWAUKEE, WI	53233	Local Commercial	1	1	\$407,000	\$1,221.00	1	\$1,221.00	
212	10	4010501000	3	2701 W WISCONSIN	FALA7 INVESTMENTS LLC		PO BOX 638	MILWAUKEE, WI	53201	Local Commercial	1	1	\$123,500	\$370.50	1	\$370.50	
213	10	4010502000	9	2709 W WISCONSIN	WILLIAM H NIEWOEHNER	C/O LINDA R TRELAND	100 E WISCONSIN AV #1900	MILWAUKEE, WI	53202	Local Commercial	1	1	\$158,000	\$474.00	1	\$474.00	
214	10	4010504100	6	2719 W WISCONSIN	WISCONSIN BILLIARDS INC		2715 W WISCONSIN AV	MILWAUKEE, WI	53208	Local Commercial	1	1	\$348,000	\$1,044.00	1	\$1,044.00	
215	10	4010505000	5	2725 W WISCONSIN	MICHAEL C SILBER		2725 W WISCONSIN AVE	MILWAUKEE WI	53208	Local Commercial	1	1	\$115,000	\$345.00	1	\$345.00	
216	10	4010506000	0	2729 W WISCONSIN	CERIA M TRAVIS ACADEMY		2733 W WISCONSIN AV	MILWAUKEE, WI	53208	Exempt	0	0	\$0	\$0.00	1	\$0.00	
217	10	4010507000	6	2733 W WISCONSIN	CERIA M TRAVIS ACADEMY		2733 W WISCONSIN AV	MILWAUKEE, WI	53208	Exempt	0	0	\$0	\$0.00	1	\$0.00	
218	10	4010508000	1	626 N 28TH	LOIS F CARL, BRENDA L	MITCHELL, SANDRA K OVEN	626 N 28TH ST	MILWAUKEE, WI	53208	Residential	1	0	\$29,900	\$0.00	1	\$0.00	
219	10	4010509000	7	626 N 28TH	CERIA M TRAVIS ACADEMY		2733 W WISCONSIN AV	MILWAUKEE, WI	53208	Exempt	0	0	\$0	\$0.00	1	\$0.00	
220	10	4010510000	2	626 N 28TH	MICHAEL C SILBER		1080 ALFRED ST	BROOKFIELD WI	53005	Residential	1	0	\$33,600	\$0.00	1	\$0.00	
221	10	4010511000	8	625 N 27TH	CITY OF MILWAUKEE	C/O CITY REAL ESTATE	809 NORTH BROADWAY	MILWAUKEE WI	53202	Exempt	0	0	\$0	\$0.00	1	\$0.00	
222	10	4010512000	3	620 N 28TH	CERIA M TRAVIS ACADEMY		2733 W WISCONSIN AV	MILWAUKEE, WI	53208	Exempt	0	0	\$0	\$0.00	1	\$0.00	
223	10	4010513000	9	612 N 28TH	MICHAEL C SILBER		612 N 28TH ST	MILWAUKEE WI	53208	Residential	1	0	\$2,100	\$0.00	1	\$0.00	
224	10	4010514000	4	2736 W MICHIGAN	YW HOUSING INC		1915 N MARTIN LUTHER KING DR	MILWAUKEE WI	53212	Residential	1	0	\$2,700	\$0.00	1	\$0.00	
225	10	4010515000	X	2734 W MICHIGAN	YW HOUSING INC		1915 N MLK DR	MILWAUKEE WI	53212	Residential	1	0	\$2,400	\$0.00	1	\$0.00	
226	10	4010516100	1	2720 W MICHIGAN	YW HOUSING INC		1915 N MLK DR	MILWAUKEE WI	53212	Local Commercial	1	1	\$46,800	\$140.40	1	\$140.40	
227	10	4010519000	1	2716 W MICHIGAN	LARSON DEVELOPMENT LLC		1461 S 86TH ST	WEST ALLIS WI	53214	Residential	1	0	\$85,800	\$0.00	1	\$0.00	
228	10	4010520100	3	605 N 27TH	H & K PARTNERS, LLC	DBA KFC #038	2445 DARWIN RD, STE 100	MADISON, WI	53704	Special Mercantile	1	1	\$354,000	\$1,062.00	1	\$1,062.00	
229	10	4010975000	1	2711 W MICHIGAN	WELFARE WARRIORS INC		2711 W MICHIGAN ST	MILWAUKEE WI	53208	Exempt	0	0	\$0	\$0.00	1	\$0.00	
230	10	4010978111	X	547 N 27TH	FROEBEL REALTY CO., INC		5686 N TEUTONIA AVE	MILWAUKEE WI	53209	Local Commercial	1	1	\$209,000	\$627.00	1	\$627.00	
231	10	4010980111	0	535 N 27TH	SINGSON & MONTANO LLC		535 N 27TH ST	MILWAUKEE, WI	53208	Local Commercial	1	1	\$372,000	\$1,116.00	1	\$1,116.00	
232	10	4010981000	4	527 N 27TH	GOLDBERG PROPERTIES LLC	C/O LAURIE PEVNIK	2301 W BRANTWOOD AV	GLENDAL WI	53209	Local Commercial	1	1	\$359,000	\$1,077.00	1	\$1,077.00	
233	10	4010983100	1	509 N 27TH	RICHARD A PETERS		509 N 27TH ST	MILWAUKEE WI	53208	Local Commercial	1	1	\$111,000	\$333.00	1	\$333.00	
234	10	4010984100	7	505 N 27TH	PACHEFSKY LIVING TRUST	D10-21-94	8946 N TENNYSON	MILWAUKEE WI	53217	Local Commercial	1	1	\$49,100	\$147.30	1	\$147.30	
235	10	4010985000	6	2712 W CLYBOURN	ROBERT F OWENS		3560 WESTWOOD DR	BROOKFIELD WI	53005	Mercantile Apartmer	1	0	\$115,300	\$0.00	1	\$0.00	
236	10	4011002000	9	2715 W CLYBOURN	OMAR M BARKHADLE		2715 W CLYBOURN ST	MILWAUKEE WI	53208	Local Commercial	1	1	\$106,000	\$318.00	1	\$318.00	
237	10	4011003000	4	2705 W CLYBOURN	MARK R PACHEFSKY		4475 CLUB DR	POLK, WI	53086	Local Commercial	1	1	\$60,400	\$181.20	1	\$181.20	
238	10	4011004100	6	431 N 27TH	SANDHU REAL ESTATE LLC		431 N 27TH ST	MILWAUKEE, WI	53208	Local Commercial	1	1	\$521,000	\$1,563.00	1	\$1,563.00	
239	10	4011009110	0	419 N 27TH	THOMAS GRESHAM & VIRGINIA HW	C/O JEROME E RANDALL	10233 W NORTH AV	WAUWATOSA WI	53226	Local Commercial	1	1	\$330,200	\$990.60	1	\$990.60	
240	10	4011021110	6	405 N 27TH	DREAMLAND PETROLEUM COMPANY		1030 E NORTH AVE	MILWAUKEE WI	53212	Special Mercantile	1	1	\$660,000	\$1,980.00	1	\$1,980.00	
241													\$87,145,200			\$132,012.69	

Business Improvement District No. 10 – Avenues West

624 North 24th Street, Milwaukee, Wisconsin 53233
Telephone 414-933-0640 Fax 414-933-0641

TO: City of Milwaukee
FROM: June R. Moberly, Executive Director
DATE: July 2009
RE: 2008 Annual Report, Business Improvement District No. 10

Business Improvement District (BID) No. 10 contracts with the Avenues West Association, Inc. (Association) for implementation of the BID's annual Operating Plan.

The Association continues to pursue the BID goals of improving safety and security and enhancing the neighborhood's image and appearance, thus making it a more desirable location for business and residents. The 2008 Annual Report of the Association is attached to provide a broader picture of the impact of BID No. 10.

In addition to the general programs and activities of the Avenues West Association, BID No. 10:

- approved resealing of the colored concrete improvements along Wisconsin Avenue for \$6,600.
- approved and paid \$5,000 for a Facade Grant on 27th Street, to supplement a grant previously approved by Milwaukee DCD
- assumed the sponsorship and housing of the SOHI Main Street Program and staff after West End Development Corp. closed
- paid \$10,000 toward the SOHI Main Street security camera project
- coordinated a meeting with representatives of the Milwaukee Rescue Mission, Marquette University, and local merchants to reach a mutually agreeable solution to problems encountered by employees
- continued joint funding with the City for graffiti removal from commercial properties in the Avenues West neighborhood
- assisted officers of the Milwaukee Police Department, Third District, in planning and conducting a National Night Out event. Pledged \$250 to event expenses and acted as fiscal agent for the event
- continued participation in the Milwaukee BID Council
- funded contributions to several family supporting agencies in the Avenues West neighborhood
- reduced the BID board size from nine members to a minimum of seven and a maximum of nine, with a maximum of three directors simultaneously serving on the Avenues West Association board
- assured sound organizational controls and management through annual audits of both BID No. 10 and the Association, thus showing not only where the direct BID revenues went but how they were spent.

The continued emphasis of BID No. 10 on enhanced neighborhood safety, including cooperation with the Milwaukee Police Department, Marquette University Public Safety, Aurora Sinai Loss Prevention, private security firms, plus local business and landlords has proven to be an effective mechanism for continuing the neighborhood's crime reduction momentum.

Progress directly attributable to this momentum is shown by the increase in values of BID assessable properties from \$38,378,790 in January 1993 to \$87,145,200 in January 2009. These increases have taken place in a neighborhood where numerous large properties are tax exempt and are not reflected in the total values despite their own millions of dollars of property reinvestment. The neighborhood's largest tax exempt properties include Marquette University, Aurora Sinai Medical Center, Blood Center of Wisconsin, Milwaukee Center for Independence, American Red Cross, Milwaukee Rescue Mission, A T & T, and Catholic Knights.

BIDs create value within the city and are an important economic development tool. Business property owners of all sizes are demonstrating their faith in their neighborhoods by paying additional taxes to accomplish changes they believe to be important. Some property owners live in the city and some don't, but they are making their neighborhoods a better place for all by enabling positive changes – for their own properties, for their neighbors and for visitors.

For any questions regarding these or other activities of Business Improvement District No. 10, please contact June R. Moberly, Executive Director, at 933-0640.



Avenues West

ASSOCIATION

2008

ANNUAL REPORT



Avenues West Association

2008 Officers and Board of Directors

Officers:

President	Rana Altenburg, Marquette University
Vice President	Cheryl Johnson, Aurora Health Care
Secretary	Carol Schuster, Catholic Knights
Treasurer	Edward Alarupi, Resident

Directors:

Eugene Bass, Blankstein Enterprises
Marna Boyle, Pettibone Mansion
Nancy Bush, Villa Filomena
Jim Feldmann, American Red Cross in Southeastern Wisconsin
Cindy Krahenbuhl, Guest House of Milwaukee
Annette Washington, M & I Bank
Rick Wiegand, Wiegand Enterprises/Ambassador Hotel

Staff:

June R. Moberly, Executive Director
Yvonne Krupa, Administrative Assistant

Past Presidents of the Board of Directors

1987	Kenneth Jamron, Good Samaritan Medical Center
1988-1989	Richard Jungen, Mid-States Mortgage
1990-1994	Jane Wood, Sinai Samaritan Medical Center
1995	Thomas McGinnity, Grand Avenue Middle School
1996	Walt Buckhanan, M & I Bank
1997	Jeanne Pias, Catholic Knights Insurance Society
1998	Diana Finn, Campus Circle
1999-2000	Eugene Bass, Blankstein Enterprises
2001-2004	Marna Boyle, Pettibone Mansion
2005	Thomas E. Wiseman, Brett Funeral Home
2006-2008	Rana Altenburg, Marquette University

Avenues West Overview

Located just west of downtown, Avenues West serves a densely populated urban neighborhood. The 90 square blocks of the Avenues West neighborhood offer recreation, business, education and varied living opportunities to almost 30,000 people on a daily basis. Avenues West is bounded by I-43 on the east, 27th Street on the west, I-94 on the south and Highland on the north.

Prior to its incorporation, the Association was known as the Avenues West Neighborhood Association and was dedicated to the revitalization and development of the historic "Grand Avenue" district.

On June 25, 1987, the Avenues West Association, a not-for-profit membership association, was incorporated. It serves as an advocate for development and revitalization, aesthetic enhancements, cooperative marketing and planning, networking, and the promotion of safety throughout the neighborhood. The association and its partner the Avenues West Business Improvement District (BID No.10) provide leadership in promoting community stability, balance of land uses and economic development. The BID, with a separate nine member board of directors, was formed in late 1992 as authorized under Wisconsin Statutes and continues to contract with the Association for staffing and goal implementation. During the past 21 years, Avenues West staff size has fluctuated from one part time person to two and one half full time people and currently consists of one and one half full time people.

In addition to coordinating the neighborhood's Landlord Compact over the past fifteen years, the Avenues West Association currently coordinates meetings for business operators and property owners on Wisconsin Avenue and on 27th Street and is the host agency for SOHI Main Street, a part of the Milwaukee Main Street program. The Association also conducts four general meetings with informational speakers each year. The only fund raising event held by the Avenues West Association is the annual "Together We Can" Awards Luncheon and Auction, held in May, when the Community Investment Award and Impact Award are presented.

The Avenues West Association's eleven member board of directors represents a broad range of neighborhood stakeholders. The SOHI District is guided and supported by the Organization Committee, a steering committee with a diverse mix of residents, property and business owners. All staff is located at: 624 North 24th Street, Milwaukee, 53233. The Association contact information: telephone 414-933-0640; or by e-mail at avenueswest@sbcglobal.net. For more information regarding SOHI visit www.sohidistrict.org or call 414-933-9007.

President's Message

The Avenues West Association, having just completed its 21st year, continues to serve as a leader in the community, focusing its efforts on economic revitalization, enhanced safety initiatives, and stronger civic engagement.

Without a doubt, investors have confidence in Avenues West. The Marquette Interchange reconstruction project paved the way for improved vehicular access to and from Avenues West. Marquette University is in the midst of building two new signature buildings, a new Law School (Eckstein Hall) and a new student services center (Zilber Hall). 2040 Lofts is nearing completion of its second phase and the extensive Ambassador Hotel additions include a 300 car parking structure, hotel suites, and banquet facilities. A medical office is under construction on Wells Street and several commercial buildings have been totally redone on both 27th Street and State Street.

This past summer, the SOHI Main Street Program formally moved its base of operations to the Avenues West Association. This strengthened partnership will encourage even greater participation by Avenues West stakeholders in the redevelopment of 27th Street. Welcome SOHI!

As new developments continue to emerge to the east (The Brewery Project) and to the south (Menomonee Valley), Avenues West is working hard to help promote redevelopment by directly engaging business and institutional stakeholders who have a vested interest in the success of the Near West Side. In November, Avenues West helped convene the first-ever Near West Side Leadership Summit to address the challenges and opportunities facing the area. Overwhelmingly, business leaders agreed that there is even greater potential in the Near West Side, and it is time to leverage the momentum that has been built over the last decade. Area business leaders committed to working collectively in 2009 toward meaningful progress in further real estate development and enhanced investments in safety.

Avenues West is so fortunate to enjoy the strong support of its elected officials, local law enforcement agencies, business leadership, and area residents. The commitment to working in a collaborative manner for the benefit of the community has never been more present. We are also blessed by the outstanding work of our executive director, June Moberly, and administrative assistant, Yvonne Krupa, who truly embody the mission of Avenues West. The dedicated service of the Association and Business Improvement District (BID No. 10) board members provides phenomenal leadership to the community.

It is important to take a moment to celebrate the wonderful life and contributions of Carrie Ehlers, who passed away in July. Carrie, a member of the BID board since 2003 and its Secretary since 2006, was vice president of Bonded Transportation Solutions which has operated in Avenues West for many years. Under Carrie's leadership, Bonded took an active role in the redevelopment of 27th Street. She also was a dedicated wife, mother, and friend to many. Her leadership truly will be missed.

In the year ahead, your support will be more critical than ever before. Please continue to proudly help us carry forward the Avenues West spirit of "Together We Can" into 2009! Thank you!

Rana Alienburg, President
Board of Directors

Executive Director's Message

Briefly paraphrasing, the Avenues West Association's purpose is: to promote new development and encourage renovation of existing buildings; promote safety; improve the area's public appearance; encourage owner occupied housing purchases. These are the areas in which we tried to focus our efforts.

Avenues West and BID 10 provided a wide range of grants supporting safety and promotional projects as well as for façade improvements. Also, all of Wisconsin Avenue's colored concrete sidewalk corners were resealed. They look new again!

We continued to convene the regular meetings of the Wisconsin Avenue and 27th Street Business Watches, the Landlord Compact, and to assist the Milwaukee Police Department's 3rd District with National Night Out. We provide them with planning assistance and serve as the event's fiscal agent.

Graffiti removal proved a greater challenge than in previous years. It started earlier and the quantity increased, primarily along our perimeters. Fortunately, the city increased our cost-sharing contract to assist us in meeting this increased responsibility.

During 2008, we were able to present outstanding speakers with topics of interest to our members and guests. These topics included an update on development at Zilber Ltd.'s "The Brewery" project; the progress and challenges of our neighbor the American Red Cross; the Forest County Potawatomi Community perspective on the Near West Side; and, a "report card" on the progress to date on the Near West Side Comprehensive Plan's catalytic projects.

The Avenues West office relocated in April to its current location on 24th Street. At the city's request, the SOHI Main Street program and staff joined us there on August 1st. The SOHI staff does extensive outreach to prospective business operators and works closely with existing ones to accomplish physical and operational improvements. 27th Street is an important part of both BID 10 and Avenues West; sponsoring SOHI strengthens all three organizations and we're pleased to be able to do it.

We were very fortunate to have Milwaukee's new Chief of Police Edward Flynn as the keynote speaker at our 13th annual Awards Luncheon in May. The Association's Community Investment Award was presented at that meeting to Steve and Laurie Pevnick for their on-going work in turning the empty, former Clybourn Street School into an attractive building with arts related tenants. The Impact Award recipient was Marna Boyle and her philosophy of caring – about the Milwaukee community; about the city's historical past; and about her tenants in the Pettibone Mansion.

In November 2008 the Avenues West Association, working with Catholic Knights and the Ambassador Hotel, called together the first-ever Near West Side CEO-Leadership Summit. This was a collaborative effort by major stakeholders to identify correctable issues within the geographic area of the Near West Side Comprehensive Plan. All of the Plan's neighborhoods and businesses are affected by the existing conditions – good and bad. It was agreed that "out-of-the-box" thinking and collective efforts can result in substantive improvements on the Near West Side. Spearheading this pursuit will be an important, on-going project for the Association.

The end of year holiday season presented an opportunity for interested staff and board members to indulge our "softer" sides by, once again, decorating a room for the Pabst Mansion's Christmas show. The restoration progress visible each year is amazing! It's always a pleasure to be even a small part of this jewel in our midst.

Our membership numbers remained constant but the membership revenue increased 3%. We're gratified that our members continue to see value in the work we do on behalf of the Avenues West neighborhood. It was a full year – one with changes, challenges, improvements, and a firm belief in continued positive outcomes. I know we've said it before, but nothing is more certain than "Together We Can!"

June R. Moberly, Executive Director
Avenues West Association, Inc.
Business Improvement District No.10



SOHI District – Main Street

2008 was the fourth year for the SOHI District, a Main Street Milwaukee program funded by the City of Milwaukee and Local Initiatives Support Corporation. The SOHI District is centered along 27th Street from St. Paul Avenue to Highland Boulevard. In mid 2008 the SOHI District staff moved to the Avenues West Association office.

The District focused on strengthening relationships with businesses, organizing committees, and promoting SOHI as a place for new businesses. The Design, Promotion, Economic Restructuring, and Organization Committees were fully functional and met regularly for a total of 682 volunteer hours. Businesses were encouraged to participate by attending meetings and improving their facades and security. Five security cameras were purchased and installed with the assistance and cooperation of local property owners, Marquette University, and BID No. 10. Challenges for the program have been business recruitment and treatment of vacant store fronts.

Goals:

▪ Promotion

As part of the District's promotion there are over 40 videos presented on You Tube that promote local businesses, organizations, and SOHI District events, including Taste of SOHI. The SOHI District website was updated and an eight page, full color brochure was developed by the Organization Committee to present the District's vision.

▪ Business Development

In an effort to recruit and develop new businesses the SOHI District has provided over 120 hours of technical assistance, made over 325 telephone calls, and mailed 460 letters to businesses across the nation. These efforts have been focused on business categories such as artisans, bakeries, coffee shops, grocery stores, and other retail outlets.

▪ Job Creation

The SOHI District added 15 new jobs for the area, including China Taste, The World Famous Labrew's Pizzeria, and Pevnick Design Studios.

▪ Safety

In addition to installing security cameras the SOHI District has reported 243 city code violations on 63 properties in and near the SOHI District. SOHI has worked collaboratively with the Milwaukee Police Department, the Department of Neighborhood Services, property owners and other available resource providers to create a better place to live and work.

2008 SOHI Manager and Committee Chairs: District Manager – Keith Stanley

- Design Committee – Brian Scotty, chairman
- Promotion Committee – Eileen Hanley, chairman
- Economic Restructuring Committee – John Hennessy, chairman
- Organization Committee – June Moberly, chairman
- Numerous caring and generous volunteers

SAFETY and SECURITY TASK FORCE

The Safety & Security Task Force has broad representation from the public, private, and non-profit sectors and meets six times a year at member locations. The Task Force activities and goals undertaken in 2008 were as follows:

▪ Graffiti Identification and Removal

The Avenues West neighborhood has seen an increase in graffiti this year. Early reporting of graffiti and its quick removal is a strong deterrent to preventing new graffiti. Avenues West staff arranges for the removal of graffiti on commercial properties, at no cost to the property owner, via a cost sharing program with the City of Milwaukee and the Avenues West Business Improvement District. Residential graffiti is reported to the city for removal notification.

▪ Crime Statistics

Assembling statistics that are confined to the Avenues West neighborhood has proven more difficult than anticipated. Work continues on this goal.

▪ National Night Out

Avenues West continued to serve as fiscal agent for the Milwaukee Police Department (MPD) District 3 event and made a \$250 contribution towards the overall costs. MPD District 3 hosted and coordinated National Night Out activities this year. Community resources and anti-crime information were displayed and there was food and entertainment for all.

▪ Local Business Safety Training

For the first time, the Safety and Security Task Force organized security training for the SOHI (27th Street) businesses. Two separate training sessions covered topics such as physical security (cameras, alarms, and locks), employee safety and lighting. This training was possible with support from Penfield Children's Center, Sonitrol, the Milwaukee Police Department and Marquette University (MU) Public Safety. This training will continue in 2009.

▪ SOHI Camera Initiative

Five cameras with 180 degree scanning and zoom capability were installed along 27th Street. Signs have been put up informing people that there are cameras in the area. Penfield Children's Center is housing the digital video recorder. The Milwaukee Police Department has also been given access to this valuable resource.

The many member groups of the Avenues West Safety and Security Task Force are working together to continue the reduction of crime and to make the Avenues West neighborhood a safer place to live and work. The 2009 activity agenda and sub-committees will be determined at the January 2009 meeting.

2008 Task Force Members Include:

Chairman: Lt. Paul Mascari, Marquette University Department of Public Safety

- MPD 3rd District: Assistant Chief of Police James Harpole, Lt. Edith Hudson, Officer Ted Jansen
- 3rd District Community Prosecution Unit: Assistant District Attorney Carah Helwig, CPU Staff Assistant John Connelly, MPD Officers James McNichol, Misty Torres, Steve Witkowski, and Scott Lesniewski

- MU Department of Public Safety: Chief Larry Rickard, Lt. Paul Mascari, Sgt. Ruth Peterson, Barb Hennigan
- Aurora Health Care Loss Prevention: Arthur Smith, Natalie Giedt
- Avenues West Association: June Moberly
- WI Department of Corrections, Probation and Parole: Luann Anderson, Steven Boehm, Jaime Treutelaar
- Milwaukee Housing Authority Public Safety: Chief Allen Schoessow
- MU Office of Public Affairs: Rana Altenburg, Steve Schultz
- City on a Hill: Brian Schmid, Jeremiah Day
- Milwaukee Rescue Mission: Ronald Sloan
- Optimum Property Management: Jeff Jubelirer
- American Red Cross in Southeastern Wisconsin: Jim Feldmann
- Sonitrol: Dan Bielinski
- SOHI Main Street: Keith Stanley

**BUSINESS IMPROVEMENT DISTRICT #11
BRADY STREET BUSINESS AREA
DRAFT 2010 OPERATING PLAN (Pending Board Approval)**

October 19, 2009

**BUSINESS IMPROVEMENT DISTRICT #11
BRADY STREET BUSINESS AREA
OPERATING PLAN**

I. INTRODUCTION

In 1984, the Wisconsin legislature created s. 66.608 of the Statutes enabling cities to establish Business Improvement Districts (BIDS) upon the petition of at least one property owner within the proposed district. The purpose of the law is "....to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." Upon petition from property owners within the Brady Street Business District, the Common Council of the City of Milwaukee, on September 28, 1993, by Resolution File Number 930854, created BID No. 11 (Brady Street Business Area) and adopted its initial operating plan.

Section 66.608(3) (b), Wisconsin Statutes requires that a BID board "shall annually consider and make changes to the operating plan.....the board shall then submit the operating plan to the local legislative body for approval." The Board Of BID No.11 (Brady Street Business Area) submits this operating plan in fulfillment of statutory requirement.

This plan proposes a continuation and expansion of the activities described in the initial (JULY 1993) BID operating plan. Therefore, it incorporates by reference the earlier plan as adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by section 66.608, Wis. Stats., the proposed changes for , and does not repeat the background information which is contained in the earlier plan

II. DISTRICT BOUNDARIES

Boundaries of the district are shown on the map in Appendix A of this plan. A listing of the properties in the district is provided in Appendix B.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

1. The Business Improvement District has been used to finance Brady Street property owners' share of "streetscape" improvements in the public sidewalk area.

The objectives of this streetscape project were as follows:

- a. To protect and reinforce the street's historic character
 - b. To act as a catalyst for private investment
 - c. To improve the overall appearance and image of the street, including a public art project which was done to enhance and encourage pedestrian traffic.
 - d. To enhance safety and security by increasing the amount of street lighting.
2. To organize the commercial interests on the street in order to facilitate joint economic development.
 3. Work with area organizations, schools and churches to solidify, enhance and strengthen the residential base of the neighborhood.
 4. Work on creating and enhancing infrastructure to augment commercial connections to neighborhoods by facilitating and encouraging non- automotive modes of transportation.

B. Proposed Activities

Principal activities to be undertaken by the district will include:

1. Continue to monitor, maintain and repair the streetscape.
2. Monitor the installation and implementation of streetscape improvements, and continue to plan for gateways to the district.
3. Review and update strategic plan for expanding retail opportunities West of Humboldt Avenue
4. Continue to market and promote the area through joint advertising, installation of banners, kiosk signage, sponsorship of events and seasonal decorations.

5. Continue to work with Brady Area Foundation for Arts & Education to support Public Art Project on the River (RiverPulse).
6. Continue to investigate and study parking options and alternatives for patrons of the commercial district.

C. Proposed Expenditures:

Final Streetscape Loan Repayment:	\$58,698.00*
Capital Maintenance and repair	22,500.00
Maintenance / Upkeep	25,845.00
Advertising, Promotions, Events, & Seasonal Decorations:.....	30,700.00
Direct Operating Expenses.....	11,764.00
Consultant / Staff	40,000.00

Total Expenditures: \$189,507.00

Proposed Income:

BID Assessments	\$158,640.00
Interest.....	367.00
Other Income.....	1,000.00

Total Income:..... \$160,007.00**

*Annual payment of principal and interest on a loan of \$582,000.00, 15 year term, 6.25% interest rate.

** Taking into account current economic conditions, Board has lowered special assessments and will use reserves to fund shortfall.

D. Financing Methods:

It is proposed that the City of Milwaukee and the district jointly and cooperatively fund the streetscaping. The district's share of the cost of the streetscaping and the operating expenses of the district will be funded by special assessment on the properties within the district.

The district will enter into a development agreement with the City of Milwaukee. The agreement will include the issuing of municipal bonds for the district's portion of the

cost. The district shall pay each year for the term of the bonds, the amount necessary for principal, interest and other expenses on its portion of the cost.

The development agreement will constitute a long term commitment and the district will not be terminated until all repayments to the City have been made and adequate provision is made for the operation and management of the improvements financed through the district. The development agreement will be in addition to this operating plan. Adoption of the development agreement by both the City of Milwaukee and the BID Board will be necessary.

Allocation of the district's annual expenses will be based on each individual property's assessed valuation as a percentage of the district's total assessed valuation. It is proposed to raise \$158,640 in 2010 through BID assessments. (see Appendix B). The BID Board will have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Bid Board

The Board's primary responsibility will be implementation of this Operating Plan. This will require the Board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan and to ensure district compliance with the provisions of applicable statutes and regulations.

The Bid Board is structured and operates as follows:

1. Board size - Eleven
2. Composition - At least seven members shall be owners or occupants of property within the District. Any non-owner or non-occupant appointed to the Board shall be a resident of the City of Milwaukee. The Board shall elect its Chairperson from among its members.
3. Term - Appointments to the Board shall be for a period of three years.

4. Current Board: Laura Lutter Cole – Chair
Bryce Clark – Vice-Chair
Pat Suminski – Secretary / Treasurer
Leroy Buth - Director
Josephine Fazio – Director
Pamela Flasch - Director
Annette French – Director
Michele Green - Director
Ted Glorioso – Director
Michael Lee – Director
Teri Regano - Director
Marlene Garacci – Recording Secretary
5. Compensation - None
6. Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings Law.
7. Record Keeping - Files and records of the Board's affairs shall be kept pursuant to public records requirements.
8. Staffing - The Board may employ staff and/or contract for staffing services pursuant to this plan and subsequent modifications thereof.
9. Meetings - The Board shall meet regularly, at least twice a year. The Board has adopted rules of order (by-laws) to govern the conduct of its meetings.

IV. METHODS OF ASSESSMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, an assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

As of January 1, 2010, the property in the proposed district has a total assessed value of approximately \$62.00 million. Appendix B shows the projected BID assessment for each property in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.608(1)(f)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.608(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix B, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.608(1)(b), property exempt from general real estate taxes have been excluded from the district. Privately owned tax exempt property which is expected to benefit from district activities may be asked to make a financial contribution on a voluntary basis.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. Area Planning and Zoning

No changes in District planning or zoning have occurred since adoption of the initial operating plan in 1993.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the District promote its development. To this end, the City has played a significant role in the creation of the Business Improvement District and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds which could be used in support of the district.

3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.608(3)(c) of the BID law.
5. Provide the Board, through the Tax Commissioner's Office on or before June 1st of each Plan year, with the official City records on the assessed value of each tax key number with the district, as of January 1st each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this Operating Plan.

Section 66.608(3)(a) of the BID law requires the Board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon activities, and information on specific assessed values, budget amounts and assessment amounts are based on anticipated conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law. NOTE: Amended Improvements List approved by the Common Council March 12, 2001 – See Appendix D.

In later years, the Bid Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and, Expansion

This BID has been created under authority of section 66.608 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional, its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties of a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.608(3)(b).

APPENDICES

- A. District Boundaries
- B. Projected Assessments
- C. Description and Cost of Streetscape Project
- D. Amended Improvements List

APPENDIX C

DESCRIPTION AND COST OF STREETSCAPE PROJECT

The street improvements will include replacing concrete walk, driveway approaches, curb and gutter. Adding Milwaukee Harp pedestrian level lights, Milwaukee Lantern (acorn fixture) overhead lights, street trees with grates, information kiosks, trash receptacle, benches and planters. A public art project will incorporate medallions with symbols depicting historic facts about the area. These medallions will be placed in the tree border area which will consist of pressed and formed decorative concrete.

PROJECT COSTS

BID	\$582,000
MATCHING CITY FUNDS	\$500,000
CAPITAL IMPROVEMENT/PAVING	\$454,000
TOTAL	\$1,536,000

APPENDIX D

Business Improvement District #11

Brady Street Business Area

Amended Improvements List – Approved by Common Council March 12, 2001

Improvements List

The following improvements will be located in the public right-way within the area illustrated by the attached map. All improvements will be owned by the City of Milwaukee.

A. BID Specific Improvements:

1. Sandblasted artwork in the stamped concrete area.
2. Special street furniture or other items which may be placed in the street right of way at the BID expense including but not limited to planters, bicycle racks, trash receptacles (non City standard), information kiosks, signing, and accent lighting.
3. Stamped concrete sidewalk pavement 2.5 feet in width parallel to the curb line.
4. East/west curb pushouts at four intersections.
5. Sidewalk planters at curb pushout locations.
6. Tree grate and guards in the streets commercial area.
7. Installation of bike racks.
8. Planning and upgrade of East End Brady Street pedestrian and bike path.
9. Planning and upgrade of West End Brady Street pedestrian and bike path.
10. Planning and construction of Marsupial Bridge.
11. Planning and construction of Under Bridge Pocket Park.
12. Planning and construction of Lift Station Path and bus shelter.
13. Planning and construction of Brady Street Triangle (Northeast corner Brady St. & Water St.)
14. Public Art in specified areas.
15. Repair specialty stamped concrete crosswalks.

B. City Standard Improvements

1. Street trees.
2. Pedestrian harp lights with accessory outlets.
3. New sidewalks, curbs and gutters.
4. Repaved Brady Street.

**Brady Street Bid #11 Assessments
For 2010 Operating Plan**

0=EXMPT	BID	Taxkey	CHK	Property Address	Owner1
	0 11	3540752100	3	706 E BRADY	JOHN M STERN REVOCABLE TRUST
	1 11	3540753000	2	712 E BRADY	ALFONSO BALDONI &
	1 11	3540755100	X	728 E BRADY	AMB ENTERPRISES INC
	0 11	3540767000	9	800 E BRADY	RAMONA M MORALES T.O.D.
	0 11	3540768000	4	804 E BRADY	DELCOM LLC
	0 11	3540769000	X	808 E BRADY	MATTHEW K ANCHOR
	0 11	3540770000	5	812 E BRADY	SARAH FACCIDOMO
	1 11	3540771000	0	816 E BRADY	A2Z REAL ESTATE LLC
	0 11	3540772000	6	818 E BRADY	MARIO ORLANDO
	0 11	3540773000	1	822 E BRADY	MARIANO ORLANDO AKA
	0 11	3540774000	7	826 E BRADY	KERRY M CONNELLY
	0 11	3540775000	2	830 E BRADY	FRANK PECORARO & SARA HW
	0 11	3540777000	3	1701 N MARSHALL	ANGELA M STUEVE
	0 11	3540791000	X	914 E BRADY	WILLIAM J FLEURY
	1 11	3540792000	5	916 E BRADY	916 EAST BRADY STREET LLC
	1 11	3540793000	0	922 E BRADY	SRG INVESTMENTS LLC
	1 11	3540794000	6	928 E BRADY	WIRED VENTURES BRADY LLC
	1 11	3540810100	8	1006 E BRADY	DEMANO INCORPORATED
	1 11	3540810200	4	1014 E BRADY	JIN SHOEI HORING
	1 11	3540811000	7	1016 E BRADY	GLORIOSO BROTHERS REALTY CO
	1 11	3540812000	2	1024 E BRADY	GLORIOSO BROTHERS REALTY CO
	1 11	3540813000	8	1030 E BRADY	GAMBO LLC
	1 11	3540814000	3	1701 N HUMBOLDT	COIN APPLIANCES INC
	1 11	3540971000	8	1756 N MARSHALL	RAINMAKER ENTERPRISES INC
	0 11	3540972000	3	904 E PEARSON	GRACIA P SIMPKINS
	0 11	3540973000	9	904 E PEARSON	ANDREAS PETRUCCELLI TTEE
	0 11	3540974000	4	904 E PEARSON	JOHANNA G GABELA
	0 11	3540975000	X	904 E PEARSON	PAUL W SWEENEY
	0 11	3540976000	5	904 E PEARSON	MAX MARSEK
	0 11	3540977000	0	904 E PEARSON	BURTON MULLER
	0 11	3540978000	6	904 E PEARSON	LOREN C BURNS
	0 11	3540979000	1	904 E PEARSON	ADAM J BUTLEIN
	0 11	3540980000	7	904 E PEARSON	RYAN D PINGEL
	0 11	3540981100	9	904 E PEARSON	NICHOLAS G GARSTECKI
	0 11	3540982000	8	904 E PEARSON	PAUL T JUNO
	0 11	3540983000	3	904 E PEARSON	TIM GOOD
	0 11	3540984000	9	904 E PEARSON	MARK G SPIRK
	0 11	3540985000	4	904 E PEARSON	JACQUELINE M DETHLOFF
	0 11	3540986000	X	904 E PEARSON	JOHN & ANN LINDSTROM JT
	0 11	3540987000	5	904 E PEARSON	MARK R STRACHOTA
	0 11	3540988000	0	904 E PEARSON	KEITH KNOX
	0 11	3540989000	6	904 E PEARSON	BRAD P KREMSKI
	0 11	3540990000	1	904 E PEARSON	CHAD MCMAHON
	0 11	3540991000	7	904 E PEARSON	REV JAS A MORTENSON
	0 11	3540992000	2	904 E PEARSON	BRAD T NICOLAISEN
	0 11	3540993100	4	904 E PEARSON	JACOB D DELAHAUT
	0 11	3540993110	1	904 E PEARSON	MICHAEL MERCADO

0 11	3540993120	9	904 E PEARSON	STACY B STEVENS
0 11	3540993130	6	904 E PEARSON	KATHLEEN L KECK
0 11	3540993140	3	904 E PEARSON	KELLY C SHAW
0 11	3540993150	0	904 E PEARSON	NOREEN L BROOKER
1 11	3540994000	3	904 E PEARSON	MCCOTTER PROPERTIES LLC
0 11	3540995000	9	904 E PEARSON	BRANDON J HENAK
0 11	3540996000	4	904 E PEARSON	STEPHEN M MOKROHISKY
0 11	3540997000	X	904 E PEARSON	STEFFEN E CAVE
0 11	3540998000	5	904 E PEARSON	JENNIFER L BOHRER
0 11	3540999000	0	904 E PEARSON	GRANT W GARSON
0 11	3541000000	6	904 E PEARSON	RYAN C LAW
0 11	3541001000	1	904 E PEARSON	NICHOLAS GENE GARSTECKI
0 11	3541002000	7	904 E PEARSON	VLADIMIR IOFFE
0 11	3541003000	2	904 E PEARSON	EDWARD A NEUBERGER
0 11	3541004000	8	904 E PEARSON	DAVID L AMRANI
0 11	3541005000	3	904 E PEARSON	ANTHONY B CAMPOS
0 11	3541006000	9	904 E PEARSON	GEORGE M FURST
0 11	3541007000	4	904 E PEARSON	DEBORAH L DREWS
0 11	3541008000	X	904 E PEARSON	PRZEMYSLAW J WOJTOWICZ
0 11	3541009000	5	904 E PEARSON	SUSAN K FALCI
0 11	3541010000	0	904 E PEARSON	JULIE L SCHMITT FKA JULIE L
0 11	3541011000	6	904 E PEARSON	PROCOPIOS G LIAPIS
0 11	3541012000	1	904 E PEARSON	PETER S HITLER
0 11	3541013000	7	904 E PEARSON	GREGG SCHRAUFNAGEL
0 11	3541014000	2	904 E PEARSON	THOMAS J SABOURIN
0 11	3541015000	8	904 E PEARSON	NAGESH MALLUGARI
0 11	3541016000	3	904 E PEARSON	MARTHA GAYLE ROBINSON
0 11	3541017000	9	904 E PEARSON	ADAM GUSTAFSON
0 11	3541018000	4	904 E PEARSON	WILLIAM A WISEMAN
0 11	3541019000	X	904 E PEARSON	CHRISTINE M SMYTH
0 11	3541020000	5	904 E PEARSON	RHONDA L HASSE
0 11	3541021000	0	904 E PEARSON	BRAD NICOLAISEN
0 11	3541201000	9	900 E BRADY	JOSEPH S TAVERNA
0 11	3541202000	4	902 E BRADY	ANTHONY C ROSTAGNO
0 11	3541203000	X	904 E BRADY	JAMES M GILL
0 11	3541204000	5	906 E BRADY	MARC R VANBELL
0 11	3541205000	0	1708 N MARSHALL	DEBRA JEAN JUPKA
0 11	3541206000	6	1712 N MARSHALL	MARY E HARTWIG REVOC
0 11	3541207000	1	1714 N MARSHALL	TARA L NOLAN
0 11	3541208000	7	1718 N MARSHALL	JEFFREY H IHDE
0 11	3541571000	1	921 E PEARSON	ALLEN W WILLIAMS JR
0 11	3541572000	7	921 E PEARSON	ALLEN W WILLIAMS JR
0 11	3541573000	2	923 E PEARSON	GARY SUDAKOFF TRUSTEE OF
0 11	3541574000	8	923 E PEARSON	RICHARD W LINCOLN
0 11	3541575000	3	925 E PEARSON	SANDRA GERNHART
0 11	3541576000	9	925 E PEARSON	JASON H RHODES
0 11	3541577000	4	927 E PEARSON	PATRICIA N RICHTER
0 11	3541578000	X	927 E PEARSON	PATRICIA N RICHTER
1 11	3550006000	8	1700 N FARWELL	JOSEPH & LUCY ZIINO TRUSTEES
0 11	3550007000	3	1708 N FARWELL	JOSEPH & LUCY ZIINO TRUSTEE
0 11	3550008000	9	1714 N FARWELL	JOSEPH J AND LUCY ZIINO
0 11	3550009000	4	1718 N FARWELL	JOSPEH & LUCY ZIINO TRUSTEES

1 11	3550010000	X	1722 N FARWELL	MICHAEL J ZAFFIRO
1 11	3550020000	4	1733 N FARWELL	JOHN E MACHULAK &
1 11	3550022000	5	1729 N FARWELL	ROSEMARY MANISCALCO
1 11	3550023110	4	1709 N FARWELL	ROSS LLC
1 11	3550054100	6	1414 E BRADY	SIERRA CENTER TWENTY FIVE
1 11	3550841000	8	1234 E BRADY	THOMAS BORNEMAN
1 11	3550842100	X	1228 E BRADY	J W K MANAGEMENT LLC
1 11	3550843100	5	1224 E BRADY	J W K MANAGEMENT LLC
1 11	3550844000	4	1218 E BRADY	THE EVELYN A SUMINSKI
1 11	3550845000	X	1214 E BRADY	PETER H WOLBERSEN
1 11	3550846000	5	1208 E BRADY	J W K MANAGEMENT LLC
1 11	3550847000	0	1200 E BRADY	SOPHEN LLC
1 11	3550875000	3	1348 E BRADY	FRANK P CRIVELLO &
1 11	3550876000	9	1338 E BRADY	ORCH PROPERTIES LLC
1 11	3551481100	6	1701 N ARLINGTON	PORTICELLO CORPORATION
0 11	3551482100	1	1240 E BRADY	BRADY EAST STD CLINIC INC
1 11	3551511000	1	1300 E BRADY	J W K MANAGEMENT LLC
0 11	3551512000	7	1720 N ARLINGTON	CITY OF MILWAUKEE
1 11	3590221210	6	1650 N FARWELL	SCP 2006-C23-115 LLC #8763
1 11	3590229000	X	1668 N WARREN	KENNETH BENKA
0 11	3590230000	5	1672 N WARREN	JANICE M REED
1 11	3590602000	7	1687 N FRANKLIN	BRIAN J OLSON
0 11	3590614000	2	1688 N HUMBOLDT	VIRGINIA R PUCCI
1 11	3590615000	8	1692 N HUMBOLDT	SCIORTINO, PETER C
1 11	3590616000	3	1115 E BRADY	JOHN A THURMAN
1 11	3590618100	0	1201 E BRADY	J W K MANAGEMENT LLC
1 11	3590618200	7	1209 E BRADY	MIROSLAV ROKVIC
1 11	3590619000	X	1688 N FRANKLIN	JOVAN TORBICA
1 11	3590639100	5	1229 E BRADY	1231 BRADY LLC
1 11	3590641000	X	1225 E BRADY	DIANE LUKICH
1 11	3590642000	5	1221 E BRADY	DIANE LUKICH
1 11	3590643000	0	1315 E BRADY	YOUNG ROSCOE LLC
1 11	3590644000	6	1309 E BRADY	PATRICIA A CATALDO
1 11	3590665000	0	1327 E BRADY	JAMES & ELLEN CALLAHAN
1 11	3590666000	6	1329 E BRADY	JACQUELINE BRUNO
1 11	3590667000	1	1333 E BRADY	ANTHONY FRANK BUSATERI
1 11	3590668000	7	1673 N FARWELL	MIMI TRUST
1 11	3590669000	2	1669 N FARWELL	THE EXCLUSIVE COMPANY CORP
1 11	3590670000	8	1659 N FARWELL	POLYGLOT PROP LLC
1 11	3590678000	1	1419 E BRADY	SHAH REAL ESTATE ACQUISITION
1 11	3590679000	7	1415 E BRADY	KIDS1 LLC
1 11	3590680000	2	1413 E BRADY	AMARJIT KALSEY
1 11	3590681000	8	1407 E BRADY	JUNE K RUDOLPH KUPPER TRUST
1 11	3590682000	3	1401 E BRADY	MICHAEL J EITEL
1 11	3591341000	7	1301 E BRADY	JOSEPH A MEGNA &
1 11	3591342000	2	1323 E BRADY	ANTON & MEGNA LLC
1 11	3591401100	9	1239 E BRADY	SHAWN HUTCHENS
1 11	3591402110	1	1235 E BRADY	JENNIFER L RAU
1 11	3600001000	0	707 E BRADY	ADITI LLC
1 11	3600006100	4	1681 N VAN BUREN	RR 101 LLC
1 11	3600045100	7	615 E BRADY	GIOVANNI SAFINA
0.5 11	3600201100	4	1696 N ASTOR	HOTEL PHARMACY, INC

1 11	3600221000 7	1689 N HUMBOLDT	ROBERT F ZELLMER
1 11	3600222000 2	1693 N HUMBOLDT	TERAPAK REALTY & MANAGEMENT
1 11	3600223000 8	1027 E BRADY	SALVATORE FAZIO
1 11	3600224000 3	1021 E BRADY	BENNY J TRAVIA
1 11	3600225000 9	1017 E BRADY	THOMAS TARANTINO
1 11	3600301000 1	827 E BRADY	FRANK PECORARO & SARA
1 11	3600302000 7	1697 N MARSHALL	FRANCESCO PECORARO
1 11	3600312000 1	815 E BRADY	815 EAST BRADY ST LLC
1 11	3600313000 7	807 E BRADY	STANLEY & PATRICIA LARSON
0 11	3600326000 8	713 E BRADY	BETTY J COLLA
0 11	3600327000 3	709 E BRADY	BESTLAND PROPERTIES LLC
0 11	3600337100 4	1693 N CASS	MOSHE YAVOR
0 11	3600339000 9	723 E BRADY	TINA M OWEN
0 11	3600340000 4	719 E BRADY	MARIA LUISA ROCHE
1 11	3600341000 X	1686 N VAN BUREN	ANGELO MARTELLANO
1 11	3600342000 5	1680 N VAN BUREN	JJF HOLDINGS LLC
1 11	3600583000 6	911 E BRADY	JEFFREY A SCHWARK
0 11	3600585000 7	919 E BRADY	CAROL ANN ZYWICKE
1 11	3600586000 2	1699 N ASTOR	MICHAEL P & KATHLEEN A
0 11	3601671000 2	1696 N MARSHALL	MARSHALL BRADY LLC
0 11	3601672000 8	1696 N MARSHALL	MARSHALL BRADY LLC
0 11	3601673000 3	1696 N MARSHALL	MARSHALL BRADY LLC
0 11	3601674000 9	1696 N MARSHALL	MARSHALL BRADY LLC
0 11	3601675000 4	1696 N MARSHALL	MARSHALL BRADY LLC

Property Class	10/1/2009		0.00384		
	Land Improvement	Assessment	Base	Spec Asses	Objection
Residential	\$54,800	\$197,000	\$251,800	\$0	\$0
Local Commercial	\$138,000	\$173,000	\$311,000	\$311,000	\$1,194
Local Commercial	\$207,000	\$314,000	\$521,000	\$521,000	\$2,001
Residential	\$24,600	\$140,800	\$165,400	\$0	\$0
Residential	\$24,600	\$124,400	\$149,000	\$0	\$0
Residential	\$28,300	\$101,900	\$130,200	\$0	\$0
Residential	\$31,700	\$186,200	\$217,900	\$0	\$0
Local Commercial	\$62,500	\$75,500	\$138,000	\$138,000	\$530
Residential	\$31,700	\$195,800	\$227,500	\$0	\$0
Residential	\$31,700	\$191,800	\$223,500	\$0	\$0
Residential	\$31,700	\$110,000	\$141,700	\$0	\$0
Residential	\$31,700	\$121,500	\$153,200	\$0	\$0
Residential	\$32,600	\$231,300	\$263,900	\$0	\$0
Residential	\$34,700	\$153,900	\$188,600	\$0	\$0
Local Commercial	\$87,500	\$156,500	\$244,000	\$244,000	\$937
Local Commercial	\$87,500	\$500	\$88,000	\$88,000	\$338
Local Commercial	\$62,500	\$219,500	\$282,000	\$282,000	\$1,083
Local Commercial	\$71,300	\$318,700	\$390,000	\$390,000	\$1,498
Local Commercial	\$178,800	\$391,200	\$570,000	\$570,000	\$2,189
Local Commercial	\$125,000	\$422,000	\$547,000	\$547,000	\$2,100
Local Commercial	\$87,500	\$170,500	\$258,000	\$258,000	\$991
Local Commercial	\$62,500	\$158,500	\$221,000	\$221,000	\$849
Local Commercial	\$225,000	\$65,000	\$290,000	\$290,000	\$1,114
Local Commercial	\$67,500	\$226,500	\$294,000	\$294,000	\$1,129
Condominium	\$14,400	\$220,600	\$235,000	\$0	\$0
Condominium	\$14,400	\$226,600	\$241,000	\$0	\$0
Condominium	\$14,400	\$206,000	\$220,400	\$0	\$0
Condominium	\$7,300	\$211,200	\$218,500	\$0	\$0
Condominium	\$6,400	\$185,500	\$191,900	\$0	\$0
Condominium	\$7,300	\$228,200	\$235,500	\$0	\$0
Condominium	\$7,300	\$218,300	\$225,600	\$0	\$0
Condominium	\$7,300	\$226,200	\$233,500	\$0	\$0
Condominium	\$6,400	\$200,500	\$206,900	\$0	\$0
Condominium	\$6,400	\$183,600	\$190,000	\$0	\$0
Condominium	\$6,400	\$183,600	\$190,000	\$0	\$0
Condominium	\$6,400	\$200,500	\$206,900	\$0	\$0
Condominium	\$6,400	\$191,500	\$197,900	\$0	\$0
Condominium	\$6,400	\$195,500	\$201,900	\$0	\$0
Condominium	\$6,400	\$191,500	\$197,900	\$0	\$0
Condominium	\$6,400	\$200,500	\$206,900	\$0	\$0
Condominium	\$6,400	\$200,500	\$206,900	\$0	\$0
Condominium	\$6,400	\$183,600	\$190,000	\$0	\$0
Condominium	\$6,400	\$175,200	\$181,600	\$0	\$0
Condominium	\$6,400	\$200,500	\$206,900	\$0	\$0
Condominium	\$6,400	\$174,700	\$181,100	\$0	\$0
Condominium	\$4,900	\$170,700	\$175,600	\$0	\$0
Condominium	\$4,900	\$165,700	\$170,600	\$0	\$0

Condominium	\$4,900	\$159,600	\$164,500	\$0	\$0
Condominium	\$4,900	\$159,600	\$164,500	\$0	\$0
Condominium	\$4,900	\$154,000	\$158,900	\$0	\$0
Condominium	\$4,900	\$159,600	\$164,500	\$0	\$0
Local Commercial	\$67,500	\$275,500	\$343,000	\$343,000	\$1,317
Condominium	\$9,200	\$234,400	\$243,600	\$0	\$0
Condominium	\$6,400	\$215,500	\$221,900	\$0	\$0
Condominium	\$9,200	\$248,300	\$257,500	\$0	\$0
Condominium	\$9,200	\$251,300	\$260,500	\$0	\$0
Condominium	\$3,900	\$106,700	\$110,600	\$0	\$0
Condominium	\$3,900	\$131,600	\$135,500	\$0	\$0
Condominium	\$3,900	\$86,700	\$90,600	\$0	\$0
Condominium	\$3,900	\$86,700	\$90,600	\$0	\$0
Condominium	\$3,900	\$86,700	\$90,600	\$0	\$0
Condominium	\$3,900	\$86,700	\$90,600	\$0	\$0
Condominium	\$3,900	\$103,600	\$107,500	\$0	\$0
Condominium	\$3,900	\$94,600	\$98,500	\$0	\$0
Condominium	\$3,900	\$94,600	\$98,500	\$0	\$0
Condominium	\$3,900	\$86,700	\$90,600	\$0	\$0
Condominium	\$3,900	\$94,600	\$98,500	\$0	\$0
Condominium	\$3,900	\$86,700	\$90,600	\$0	\$0
Condominium	\$3,900	\$142,400	\$146,300	\$0	\$0
Condominium	\$3,900	\$122,600	\$126,500	\$0	\$0
Condominium	\$3,900	\$152,200	\$156,100	\$0	\$0
Condominium	\$9,200	\$236,400	\$245,600	\$0	\$0
Condominium	\$6,400	\$207,100	\$213,500	\$0	\$0
Condominium	\$9,200	\$234,300	\$243,500	\$0	\$0
Condominium	\$9,200	\$226,400	\$235,600	\$0	\$0
Condominium	\$9,200	\$290,300	\$299,500	\$0	\$0
Condominium	\$6,400	\$259,000	\$265,400	\$0	\$0
Condominium	\$9,200	\$261,500	\$270,700	\$0	\$0
Condominium	\$9,200	\$318,800	\$328,000	\$0	\$0
Condominium	\$25,500	\$402,200	\$427,700	\$0	\$0
Condominium	\$25,500	\$320,100	\$345,600	\$0	\$0
Condominium	\$25,500	\$320,100	\$345,600	\$0	\$0
Condominium	\$25,500	\$320,100	\$345,600	\$0	\$0
Condominium	\$25,500	\$274,400	\$299,900	\$0	\$0
Condominium	\$25,500	\$274,400	\$299,900	\$0	\$0
Condominium	\$25,500	\$274,400	\$299,900	\$0	\$0
Condominium	\$25,500	\$274,400	\$299,900	\$0	\$0
Condominium	\$56,300	\$468,800	\$525,100	\$0	\$0
Condominium	\$18,800	\$149,000	\$167,800	\$0	\$0
Condominium	\$56,300	\$468,800	\$525,100	\$0	\$0
Condominium	\$18,800	\$149,000	\$167,800	\$0	\$0
Condominium	\$56,300	\$468,800	\$525,100	\$0	\$0
Condominium	\$18,800	\$156,900	\$175,700	\$0	\$0
Condominium	\$56,300	\$468,800	\$525,100	\$0	\$0
Condominium	\$18,800	\$156,900	\$175,700	\$0	\$0
Local Commercial	\$83,900	\$671,100	\$755,000	\$755,000	\$2,899
Residential	\$26,200	\$269,600	\$295,800	\$0	\$0
Residential	\$26,800	\$267,000	\$293,800	\$0	\$0
Local Commercial	\$144,800	\$3,700	\$148,500	\$0	\$0

Local Commercial	\$114,300	\$263,700	\$378,000	\$378,000	\$1,452
Local Commercial	\$100,000	\$362,000	\$462,000	\$462,000	\$1,774
Local Commercial	\$60,000	\$252,000	\$312,000	\$312,000	\$1,198
Local Commercial	\$363,400	\$1,385,600	\$1,749,000	\$1,749,000	\$6,716
Local Commercial	\$1,258,000	\$2,702,000	\$3,960,000	\$3,960,000	\$15,206
Local Commercial	\$100,000	\$699,000	\$799,000	\$799,000	\$3,068
Local Commercial	\$122,000	\$507,000	\$629,000	\$629,000	\$2,415
Local Commercial	\$80,300	\$201,600	\$281,900	\$281,900	\$1,082
Local Commercial	\$234,800	\$192,200	\$427,000	\$427,000	\$1,640
Local Commercial	\$78,500	\$396,500	\$475,000	\$475,000	\$1,824
Local Commercial	\$41,000	\$270,000	\$311,000	\$311,000	\$1,194
Local Commercial	\$59,000	\$202,000	\$261,000	\$261,000	\$1,002
Local Commercial	\$60,800	\$0	\$60,800	\$60,800	\$233
Local Commercial	\$135,000	\$331,000	\$466,000	\$466,000	\$1,789
Local Commercial	\$209,400	\$899,600	\$1,109,000	\$1,109,000	\$4,259
Exempt	\$0	\$0	\$0	\$0	\$0
Local Commercial	\$438,700	\$1,863,300	\$2,302,000	\$2,302,000	\$8,840
Exempt	\$0	\$0	\$0	\$0	\$0
Special Mercantile	\$955,900	\$2,380,100	\$3,336,000	\$3,336,000	\$12,810 obj
Local Commercial	\$89,100	\$117,900	\$207,000	\$207,000	\$795
Residential	\$40,300	\$161,600	\$201,900	\$0	\$0
Local Commercial	\$101,300	\$293,000	\$394,300	\$394,300	\$1,514
Residential	\$40,400	\$160,600	\$201,000	\$0	\$0
Local Commercial	\$117,300	\$564,700	\$682,000	\$682,000	\$2,619
Local Commercial	\$40,600	\$279,400	\$320,000	\$320,000	\$1,229
Local Commercial	\$72,000	\$610,000	\$682,000	\$682,000	\$2,619
Local Commercial	\$111,400	\$476,600	\$588,000	\$588,000	\$2,258
Local Commercial	\$117,000	\$207,000	\$324,000	\$324,000	\$1,244
Local Commercial	\$97,000	\$484,000	\$581,000	\$581,000	\$2,231
Local Commercial	\$48,500	\$191,500	\$240,000	\$240,000	\$922
Local Commercial	\$48,500	\$233,500	\$282,000	\$282,000	\$1,083
Local Commercial	\$39,500	\$204,500	\$244,000	\$244,000	\$937
Local Commercial	\$41,300	\$150,700	\$192,000	\$192,000	\$737
Local Commercial	\$48,700	\$109,300	\$158,000	\$158,000	\$607
Local Commercial	\$48,700	\$186,300	\$235,000	\$235,000	\$902
Local Commercial	\$85,600	\$323,400	\$409,000	\$409,000	\$1,571
Local Commercial	\$161,600	\$588,400	\$750,000	\$750,000	\$2,880
Local Commercial	\$179,600	\$219,400	\$399,000	\$399,000	\$1,532
Local Commercial	\$478,500	\$74,500	\$553,000	\$553,000	\$2,124
Local Commercial	\$87,300	\$129,700	\$217,000	\$217,000	\$833
Local Commercial	\$58,000	\$194,000	\$252,000	\$252,000	\$968
Local Commercial	\$49,500	\$335,500	\$385,000	\$385,000	\$1,478
Local Commercial	\$73,100	\$75,900	\$149,000	\$149,000	\$572
Local Commercial	\$29,700	\$182,300	\$212,000	\$212,000	\$814
Local Commercial	\$157,000	\$905,000	\$1,062,000	\$1,062,000	\$4,078
Local Commercial	\$122,300	\$777,700	\$900,000	\$900,000	\$3,456
Local Commercial	\$57,700	\$0	\$57,700	\$57,700	\$222
Local Commercial	\$49,800	\$173,200	\$223,000	\$223,000	\$856
Local Commercial	\$74,900	\$494,100	\$569,000	\$569,000	\$2,185
Local Commercial	\$462,900	\$1,054,800	\$1,517,700	\$1,517,700	\$5,828
Local Commercial	\$216,000	\$451,000	\$667,000	\$667,000	\$2,561
Local Commercial	\$264,000	\$585,000	\$849,000	\$424,500	\$1,630

Local Commercial	\$90,000	\$268,000	\$358,000	\$358,000	\$1,375
Local Commercial	\$72,000	\$236,000	\$308,000	\$308,000	\$1,183
Local Commercial	\$36,000	\$214,000	\$250,000	\$250,000	\$960
Local Commercial	\$104,100	\$290,800	\$394,900	\$394,900	\$1,516
Local Commercial	\$101,300	\$253,700	\$355,000	\$355,000	\$1,363
Local Commercial	\$55,400	\$176,600	\$232,000	\$232,000	\$891
Local Commercial	\$87,000	\$0	\$87,000	\$87,000	\$334
Local Commercial	\$90,000	\$714,000	\$804,000	\$804,000	\$3,087
Local Commercial	\$90,000	\$278,000	\$368,000	\$368,000	\$1,413
Residential	\$25,900	\$127,100	\$153,000	\$0	\$0
Residential	\$26,600	\$109,300	\$135,900	\$0	\$0
Mercantile Apartment	\$48,600	\$265,700	\$314,300	\$0	\$0
Residential	\$25,500	\$144,700	\$170,200	\$0	\$0
Residential	\$25,500	\$116,800	\$142,300	\$0	\$0
Local Commercial	\$120,000	\$320,000	\$440,000	\$440,000	\$1,690
Local Commercial	\$120,000	\$416,800	\$536,800	\$536,800	\$2,061
Local Commercial	\$61,600	\$346,400	\$408,000	\$408,000	\$1,567
Residential	\$30,000	\$165,100	\$195,100	\$0	\$0
Local Commercial	\$60,800	\$263,200	\$324,000	\$324,000	\$1,244
Condominium	\$6,500	\$70,000	\$76,500	\$0	\$0
Condominium	\$6,500	\$70,000	\$76,500	\$0	\$0
Condominium	\$6,500	\$70,000	\$76,500	\$0	\$0
Condominium	\$6,500	\$70,000	\$76,500	\$0	\$0
Condominium	\$6,500	\$97,500	\$104,000	\$0	\$0
			\$62,034,900	\$41,312,600	\$158,640

AMOUNT TO BE RAISED..... \$158,640.00

ASSESSMENT RATE 0.003839991

**Oakland Ave.
Business Improvement District #13**

OPERATING PLAN FOR YEAR SEVENTEEN: 2010

SUBMITTED BY:

**THE OAKLAND AVENUE BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS**

PREPARED BY: Jim Plaisted, Executive Director

**OPERATING PLAN
BID #13**

2010: Year Seventeen

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I. INTRODUCTION

In 1984, the Wisconsin legislature created s. 66.608 of the Statutes enabling cities to establish Business Improvement Districts (BIDs) upon the petition of at least one property owner within the proposed district. The purpose of the law is "... to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wis. Act 184, Section 1, legislative declaration.) On November 9, 1993, the Common Council of the City of Milwaukee, by Resolution File Number 931058, created BID #13 (Oakland Avenue: University Square) and adopted its initial operating plan. Section 66.608(3) (b), Wis. Stats., requires that a BID Board "shall annually consider and make changes to the operating plan... The board shall then submit the operating plan to the local legislative body for its approval." The Board of BID #13 submits this 2010 Operating Plan in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of activities described in the initial (November, 1993) BID Operating Plan and subsequent years' University Square Operating Plans. Therefore, it incorporates by reference the earlier plan as adopted by the Common Council. This plan emphasizes the elements that are required by Sec. 66.608 Wis. Stats and the changes for 2010. It does not repeat the background information which is contained in the previous plans nor include the Business Improvement District Statute, original petitions from property owners or BID #13 By-Laws.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are North Oakland Avenue, between East Linwood on the north and East Newberry Blvd. on the south, and along East Locust Street a half-block to each alleyway both east and west of North Oakland Ave. A listing of the properties included in the district is provided in Appendix B.

III. PROPOSED OPERATING PLAN

A. Plan Objective

The Plan Objectives of University Square Business Improvement District involves utilizing available funds to continue to improve the business climate for existing and new district merchants. The available funds will be utilized for continued existence of critical projects such as the graffiti removal, street maintenance and facade improvement projects offering assistance to businesses wishing to make aesthetic improvements along the street.

Additional funds are utilized for general operating expenses of the BID. Other improvements may be made as decided by the BID members.

The priorities of the BID Board for 2010 are as stated:

1. Act as a catalyst for private investment by owners and tenants in their properties through continuation of the street re-building process, façade improvements, and parking lot screening.
2. In 2010, the BID is planning additional streetscaping features including but not limited to wider sidewalks, curb push-outs, intersection highlights, and gateway traffic islands. The purposes of this effort are to enhance the pedestrian experience along Oakland Ave. and to calm traffic. This is in cooperation with DCD, DPW, and neighborhood stakeholders.

3. Continue our landscaping program initiated in 2003 using hanging planter baskets.
4. Continue existing programs including, the Graffiti Removal Program, the Street Maintenance program, the University Square Facade Matching Grant Program, along with ongoing assessment of critical general safety and cleanliness matters for improvement of the overall appearance of the district.

Meeting these objectives will enhance the business area's competitiveness relative to other shopping areas that are also currently undergoing rehabilitation, while enhancing the surrounding neighborhood. The BID will continue to work with DCD, DPW, the City Council and area merchants to achieve stated objectives.

B. Proposed Activities – Year Seventeen

The principal activities to be undertaken by the district during its seventeenth year of operation to achieve stated objectives will include:

1. Continue work on business recruitment and retention initiatives. Provide technical assistance to new and existing businesses regarding location, improvements or expansion. Cooperative efforts of the BID Members, merchants, City officials and staff will be necessary to achieve desired outcomes.
2. Approval of applications/award funding and monitoring of facade designs/installation of improvements for University Square Facade Program. Coordinate efforts with the City of Milwaukee and other available programs.
3. Coordination and monitoring of the Graffiti Removal and Street Maintenance Program for area merchants.
4. Continued communication of BID Board Activities to members of the BID.

C. Proposed Expenditures - Year Seventeen

Program Expenses

2010 Streetscape earmark:	\$ 85,000
Streetscape Maintenance Program:	\$ 6,800
Planter landscaping:	\$ 4,400
Graffiti Removal Expenses:	\$ 2,000
Marketing:	\$ 1,000
Professional Services:	\$ 10,700
Holiday Lighting:	\$ 7,500
<u>Utilities</u>	<u>\$ 600</u>

Total expenditures:	\$ 118,000
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Operating Revenues:

Current Year Special Assessments (City Milw.):	\$ 50,000
Carry Over, 2009 funds:	\$ 67,000
<u>City of Milw. Graffiti/Matching Funds:</u>	<u>\$ 1,000</u>

Total available revenues:	\$ 118,000
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D. Financing Method

It is estimated that the district will carry forward \$67,000 from 2009. The district originally entered into a development agreement with the City of Milwaukee for streetscaping along the district. The agreement included the issuing of municipal bonds for the district's portion of the cost of the streetscaping. The costs of the operating expenses of the district are funded by special assessments on the properties within the district in addition to any City Grant programs that may become available.

BID #13 intends to seek matching funds for 2010 programming from the new DCD BID Commercial and Economic Development Fund. The match will be requested for the potential streetscape project in 2010.

The development agreement between the BID Board and the City constitutes a long-term commitment. The development agreement will be separate from and in addition to this district operating plan. Both the City of Milwaukee and the BID Board have approved the development agreement.

The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

The Board's primary responsibility will be implementation of this Operating Plan. This will require the Board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayment of BID assessments.

IV. Method of Assessment

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. The method of assessment is a 50% split between assessed value and linear front footage. Property owners believe this to be a method that takes into account all characteristics of a property in relation to benefits derived. Appendix A shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.608(1)(f)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.608(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix A, as revised each year.

3. In accordance with the interpretation of the City Attorney regarding State Statute 66.608(1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

4. Property determined to be a residential hotel will be assessed at half the rate of normal assessment.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. CITY PLANS

No changes in area planning or zoning have occurred since adoption of the initial operating plan for the district in 1994.

B. City Role in District Operations

The City of Milwaukee has committed to helping private property owners in the district. To this end, the City expected to play a significant role in the creation of the Business Improvement District and in the implementation of the Operation Plan. In particular, the City will:

- Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
- Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
- Collect assessments, maintain in a segregated account, and disburse the monies of the district.
- Receive annual audits as required per sec. 66.08(3)(c) of the BID law.
- Provide the Board, through the Tax Commissioner's Office on or before June 1st of each Plan year, with the official city records on the assessed value of each tax key number with the district, as of January 1st each Plan year, for purposes of calculating the BID assessments.
- Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.
- Prepare, with the participation of the BID Board, the development agreement described in section III.B. and section III.D. of this plan and submit the draft agreement to the BID Board and the appropriate city officials for their consideration.
- Investigate whether improvements previously planned for the business district over the next fifteen years may be accelerated to coincide with BID funded improvements.

VI. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in the initial Operating Plan.

Section 66.608(3)(a) of the BID law requires the Board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year Twelve activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year Twelve condition. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.608 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of re-establishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.608(3)(b).

APPENDIX A

Board of Directors

BID #13

2008-2010

1. Chairperson- Clark Kaufmann, Clark Graphics
2. Secretary/Treasurer- David Wilson, property and business owner
3. Board Member- Gil Snyder, University of Wisconsin-Milwaukee
4. Board Member- Robert Zellmer, Action Property Management
5. Board Member- Connie Haas, Riverside University High School
6. Board Member – Sean Burke, Oakland Trattoria
7. Board Member- William Stace, Miramar Theatre
8. Board Member – Sharon Grinker, neighborhood representative

Appendix B

no.	tax key no.	house_	street	value & front_ft

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1	3150002000	2979	OAKLAND	\$1,025.60
2	3150003000	2975	OAKLAND	\$1,059.98
3	3150004000	2967	OAKLAND	\$1,330.53
4	3150005000	2963	OAKLAND	\$1,063.55
5	3150006000	2959	OAKLAND	\$0.00
6	3150007000	2955	OAKLAND	\$738.52
7	3150008000	2951	OAKLAND	\$877.82
8	3150009000	2945	OAKLAND	\$981.40
9	3150010000	2943	OAKLAND	\$972.47
10	3150301000	2937	OAKLAND	\$0.00
11	3150302000	2935	OAKLAND	\$1,127.84
12	3150303000	2929	OAKLAND	\$1,008.19
13	3150304000	2927	OAKLAND	\$897.46
14	3150305000	2923	OAKLAND	\$1,201.54
15	3150306100	2919	OAKLAND	\$1,101.53
16	3150307110	2911	OAKLAND	\$3,197.34
17	3151201000	1725	LOCUST	\$1,407.40
18	3151202000	2867	OAKLAND	\$2,866.96
19	3151203000	2855	OAKLAND	\$1,349.28
20	3151204000	2845	OAKLAND	\$2,312.82
21	3151301000	2831	OAKLAND	\$1,957.58
22	3160078000	1814	NEWBERRY	\$0.00
23	3160079000	1808	NEWBERRY	\$0.00
24	3160080000	1804	NEWBERRY	\$0.00
25	3160081000	2812	OAKLAND	\$0.00
26	3160753111	2830	OAKLAND	\$5,540.16
27	3160754000	2840	OAKLAND	\$1,911.01
28	3160755000	2862	OAKLAND	\$3,393.40
29	3160756000	2866	OAKLAND	\$1,902.46
30	3160808100	2900	OAKLAND	\$2,300.84
31	3161119100	2974	OAKLAND	\$1,634.20
32	3161120000	2968	OAKLAND	\$0.00
33	3161871000	2938	OAKLAND	\$5,506.06
34	3161872000	2916	OAKLAND	\$1,334.07
TOTAL:				\$50,000.00

1 3150002000	1025.60 9Q
2 3150003000	1059.98 9Q
3 3150004000	1330.53 9Q
4 3150005000	1063.55 9Q
5 3150007000	738.52 9Q
6 3150008000	877.82 9Q
7 3150009000	981.40 9Q
8 3150010000	972.47 9Q
9 3150302000	1127.84 9Q
10 3150303000	1008.19 9Q
11 3150304000	897.46 9Q
12 3150305000	1201.54 9Q
13 3150306100	1101.53 9Q
14 3150307110	3197.34 9Q
15 3151201000	1407.40 9Q
16 3151202000	2866.96 9Q
17 3151203000	1349.28 9Q
18 3151204000	2312.82 9Q
19 3151301000	1957.58 9Q
20 3160753111	5540.16 9Q
21 3160754000	1911.00 9Q
22 3160755000	3393.40 9Q
23 3160756000	1902.46 9Q
24 3160808100	2300.84 9Q
25 316871000	1334.07 9Q
26 3161871000	5506.06 9Q
27 3161119100	1634.20 9Q
	50000.00

**BUSINESS IMPROVEMENT DISTRICT NO. 15
MILWAUKEE RIVERWALK
2010 OPERATING PLAN**

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I. INTRODUCTION

On March 31, 1994 the Common Council of the City of Milwaukee (the "Common Council") approved the creation of Business Improvement District No. 15 (the "BID") and the initial Operating Plan for the BID. The objective of the initial Operating Plan was to establish a development scheme and funding mechanism for the construction of a series of riverwalks and related amenities along the Milwaukee River in downtown Milwaukee (the "Riverwalk System"). Subsequent to the creation of the BID, the BID and the City of Milwaukee entered into a Riverwalk Development Agreement dated as of May 23, 1994 (and the parties have subsequently entered into a series of amendments thereto) to further implement the development of the Riverwalk System consistent with the framework established in the initial Operating Plan. (The May 23, 1994 Riverwalk Development Agreement and all amendments thereto are collectively referred to as the "Development Agreement").

Section 66.1109(3)(b), Wisconsin Statutes, requires that a business improvement district board "shall annually consider and make changes to the operating plan.....the board shall then submit the operating plan to the local legislative body for approval." The board of the BID (the "Board") hereby submits this 2010 Operating Plan in fulfillment of its statutory requirement.

This Operating Plan proposes a continuation and expansion of the activities described in the initial BID Operating Plan. Therefore, it incorporates by reference the initial Operating Plan as adopted by the Common Council. In the interest of brevity, this Operating Plan emphasizes the elements which are required by section 66.1109, Wis. Stats., and does not repeat the background information that is contained in the initial Operating Plan.

II. DISTRICT BOUNDARIES

Boundaries of the BID are shown on Exhibit A of this Operating Plan. A listing of the properties included in the BID is provided in Exhibit B.

III. DEVELOPMENT OF PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to complete the improvements described in Exhibit C of this Operating Plan. These improvements will increase public access to the Milwaukee River and promote, attract, stimulate and revitalize commerce and industry within the City. In particular, these improvements

will further the City policies identified in the initial Operating Plan for the BID.

B. Proposed Activities

A description of the improvements to be completed by the BID, including both those improvements already commenced or undertaken and those improvements that remain to be completed, is set forth in Exhibit C of this Operating Plan. Much of the work is dependent upon obtaining easements and/or other access rights from owners of property within the BID and upon the City agreeing to finance those portions of the Riverwalk System originally contemplated by the Development Agreement but not completed within the time frame set forth therein. Accordingly, the Board may alter the schedule of the work as it deems necessary or appropriate.

C. Financing Method

The actual and estimated costs for each of the BID's completed and proposed development activities are set forth on Exhibit C of this Operating Plan (the "Development Costs"). The BID and the City will share the Development Costs in accordance with the terms of the Development Agreement. The Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

The BID's share of the Development Costs will be obtained through the issuance of bonds and/or other sources. These funds will be loaned to the BID and the BID will repay the loan through annual assessments against the assessable properties within the BID. The assessments for Development Costs first commenced in 2000 in accordance with the BID's 2000 Operating Plan and appeared on the property tax bills of the assessable properties within the BID toward the end of 2000. Interest on funds advanced to the BID prior to commencement of the annual assessments for Development Costs has accrued. To the extent that certain Development Costs will be incurred in 2010 or later years, the assessments for such Development Costs will be deferred until completion of the construction to which such Development Costs are attributable. During such period of deferral, interest will accrue. The interest rate charged to the BID is the interest rate paid on the funds raised to finance the loan to the BID. If the City subsequently refinances all or parts of any funds it loans to the BID at a lower interest rate, such interest rate savings shall be passed through to the BID. The proposed terms of the City's loan to the BID, including the estimated annual payments due the City throughout the life of the loan,

were set forth on Appendix F of the initial Operating Plan for the BID and were revised and restated on subsequent Operating Plans. The current repayment schedule that reflects the foregoing is attached to Exhibit D.

The loan from the City to the BID will constitute a long-term contractual obligation of the BID, necessitating the continuous existence of the BID for at least the term of the loan.

In addition to the assessments necessary to repay the funds borrowed by the BID, the BID will incur annual operating expenses for the administration of the BID and for operational and maintenance costs (including energy costs) of any elevator/lift components of the Riverwalk System that may be installed and located on privately owned project segments. The estimated annual operating expenses for 2010 are \$43,400, to pay for the foregoing maintenance costs and for accounting, administrative and legal expenses likely to be incurred in connection with the management and administration of the BID. However, because not all of the budgeted operating expenses assessed under the 2009 Operating Plan were expended, there is an estimated carryover of \$14,957 to credit against the budgeted expenses for 2010. Accordingly, the assessment for 2010 operating expenses will be \$28,443.

The Board may also make Improvement Loans or enter into Maintenance Agreements as provided in Article IV.B.1 of this Operating Plan. Any funds so expended for the benefit of specific property owners will be recouped (including any interest allocable thereto) from special assessments against such property owners in the year following expenditure and repaid to the lender.

Pursuant to the 11th and 12th Amendments to the Development Agreement, the City and the Board agreed to increase the Development Costs to make certain improvements benefiting the Riverwalk System as a whole. These improvements include a new riverwalk segment linking the BID's Riverwalk System to the riverwalk system being developed by Business Improvement District No. 2 in the Historic Third Ward as well as the installation of a signage program and the construction of other amenities along various parts of the Riverwalk System (collectively, the "Upgrades and Amenities"). The total cost of the Upgrades and Amenities is set forth on Exhibit C. The BID's aggregate share of the cost for the Upgrades and Amenities is \$210,100 (\$45,100 for the connector segment to the Historic Third Ward Riverwalk System and \$165,000 for the additional amenities to the BID's Riverwalk System).

Pursuant to the 14th Amendment to the Development Agreement, the City and the Board agreed to increase the Development Costs to fund a series of accessibility improvements throughout the Riverwalk System (the "Accessibility Improvements"). As shown on Exhibit C, the total budget for the Accessibility Improvements is \$4,797,473, of which the BID's share is \$910,714.00.

The method of assessing the BID's share of the Development Costs, the BID's share of the Upgrades and Amenities, the BID's share of the Accessibility Improvements, the Improvement Loans, the costs incurred under Maintenance Agreements and annual operating expenses against properties located within the BID is set forth in Article IV of this Operating Plan. Subsequent revisions to this Operating Plan will specify any additional categories and amounts for operating expenses.

D. Organization of BID Board

Upon creation of the BID, the Mayor appointed members to the Board. The Board's primary responsibility is implementation of this Operating Plan. This requires the Board to negotiate with providers of services and materials to carry out this Operating Plan; to enter into various contracts; to monitor development activity; to periodically revise this Operating Plan; to ensure compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the Board be composed of at least five members and that a majority of the Board members be owners or occupants of property within the BID.

The Board is structured and operates as follows:

1. Board size - Seven.
2. Composition - At least four members shall be owners or occupants of property within the BID. Any nonowner or nonoccupant appointed to the Board shall be a resident of the City of Milwaukee. The Board shall elect its Chairperson from among its members.
3. Term - Appointments to the Board shall be for a period of three years.
4. Compensation - None.

5. Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the Board's affairs shall be kept pursuant to public records requirements.
7. Staffing - The Board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The Board shall meet regularly, at least twice each year. The Board shall adopt rules of order to govern the conduct of its meetings.

E. Relationship to the Milwaukee Riverwalk District, Inc.

The BID is a separate entity from the Milwaukee Riverwalk District, Inc., a private, not for profit corporation exempt from taxation under section 501(c)(3) of the Internal Revenue Code, notwithstanding the fact that members, officers and directors of each may be shared. The Milwaukee Riverwalk District, Inc. shall remain a private organization, not subject to the open meeting law, and not subject to the public records law except for its records generated in connection with the Board. The Milwaukee Riverwalk District, Inc. has contracted with the BID to provide services to the BID, in accordance with this Operating Plan.

IV. METHOD OF ASSESSMENT

A. Annual Assessment Rate and Method

The general principle behind the assessment methodology for this BID is that each property should contribute to the BID in proportion to the benefit derived from the BID. After due consideration, it was determined that the following assessment methods will be applied:

1. The annual assessment for repayment of all of the Development Costs other than the Upgrades and Amenities and Accessibility Improvements identified in subparagraph 3, below, will be levied against each property within the BID in proportion to the current assessed value of each property for real property tax purposes (thus, the amount of a special assessment against a particular property may change from year to year if that property's assessed value changes

relative to other properties within the BID), and subject to the following conditions:

a. For purposes of this subsection 1, there shall be two categories of properties within the BID.

(i) Class 1 Properties. These properties either (i) are not located on the Milwaukee River; or (ii) are located on the Milwaukee River but will not have new riverwalks constructed on their river frontage as part of the BID Operating Plan.

(ii) Class 6 Properties. These properties are located on or near the Milwaukee River and will have new riverwalks and/or related amenities constructed on their river frontage or directly benefiting their properties as part of the BID Operating Plan.

b. The minimum annual assessment under this subsection 1 for all properties within the BID for the calendar years 2005-2019 shall be as follows:

2005 through 2009	\$485
2010 through 2014	\$510
2015 through 2019	\$535

c. The maximum annual assessment under this subsection 1 for Class 1 Properties within the BID for the calendar years 2005-2019 shall be as follows:

2005 through 2009	\$6,825
2010 through 2014	\$7,150
2015 through 2019	\$7,425

There is no maximum assessment for Class 6 Properties.

d. Subject to the minimum and maximum assessments set forth in subparagraphs b and c, above, and adjustments necessitated thereby, Class 1 Properties shall be assessed at approximately 1/6 the rate of Class 6 Properties.

Exhibit B identifies each property included in the BID by category and shows the estimated 2010 Development Costs assessment for each property under this subsection.

2. The annual assessment for BID operating expenses will be levied against each property within the BID in proportion to the current assessed value of each property for real property tax purposes (thus, the percentage of annual assessments for operating expenses allocable to a particular property may change from year to year if that property's assessed value changes relative to other properties within the BID). Exhibit B shows the estimated 2010 assessment for operating expenses for each property within the BID.
3. The annual assessment for the BID's share of the Upgrades and Amenities and the Accessibility Improvements will be levied against each property in the same manner as the annual assessments for BID operating expenses. Exhibit B shows the estimated 2010 Upgrades and Amenities assessment and Accessibility Improvements assessment for each property within the BID.
4. The annual assessments under Maintenance Agreements and Improvement Loans (as such terms are defined in Article IV.B., herein) shall be levied directly against the property benefited by such agreement or loan. The amount of such assessment shall match the actual annual costs of the BID in providing services or funds; thus, the amount of the assessment will not vary as a result of changes in the benefited property's assessed value. Exhibit B shows the estimated 2010 Maintenance Agreement and Improvement Loan assessments for each property that may be subject to same.
5. As was explained in the 2003 Operating Plan (for calendar year 2002), the annual BID assessments for 2002 were calculated and fixed based upon the City of Milwaukee real property assessments as of August 1 of such year. As was also explained in the 2003 Operating Plan, for calendar year 2003 and subsequent years, the annual BID assessments shall be calculated and fixed based upon the City of Milwaukee real property assessments as of June 1 of such year. No BID assessment for a given year shall be modified for such year as a result of an increase or decrease in the assessed value of a property for such year that occurs after June 1 of the year in which such BID assessment has been levied. However, as noted in subsections 1, 2 and 3, above, the amount of some BID assessments

levied against a particular property may change from year to year to the extent that the property's assessed value changes in relation to the assessed values of other properties within the BID.

B. Unique Assessment Categories and Methods

1. The Development Agreement between the City and the BID requires those property owners who will have new improvements constructed on their river frontage or for their benefit to maintain such improvements to a standard acceptable to the City and the Board. If any property owner fails to so maintain its improvements (after expiration of all applicable cure periods), either the City or the BID may perform any necessary work on such improvements and the cost therefor shall be specially assessed directly (and exclusively) against such property owner. Further, one or more of such property owners may elect to enter into an agreement with the BID pursuant to which the BID shall be responsible for certain maintenance activities (such as cleaning, landscaping, watering of plants) on their respective improvements (a "Maintenance Agreement") or request that the BID make a loan to fund certain upgrades or modifications to their respective improvements (an "Improvement Loan"). If the Board agrees to enter into a Maintenance Agreement or to make an Improvement Loan, the maintenance costs and/or loan repayment shall be specially assessed directly against the property owners who have requested such services or received such loan.
2. Any improvements made by property owners within the BID to their properties that will increase access to and use of the Riverwalk System will further the public purposes and objectives set forth in Article III.A. of this Operating Plan. Accordingly, future loans from the City may be available to or through the BID for owners of property located within the BID and adjacent to riverwalks for improvements that enhance the use and enjoyment of the Riverwalk System. In the event such loans become available from the City, the BID may lend such funds to individual property owners who shall repay such funds through special assessments incorporating such terms and conditions as the City requires.

C. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided:

1. State Statute 66.1109(1)(f)lm: The BID will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this Operating Plan because it is assumed that they will benefit from development in the BID.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Exhibit B, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes at the time of creation of the BID has been excluded from the BID. Privately owned, tax exempt property adjoining the BID and which is expected to benefit from BID activities may be asked to make a financial contribution to the BID on a voluntary basis.

D. Prepayment and Acceleration of Assessments

1. Any property owner shall be entitled to prepay at any time either: (a) the then outstanding principal portion (together with accrued interest) of the general BID assessment (i.e., the assessment for Development Costs, including the Upgrades and Amenities and Accessibility Improvements) allocable to such owner's property (with such allocation to be determined by the Board); or (b) as to a recipient of an Improvement Loan, the principal amount (together with accrued interest) of the Improvement Loan. For administrative convenience, no partial prepayments shall be permitted. Any interested owner of property that is subject to general BID assessments may make a written request to the Board for a statement of the outstanding principal portion (together with accrued interest) of the general BID assessment allocable to such property. Upon receipt from a property owner of payment of all principal and accrued interest for either category of assessments identified above, the Board shall prepare and deliver to the respective property owner a written confirmation of payment and satisfaction of assessment in recordable form. The released property shall continue to be assessed for annual BID operating expenses and for any subsequent expenses (capital or otherwise) incurred by the Board pursuant to future operating plans. A schedule of the principal portion, and accrued interest, of the BID's assessment for Development Costs allocable to each assessable property is attached hereto as Exhibit B. The

allocations set forth on Exhibit B are effective only for calendar year 2010, and will be revised, at the discretion of the Board, in subsequent operating plans.

2. The entire outstanding principal portion (together with accrued interest) of the general BID assessment (i.e., the assessment for Development Costs) allocable to a particular property (as determined by the Board) and, if applicable, the entire outstanding principal amount (together with accrued interest) of any separate assessment allocable to a particular property shall become immediately due and payable in full in either of the following events: (a) if the particular property or any portion thereof becomes wholly residential such that the property in its entirety or any portion thereof would not be assessable under subsequent operating plans pursuant to Chapter 66.1109, Wis. Stat.; or (b) if the particular property becomes exempt from general real estate taxes. If either of such accelerated assessments is not paid in full within 15 days following the event giving rise to such acceleration, the Board may commence any action it deems appropriate to collect same, including initiation of proceedings to foreclose the statutory lien securing such assessments.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

This BID is a means of formalizing and funding the public-private partnership between the City and property owners in the River Walk Corridor area and for furthering preservation and redevelopment in this

portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

The BID is also compatible with, and intends to follow, the recommendations in applicable comprehensive planning studies such as:

Historic Preservation Planning Recommendations for Milwaukee's Central Business District, September 1993;

Milwaukee Riverlink Guidelines, March 1992;

A Planning Guide for the Middle and Upper Portions of the Milwaukee River, June 1988; and

Planning and Zoning Concepts for Downtown Milwaukee, Spring 1985.

B. City Role in District Operations

The City of Milwaukee has committed to helping private property owners in the BID promote its development. To this end, the City has played a significant role in the creation of the BID and in the implementation of the initial Operating Plan. In furtherance of its commitment, the City will:

1. Provide technical assistance to the BID in the adoption of this and subsequent Operating Plans, and provide such other assistance as may be appropriate.
2. Monitor and, when appropriate, apply for outside funds which could be used in support of the BID.
3. Collect assessments, maintain same in a segregated account, and disburse the monies of the BID.
4. Receive annual audits as required per Section 66.1109(3)(c) of the BID law.
5. Provide the Board, through the Office of Assessment on or before June 1st of each plan year, with the official City records on the assessed value of each tax key number within the BID, as of January 1st of each plan year, for purposes of calculating the BID assessments.

6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the BID.

VI. FUTURE YEARS OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop this Operating Plan annually, in response to changing development needs and opportunities in the BID, in accordance with the purposes and objectives defined in this Operating Plan.

Section 66.11.09(3)(b) of the BID law requires the Board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the development program, information on specific assessed values, budget amounts and assessment amounts are based solely upon current conditions. Greater detail about subsequent years' activities will be provided in the required annual plan updates, and approval by the Common Council of such plan updates shall be conclusive evidence of compliance with this Operating Plan and the BID law.

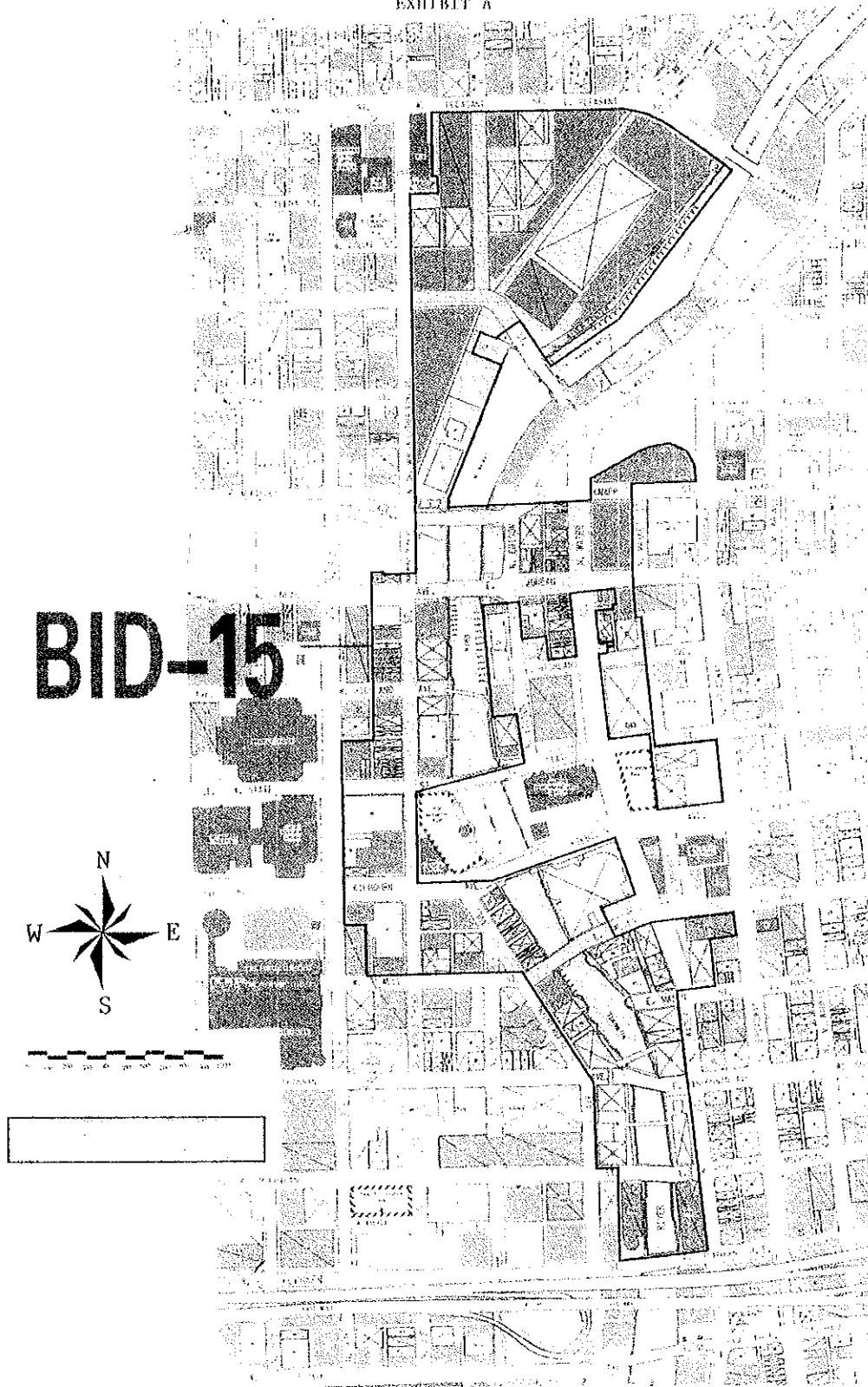
In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this Operating Plan shall be amended to conform to the law without need of re-establishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this Operating Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

EXHIBIT A



CITY OF MILWAUKEE BID #15
Calculation of the 2009
Riverwalk Capital Assessment

EXHIBIT B

Proposed Assessments	
Minimum Payment	\$485
Max Class 1 pymt	\$6,825
Annual Debt Svc.	\$288,353
Annual Corrector Seg	\$4,419
Annual Operating Cost	\$28,443

Taxkey	Property Address	Owner Name	Current Assessment	Assessment Agreement Class 1 ratio of 6 to 1	Proposed Debt Assessments	Proposed Operating Assessments	Debt Payments Upgrades & Arrears	Final Proposed Assessments	Individual Loan Payments	Amount of Total Debt Payment In Full
3,610,184,112	1505 N RIVERCENTER	SCHULTZ RIVERCENTER LLC	28,000,000	4,555,657	6,825	1,255	195	8,276	0	60,547
3,921,206,000	1109 N WATER	PRETZEL BOYS INC	387,000	64,500	485	17	3	505	0	4,211
3,921,197,000	1127 N WATER	MARLENE W GOLDBURG	396,000	66,333	485	18	3	506	0	4,212
3,921,200,000	1119 N WATER	WATER STREET DESIGN CENTER LLC	2,651,000	441,833	1,717	119	18	1,855	0	14,994
3,921,202,000	1115 N WATER	HARVEY PRESTON GROUP LLC	182,000	30,333	485	8	1	494	0	4,199
3,921,204,000	1113 N WATER	PRETZEL BOYS INC	138,000	23,000	485	6	1	492	0	4,197
3,922,552,100	1101 N MARKET	SSG Properties LLC	4,465,000	744,167	2,561	200	31	2,792	0	22,371
3,921,208,000	1101 N WATER	ROBERT C SCHMIDT JR	1,680,000	280,000	1,286	75	12	1,353	0	11,030
3,921,194,100	1135 N WATER	D & D REALTY ON WATER LLC	1,174,000	195,957	485	53	8	546	0	4,256
3,922,572,100	1114 N WATER	SSG Properties LLC	1,311,000	218,500	1,094	59	9	1,162	0	9,527
3,922,096,112	1303 N BROADWAY	MARSHALL & LLSLEY BANK	1,091,000	181,833	485	49	8	542	0	4,251
3,922,127,100	1214 N WATER	MARSHALL & LLSLEY BANK	2,097,000	348,500	1,480	94	15	1,568	0	12,728
3,922,131,000	1245 N WATER	PAGET ON WATER LLC	1,029,000	171,500	485	46	7	538	0	4,248
3,921,196,000	1129 N WATER	WATER STREET INVESTMENTS	612,000	102,000	485	27	4	517	0	4,224
3,921,188,100	145 E JUNEAU	D & D REALTY ON WATER LLC	35,400	5,800	485	2	0	487	0	4,191
3,921,192,000	1139 N WATER	D & D REALTY ON WATER LLC	307,000	51,167	485	14	2	501	0	4,206
3,922,133,100	1233 N WATER	PAGET ON WATER LLC	342,000	57,000	485	15	2	503	0	4,208
3,921,601,110	733 N WATER	COMPASS PROPERTIES NORTH WATE	11,463,000	1,910,500	5,814	514	80	6,408	0	50,867
3,920,203,000	840 N OLD WORLD THIRD	JOANNE L CHARLTON	780,000	130,000	485	35	5	525	0	4,233
3,920,202,000	104 E MASON	CITY HALL SQUARE LLC	6,433,000	1,072,167	3,475	289	45	3,909	0	30,384
3,920,401,110	789 N WATER	K&K MCKINNEY PROPERTIES	10,916,000	1,819,333	5,559	490	76	6,125	0	48,640
3,920,411,000	753 N WATER	DERMOND ASSOCIATES LLC	1,151,000	191,833	485	52	8	545	0	4,235
3,920,604,110	100 E WISCONSIN	100 EAST WISCONSIN AVE JV	67,534,000	11,255,667	6,825	3,029	471	10,324	0	62,804
3,920,601,120	731 N WATER	COMPASS PROPERTIES NORTH WATE	1,000,000	166,667	485	45	7	537	0	4,246
3,921,187,110	1128 N EDISON	1144 EDISON LLC	1,809,000	301,500	1,328	81	13	1,420	0	11,555
3,920,605,111	111 E WISCONSIN	BRECK BNK MIDWEST LLC	28,610,000	4,768,333	6,825	1,283	199	8,307	0	60,581
3,920,707,111	778 N WATER	MARSHALL & LLSLEY BANK	33,204,000	5,534,000	6,825	1,489	231	8,545	0	60,843
3,921,183,100	113 E JUNEAU	113 IRISH LLC	444,000	74,000	485	20	3	508	0	4,214
3,922,132,000	1241 N WATER	DOUGLAS J WIED & SHIRLEY M WIED	161,000	26,833	485	7	1	493	0	4,198
3,922,137,000	1217 N WATER	THOMAS DEER & CONSTANCE BECK	93,900	15,650	485	4	1	490	0	4,194
3,922,136,000	1221 N WATER	WARD & KENNEDY CO	1,215,000	202,500	485	54	8	548	0	4,258

CITY OF MILWAUKEE BID #15
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Proposed Assessments	
Minimum Payment	\$485
Max Class 1 Pynt	\$6,825
Annual Debt Svc.	\$288,383
Annual Connector Seg	\$4,419
Annual Operating Cost	\$28,443

Taxkey	Property Address	Owner Name	Assessment	Current	Assessment/Agreement		Proposed Debt	Proposed Operating	Debt		Final	Individual		Amount of Total Debt In Full
					Class 1	ratio of 6 to 1			Payments	Upgrades & Amenities		Proposed Assessments	Loan Payments	
3,922,613,000	761 N WATER	TAP PROPERTIES LLC	479,000	79,833	485	21	3	510	0	4,216				
3,922,431,000	740 N PLANKINTON	RIVER BANK PLAZA BLDG	4,378,000	729,667	2,520	196	31	17,653	14,906	150,757				
3,922,441,000	123 E WELLS	CITY HALL SQUARE LLC	3,621,000	603,500	2,168	162	25	2,356	0	18,934				
3,922,511,000	767 N WATER	PACHERSKY PROP LLC	359,000	59,833	485	16	3	504	0	4,209				
3,922,512,000	765 N WATER	DAVID D VOIGHT	227,000	37,833	485	10	2	497	0	4,202				
3,922,531,000	771 N WATER	WATER STREET ASSOCIATES LLC	1,035,000	172,500	485	46	7	539	0	4,248				
3,922,514,000	759 N WATER	DEAN N JENSEN	332,000	55,333	485	15	2	502	0	4,208				
3,922,423,000	1010 N WATER	BEVERLY HILLS PROPERTIES	1,282,000	213,667	485	57	9	551	0	4,262				
3,970,331,000	101 W WISCONSIN	IVORY RETAIL/OFFICE INVESTORS LLC	500,000	83,333	485	22	3	511	0	4,217				
3,970,332,000	101 W WISCONSIN	IVORY RETAIL/OFFICE INVESTORS LLC	4,850,000	808,333	2,740	218	34	2,991	0	23,938				
3,970,333,000	101 W WISCONSIN	HISTORIC HOTEL MILWAUKEE LLC	13,600,000	2,266,667	5,807	610	95	7,512	0	59,559				
3,970,334,000	101 W WISCONSIN	AMERICAN SOCIETY FOR QUALITY INC	10,032,000	1,672,000	5,149	450	70	5,668	0	45,040				
3,922,424,000	1000 N WATER	AAP PROPERTIES LLC	21,300,000	3,550,000	6,825	955	148	7,929	0	60,163				
3,922,407,000	815 N WATER	HALES CORNERS DEV CORP	4,300,000	716,667	2,484	193	30	2,707	0	21,699				
3,922,138,000	1215 N WATER	THOMAS DEER & CONSTANCE BECK	206,000	34,333	485	9	1	496	0	4,201				
3,922,143,000	144 E JUNEAU	CHARLOTTE VOLK	291,000	48,500	485	13	2	500	0	4,205				
3,922,139,000	1213 N WATER	FORTNEY FORTNEY & FORTNEY	456,000	82,667	485	22	3	511	0	4,217				
3,922,140,000	1209 N WATER	FORTNEY FORTNEY & FORTNEY	428,000	71,333	485	19	3	507	0	4,213				
3,922,141,000	1207 N WATER	BARBARA L SHAFTON	781,000	130,167	485	35	5	525	0	4,233				
3,922,142,000	146 E JUNEAU	CHARLOTTE VOLK	236,000	39,333	485	11	2	497	0	4,202				
3,922,148,111	1232 N EDISON	1232 NORTH EDISON LLC	799,000	118,167	485	32	5	522	0	4,229				
3,922,146,100	134 E JUNEAU	ROSSI & ROSSI LLC	504,000	84,000	485	23	4	511	0	4,218				
3,922,361,000	107 E KILBOURN	HUB MILW CENTER PROPERTIES	53,050,000	8,841,667	6,825	2,379	370	9,574	0	61,977				
3,922,150,111	1201 N EDISON	1201 NORTH EDISON LLC	841,900	140,317	485	38	6	529	0	4,237				
3,922,301,100	250 E KILBOURN	MORTGAGE GUARANTY INSURANCE C	26,531,000	4,421,833	6,825	1,190	185	8,200	0	60,462				
3,922,352,000	135 E KILBOURN	MARCUS W LLC	16,100,000	2,683,333	6,825	722	112	7,659	0	59,866				
3,610,438,000	201 W CHERRY	COMMERCE POWER LLC	56,924,000	9,487,333	6,825	2,553	387	9,775	0	62,198				
3,970,335,000	101 W WISCONSIN	IVORY RETAIL/OFFICE INVESTORS LLC	5,690,000	948,333	3,130	255	40	3,425	0	27,359				
3,610,523,000	1023 N OLD WORLD THIRD	MADERS GERMAN RESTAURANT	1,211,000	201,833	485	54	8	548	0	4,258				
3,610,437,000	1103 N OLD WORLD THIRD	OLD WORLD DEV LLC	1,294,000	215,667	485	58	9	552	0	4,263				
3,610,438,000	316 W HIGHLAND	FRED USINGER INC	132,000	22,000	485	6	1	492	0	4,196				
3,610,519,100	1037 N OLD WORLD THIRD	G VICTOR MADER & MARIE A MADER	1,591,000	265,167	1,225	71	11	1,307	0	10,668				

CITY OF MILWAUKEE BID #15

Calculation of the 2009
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Proposed Assessments
Minimum Payment \$485
Max Class 1 pymt \$6,825
Annual Debt Svc. \$288,383
Annual Correcor Seg \$4,419
Annual Operating Cost \$28,443

Taxkey	Property Address	Owner Name	Current Assessment	Assessment/Agreement Class 1 ratio of 6 to 1 0.16667	Proposed Debt	Proposed Operating Assessments	Debt Payments Upgrades & Amenities Debt	Final Proposed Assessments	Individual Loan Payments Base Debt	Amount of Total Debt Payment In Full
3,610,521,000	1033 N OLD WORLD THRD	1033 OLD WORLD 3RD LLC	1,316,000	219,667	1,096	59	9	1,166	0	9,566
3,610,522,000	1029 N OLD WORLD THRD	TOM & PATTY LLC	681,000	96,833	485	26	4	515	0	4,222
3,610,524,000	1021 N OLD WORLD THRD	RICHARD WAGNER	247,000	41,167	485	11	2	498	0	4,203
3,610,431,000	1109 N OLD WORLD THRD	CHARLES E & AILEEN M ALBERT	317,000	52,833	485	14	2	501	0	4,207
3,610,527,000	1015 N OLD WORLD THRD	BUCK BRADLEY LLC	1,519,000	253,167	1,191	68	11	1,270	0	10,374
3,610,528,800	1013 N OLD WORLD THRD	THOMAS P EHR & YVETTE R EHR	223,000	37,167	485	10	2	497	0	4,202
3,610,529,000	1009 N OLD WORLD THRD	LENRAK LLC	336,000	56,000	485	15	2	502	0	4,208
3,610,530,000	1005 N OLD WORLD THRD	CHARLOTTE M BOUCHARD	306,000	51,000	485	14	2	501	0	4,206
3,610,531,110	332 W STATE	THE JOURNAL COMPANY	950,000	158,333	485	43	7	534	0	4,243
3,610,432,000	1105 N OLD WORLD THRD	CARMELINO CAPATI JR & CONCEPCIO	273,000	45,500	485	12	2	489	0	4,204
3,610,430,000	1113 N OLD WORLD THRD	HIGHLAND BEACH SURFERS INC	108,000	18,000	485	5	1	8,772	8,281	75,717
3,611,844,000	101 W PLEASANT	SCHULTZ PARK ASSC. II	1,785,000	297,500	1,315	80	12	1,407	0	11,458
3,610,409,100	300 W JUNEAU	SYDNEY HIH DEVELOPMENT LLC	625,000	104,167	485	28	4	517	0	4,225
3,610,429,000	1117 N OLD WORLD THRD	FRED USINGER INC	113,000	18,833	485	5	1	491	0	4,195
3,610,415,100	1141 N OLD WORLD THRD	MILWAUKEE MODERNE LLC	787,800	131,300	485	35	5	526	0	4,234
3,610,421,000	1137 N OLD WORLD THRD	RUSSELL DAVIS	248,000	58,000	485	16	2	503	0	4,209
3,610,425,000	1129 N OLD WORLD THRD	RIVERFRONT PLAZA JV	261,000	43,500	485	12	2	499	0	4,204
3,610,426,000	1125 N OLD WORLD THRD	CARMELINO CAPATI JR & CONCEPCIO	380,000	63,333	485	17	3	505	0	4,211
3,610,427,000	1121 N OLD WORLD THRD	FRED USINGER INC	80,000	13,333	485	4	1	489	0	4,193
3,610,534,000	324 W STATE	BRIAN E O'LEARY	114,000	19,000	485	5	1	491	0	4,195
3,610,535,000	322 W STATE	SANDRA STONE RUFFALO	701,000	116,833	485	31	5	521	0	4,229
3,610,536,000	316 W STATE	John Hinkel Building LLC	64,500	10,750	485	3	0	488	0	4,193
3,610,537,000	1001 N OLD WORLD THRD	John Hinkel Building LLC	894,000	149,000	485	40	6	531	0	4,240
3,610,776,114	105 W MICHIGAN	105711 LLC	15,344,000	2,557,333	6,825	688	107	10,891	3,271	88,074
3,610,538,000	1003 N OLD WORLD THRD	ROBERT & CHARLOTTE BOUCHARD	259,000	43,000	485	12	2	498	0	4,204
3,610,531,000	830 N PLANKINTON	ROBERT E JOHN	205,000	34,167	485	9	1	496	0	4,201
3,610,535,000	808 N PLANKINTON	ROBERT E JOHN	414,000	69,000	485	19	3	506	0	4,213
3,611,891,110	1104 N OLD WORLD THRD	RIVERFRONT PLAZA JV	9,086,000	1,514,333	4,709	407	63	5,180	0	41,188
3,610,625,000	206 W WELLS	LOTS OF LUCK LLC	658,000	109,867	485	30	5	519	0	4,226
3,612,001,000	235 W GALENA	THE BREWERY WORKS INC	600,000	100,000	485	27	4	516	0	4,233

CITY OF MILWAUKEE BID #15
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Taxkey	Property Address	Owner Name	Assessment	Current	Assessment/ Agreement Class 1 ratio of 6 to 1	Proposed Debt Assessments	Proposed Operating Assessments	Debt Payments Upgrades & Amenities Debt	Final Proposed Assessments	Individual Loan Payments	Amount of Total Debt Payment In Full
3,611,841,110	1610 N 2ND	1610 N2ND ST LLC	9,652,000	1,608,667	4,972	433	67	5,472	0	43,492	
3,611,842,000	111 W PLEASANT	SCHLITZ PARK ASSC. I	1,614,000	269,000	1,235	72	11	1,319	0	10,761	
3,610,629,000	840 N PLANKINTON	OAZEX INVESTMENTS LLC	1,475,000	245,833	1,171	66	10	1,247	0	10,195	
3,610,630,000	834 N PLANKINTON	ROBERT E JOHN	571,000	95,167	485	26	4	515	0	4,221	
3,610,624,000	808 N OLD WORLD THIRD	SIXTH PROPERTY LLC	2,808,000	468,000	1,790	126	20	1,936	0	15,623	
3,610,622,000	823 N 2ND	CHALET AT THE RIVER LLC	5,852,000	975,333	3,205	262	41	3,509	0	28,079	
3,610,571,100	330 W KILBOURN	THE JOURNAL COMPANY	1,280,000	213,333	485	57	9	551	0	4,262	
3,610,620,000	830 N OLD WORLD THIRD	AMARAWAN PHOUNGHOL	1,321,000	220,167	1,099	59	9	1,168	0	9,568	
3,610,619,000	836 N OLD WORLD THIRD	ANAT CHONGVATANABANDIT	285,000	47,500	485	13	2	500	0	4,205	
3,610,621,100	822 N OLD WORLD THIRD	AMARAWAN PHOUNGHOL	462,000	77,000	485	21	3	509	0	4,215	
3,610,618,115	302 W WELLS	MILWAUKEE MECCA HOTEL ASSC. LTD	626,100	104,350	485	28	4	517	0	4,225	
3,610,603,116	333 W KILBOURN	MILWAUKEE MECCA HOTEL ASSC. LTD	38,500,000	6,416,667	6,825	1,727	268	8,820	0	61,146	
3,610,559,111	333 W STATE	JOURNAL / SENTINEL INC	12,970,800	2,161,800	6,515	582	90	7,187	0	57,007	
3,920,202,000	843 N PLANKINTON	THANKS-A LOT LLC	798,000	133,000	485	36	6	526	0	4,234	
3,612,002,000	205 W GALENA	THE BREWERY WORKS INC (Prev #361	350,000	58,333	485	16	2	503	0	4,209	
3,611,954,000	215 W PLEASANT	SCHLITZ PARK ASSC. I	1,072,000	178,667	485	48	7	541	0	4,250	
3,611,961,000	201 W PLEASANT	THE BREWERY WORKS INC	893,100	148,850	485	40	6	531	0	4,240	
3,611,962,000	1500 N 2ND	SCHLITZ PARK ASSC. I	570,200	95,033	485	26	4	515	0	4,221	
3,611,963,000	101 E PLEASANT	SCHLITZ PARK ASSC. J (Prev #3611851	1,964,000	327,333	1,396	88	14	1,500	0	12,186	
3,611,994,100	1254 N MARTIN L KING JR	CLF TIV MILWAUKEE LLC	25,891,000	4,315,167	6,825	1,161	180	8,167	0	60,425	
3,611,993,006	1330 N MARTIN L KING JR	BREWERY WORKS INC	721,000	120,167	485	32	5	522	0	4,230	
3,611,991,100	1420 N MARTIN L KING JR	COMMERCE POWER LLC	1,698,900	283,150	1,275	76	12	1,363	0	11,107	
3,922,922,000	1150 N WATER	DOC MILWAUKEE LP	9,500,000	1,583,333	4,901	426	66	5,393	0	42,874	
3,611,802,100	1124 N OLD WORLD THIRD	RFP PARKING LLC	1,933,300	322,217	1,384	87	13	1,484	0	12,061	
3,620,472,000	1220 N OLD WORLD THIRD	MILW BLOCK 10 PROP LLC	1,123,100	187,183	485	50	8	543	0	4,253	
			606,852,000	101,142,000	205,542	27,216	4,228	263,445	26,458	2,038,413	
3,610,539,110	1044 N OLD WORLD THIRD	HIGHLAND BEACH SURFERS INC	2,473,000	2,473,000	7,383	111	17	7,511	0	63,904	
3,610,540,111	1030 N OLD WORLD THIRD	FRED UISINGER INC	3,213,300	3,213,300	8,447	144	22	9,614	0	81,780	

CITY OF MILWAUKEE BID #15

Calculation of the 2009
Riverwalk Capital Assessment

Proposed Assessments	
Minimum Payment	\$485
Max Class 1 pymt	\$6,825
Annual Debt Svc.	\$288,383
Annual Connector Seg	\$4,419
Annual Operating Cost	\$28,443

Taxkey	Property Address	Owner Name	Current Assessment	Assessment/ Agreement Class 1 ratio of 6 to 1 0.16667	Proposed Debt Assessments	Proposed Operating Assessments	Debt Payments Upgrades & Amenities Debt Assessments	Final Proposed Assessments	Individual Loan Payments Base Debt	Amount of Total Debt Payment In Full
3,610,642,111	710 N PLANKINTON	TOWNE REALTY INC	8,215,000	8,215,000	23,398	368	57	25,108	1,284	213,641
3,922,482,000	108 W WELLS	BARTELS LTD PARTNERSHIP	706,000	706,000	2,454	32	5	2,491	0	21,237
3,610,634,000	810 N PLANKINTON	PLANKINTON PROFESSIONAL BUILDIN	375,000	375,000	1,531	17	3	4,435	2,885	38,161
3,610,633,000	814 N PLANKINTON	BARTELS LTD PARTNERSHIP	1,285,000	1,285,000	4,089	58	9	9,501	5,365	81,554
3,610,627,100	111 W KILBOURN	KILBOURN BRIDGE ASSC.	1,505,000	1,505,000	4,683	67	10	4,761	0	40,530
3,922,481,000	108 W WELLS	BARTELS LTD PARTNERSHIP	83,100	83,100	485	4	1	17,885	17,386	154,440
3,922,442,000	107 E WELLS	FAB LLC	363,000	363,000	1,497	16	3	8,797	8,281	84,476
3,920,614,111	543 N WATER	BREOF BNK MIDWEST LLC	6,500,000	6,500,000	18,615	292	45	18,951	0	161,143
3,611,901,000	730 N PLANKINTON	Mostreet III LLC	304,000	304,000	1,333	14	2	1,349	0	11,529
3,610,632,000	828 N PLANKINTON	BARTELS LTD PARTNERSHIP	1,375,000	1,375,000	4,320	62	10	12,685	8,294	109,024
3,921,178,100	1005 N EDISON	ROJAHN & MALANEY CO	721,000	721,000	2,466	32	5	2,533	0	21,598
3,921,179,100	100 E STATE	ROJAHN & MALANEY CO	231,000	231,000	1,129	10	2	1,141	0	9,767

Annual Debt Svc	\$288,383
Debt Assessment Ratio	0.0022443759
Min Assessment	\$216,096
Annual Operating Costs	\$28,443
Annual Connector Segment Assessment	\$4,419
Debt - Connector Segment - Assessment Ratio*	0.0000069675
Operating Assessment Ratio*	0.0000044885
*Based upon full assessment value of	634,201,400

EXHIBIT "C"

Construction Budget

Project Segment	Budget	Private/BID Share	City Share	City Source
1. Sidewalk (Highland to Edison)	\$ 45,927.00	\$ 10,000.00	\$ 35,927.00	Dwntwn Fund
2. Highland Plaza East	\$ 560,810.00 (note #1)	\$ 183,000.00	\$ 377,810.00	Dwntwn Fund
3. Highland to State - East Side (Rojan)	\$ 596,611.00	\$ 164,000.00	\$ 432,611.00	Dwntwn Fund
4. Highland Pedestrian Bridge	\$ 3,611,883.00 (note #13) (note #14)	\$ 545,000.00	\$ 3,066,883.00	TID 13 Dwntwn Fund & Bridge Fund
5a. Michigan to Clybourn - Eastside (Bank One Parking)	\$ 519,533.00	\$ 155,000.00	\$ 364,533.00	Dwntwn Fund
5b. Michigan to Clybourn - Eastside (connection to 3rd Ward)	\$ 660,000.00	\$ 90,200.00 (note #16)	\$ 569,800.00	Stewardship Grant, Development Fund
6. Wisconsin to Riverbank Plaza	\$ 659,368.00	x	\$ 659,368.00	TID 9
7. Wells to Kilbourn - West side (Multi-Owner)	\$ 1,790,158.00	\$ 1,080,567.00	\$ 709,591.00	Dwntwn Fund
8. State to Highland - West side (Usingers)	\$ 762,362.00 (note #5)	\$ 302,000.00 (note #5)	\$ 460,362.00	Dwntwn Fund
9. Highland Plaza West	\$ 298,765.00 (note #1)	\$ 86,000.00	\$ 212,765.00	Dwntwn Fund & Bridge Fund
10a. Commerce Street Park & Riverwalk (Perimeter Lighting)	\$ 343,381.00 (note #2)		\$ 343,381.00	TID 13
10b. Commerce Street Park & Riverwalk (Warner Cable Segment)	\$ 2,407,916.00 (note #12)	\$ 529,742.00 (note #12)	\$ 1,878,174.00	TID 41
10c. Commerce Street Park & Riverwalk (Harley Segment)	\$ 1,635,979.00 (note #12)	\$ 359,915.00 (note #12)	\$ 1,276,064.00	TID 41
10d. Commerce Street Park & Riverwalk (Switch House)				TID 41
11. Crosswalk Connections	\$ 362,000.00	\$ 80,000.00	\$ 282,000.00	TID 9 & Dwntwn Fund
12. Mason Street Plaza	\$ 573,565.00	\$ 159,000.00	\$ 414,565.00	Dwntwn Fund
13. Pedestrian Alley - 3rd to 4th Street	\$ 64,889.00	\$ 17,000.00	\$ 47,889.00	Dwntwn Fund
14. Kilbourn to State - West Side (Pere Marquette Park)	\$ 896,152.00	\$ 100,000.00	\$ 796,152.00	Dwntwn Fund
SUBTOTALS	\$ 15,789,299.00	\$ 3,861,424.00	\$ 11,927,875.00	
15. Wells to Kilbourn - East Side (Milwaukee Ctr. Enhancements)	\$ 37,527.00	\$ 22,400.00	\$ 15,127.00	Dwntwn Fund
16. Wisconsin to Michigan - East Side (Bank One Enhancements)	\$ 16,600.00	\$ 16,600.00		Dwntwn Fund
17. Clybourn to Michigan - West Side (Towne Garage Enhancements)	\$ 345,665.00	\$ 67,000.00	\$ 278,665.00	Dwntwn Fund
18. Michigan to Wisconsin - West Side (Marshall Fields Enhance.)	\$ 141,113.00	\$ 51,000.00	\$ 90,113.00	Dwntwn Fund
19. Highland to Juneau - West Side (Weissgerber Enhancements)	\$ 128,658.00	\$ 39,000.00	\$ 89,658.00	Dwntwn Fund

20. Wells South - West Side (Riverbank Plaza Enhancements)	\$	292,000.00	(note #3)	\$	209,000.00	(note #3)	\$	83,000.00	Dwntwn Fund
21. Kilbourn to State - East Side (PAC Enhancements)	\$	14,459.00		\$	8,000.00		\$	6,459.00	Dwntwn Fund
22. Fine Arts Building Enhancements	\$	438,302.00	(note #4)	\$	205,414.00	(note #4)	\$	232,888.00	Dwntwn Fund
23. Empire Building & Towne Garage Enhancements	\$	55,000.00	(note #7)	\$	55,000.00	(note #7)	-		Dwntwn Fund
SUBTOTALS	\$	1,469,324.00		\$	673,414.00		\$	795,910.00	
24. Monitoring & Inspections (DPW Engineers)	\$	181,000.00		\$	42,000.00		\$	139,000.00	Dwntwn Fund
25. System Upgrades	\$	750,000.00	(note #17)	\$	165,000.00		\$	585,000.00	Development Fund
26. ADA Improvements	\$	4,797,473.00	(note #18) (note #19)	\$	910,714.00		\$	3,886,759.00	Development Fund, Contingent Borrowing
27. Building Amenities (Signage, etc) (note #6)	\$	238,574.00	(note #11)	\$	57,000.00		\$	181,574.00	Dwntwn Fund & Dev. Opp Fund
SUBTOTALS	\$	<u>5,967,047.00</u>		\$	<u>1,174,714.00</u>		\$	<u>4,792,333.00</u>	
GRAND TOTALS	\$	23,225,670.00		\$	5,709,552.00		\$	17,516,118.00	

Footnotes

1. Includes \$125,000 for dockwall repairs authorized by Common Council Resolution No. 941733 and \$40,000 for additional enhancements authorized by Common Council Resolution No. 990128
2. This figure includes installation of pedestrian lighting on North Martin Luther King Jr. Drive and on West Cherry Street adjacent to the commerce Street/WEPCO Power Plant block. It also includes design plans for dockwall improvement and a temporary Riverwalk. This temporary Riverwalk will not be constructed as part of the overall project.
3. Includes \$100,000 added by Common Council File No. 950603 to upgrade the Riverbank Plaza plus an additional \$80,000 added by File No. 960465.
4. Includes \$100,000 added by the Common Council File No. 950603 to upgrade the Fine Arts Building.
5. Includes \$100,000 for dockwall repairs added by Common Council File No. 941184.
6. This line includes funds for project signage, building amenities, water taxi stops not included with other segment improvements and general project contingency funds.
7. Added by Common Council File No. 950957.
8. In addition to the budget shown, \$495,400 was previously approved for the segment per Common Council File No. 940926. Of this total, \$336,000 will be provided through a Federal Grant and \$159,400 will be provided by the City. The total budget for this segment is \$933,702.
9. The budget for each of the individual project components has been adjusted to reflect actual and expected costs as of September 1, 1997.
10. Includes \$1,278,000 added per amendment number 7 (Common Council File No. 970824). Of this amount, \$871,035 is for project up-grades to be paid back to the City by benefited property owners. The remaining \$406,965 reflects increases in base project costs and will be split 78% City and 22% BID 15. The \$871,035 for project up-grades was subsequently reduced by \$200,000 (see footnote #13).
11. Includes \$75,000 added per amendment number 7 (Common Council File No. 970824). This \$75,000 addition will be used as a building amenity grant in the multi-owner block.
12. These funds were established per amendment number 9 (Common Council File No. 000690).

13. This figure includes \$200,000 transferred from the multi-owner block budget. The \$200,000 was allocated 78% City, 22% BID.
14. Includes \$62,000 added per amendment number 10 (Common Council File No. 011165). This \$62,000 will be used to fund Change Order #8 for the Highland Avenue Bridge (pressure switches).
15. These funds were established per amendment number 11 (Common Council File No. 031225) and amendment number 12 (Common Council File No. 040010). Included in the \$660,000 total is a \$250,000 State of Wisconsin Stewardship Grant.
16. The \$90,200 private share will be split equally between BID #15 (Downtown Riverwalk) and BID #2 (Historic Third Ward Riverwalk). The amount to be paid back to the City by BID #15 under the terms of this development agreement is \$45,100.
17. These funds were established per amendment number 11 (Common Council File No. 031225).
18. These funds were established per amendment number 13 (Common Council File No. 051694). Includes a total amount of \$1.5 million, with \$330,000 to be paid back to the City by BID #15 under the terms of this development agreement.
19. These funds were established per amendment number 14 (Common Council File No.). Includes the \$1.5 million established per amendment number 13 (Common Council File No. 051694), with an additional \$3,297,473 for a total project amount of \$4,797,473. The total amount to be paid back to the City for this project by the BID #15 under the terms of this development agreement is \$910,714.

EXHIBIT "D"

Updated
4/7/2008

Repayment schedules - BID 15

<u>Assessment Dates</u>	<u>Total Riverwalk</u> (per prior schedule)		<u>Connector Segment</u> (add new loan - 2005)		<u>New total loan payment</u> Due March 31, 2006 & annually thereafter
Dec. 05	\$344,364	+	\$4,418.77	=	\$348,782.77
Dec. 06	\$347,807	+	\$4,418.77	=	\$352,225.77
Dec. 07	\$351,285	+	\$4,418.77	=	\$355,703.77
Dec. 08	\$354,798	+	\$4,418.77	=	\$359,216.77
Dec. 09	\$358,346	+	\$4,418.77	=	\$362,764.77
Dec. 10	\$361,930	+	\$4,418.77	=	\$366,348.77
Dec. 11	\$365,549	+	\$4,418.77	=	\$369,967.77
Dec. 12	\$369,205	+	\$4,418.77	=	\$373,623.77
Dec. 13	\$372,897	+	\$4,418.77	=	\$377,315.77
Dec. 14	\$376,626	+	\$4,418.77	=	\$381,044.77
Dec. 15	\$380,392	+	\$4,418.77	=	\$384,810.77
Dec. 16	\$384,196	+	\$4,418.77	=	\$388,614.77
Dec. 17	\$388,038	+	\$4,418.77	=	\$392,456.77
Dec. 18	\$391,918	+	\$4,418.77	=	\$396,336.77
Dec. 19	\$395,837	+	\$4,418.77	=	\$400,255.77

Note: Prior Riverwalk schedule prepared by Comptroller's Office provided for graduated payments.
The loan payments for the Time Warner segment of the Riverwalk are included in the above.

Assumptions for new Connector Segment are as follow:

Total loan amount: \$45,100

Interest rate based upon recent discussion with Richard Li regarding City's cost of borrowing
25 basis points added to rate for administrative costs

Interest during construction has not been capitalized as with other Riverwalk BID loans

Fixed annual payments

Maturity is to coincide with the term of the prior Riverwalk BID loan (March 31, 2020)

**BUSINESS IMPROVEMENT DISTRICT NO. 16
UPTOWN CROSSING BUSINESS DISTRICT
2010 PROPOSED OPERATING PLAN**

August 27, 2009

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WEST NORTH AVENUE BUSINESS IMPROVEMENT DISTRICT 2010 OPERATING PLAN

I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created Sec. 66.1109 (formerly S. 66.608) of the Statutes (See Appendix A) enabling cities to establish Business Improvement Districts (BIDs) upon the petition of at least one property owner within the proposed District. The purpose of the law is “. . . to allow businesses within those Districts to develop, manage and promote the Districts and to establish an assessment method to fund these activities.”

Upon petition from property owners within the West North Avenue Business District, the Common Council of the City of Milwaukee on September 27, 1995, by Resolution File Number 95078 created BID No. 16 (West North Avenue) and adopted its initial Operating Plan.

Section 66.1109 (formerly 66.608) (3) (b), Wis. Stats., requires that a BID Board “shall annually consider and make changes to the Operating Plan . . . The Board shall then submit the Operating Plan to the local legislative body for approval.” The Board of BID No. 16 (Uptown Crossing Business District) submits this 2010 BID Operating Plan with technical assistance from the City of Milwaukee Department of City Development in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of the activities described in the initial July, 1995, BID Operating Plan. Therefore, it incorporates by reference the earlier plan as adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.608, Wis. Stats., and the proposed changes for 2010. This plan does not repeat the background information, which is contained in the initial Operating Plan.

B. Physical Setting

No changes in District planning or zoning have occurred since adoption of the initial Operating Plan.

II. DISTRICT BOUNDARIES

Boundaries of the District are put forth in Appendix B of this plan. A listing of the properties included in the District is provided in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The BID will be used to finance the business property owners' share of the cost and ongoing maintenance of streetscape improvements. The objectives of this ongoing streetscaping project are as follows:

- A. To improve the overall appearance and image of the street.
- B. To enhance safety and security by increasing the amount of street and pedestrian level lighting.
- C. To attract new businesses and increase private investment in the District.
- D. To create an environment which will attract new customers and increase the economic viability of the area.

The streetscaping may include, but is not limited to, improvements such as; installation of pedestrian level "harp" lighting; replacing portions of the curb, gutter, and sidewalk; distinctive painting of pedestrian street crossings in the District; replacing portions of the sidewalk with paving brick; planting of street

trees; and installation of bollards, benches, waste containers, information kiosks, banners, landscaping and other streetscape amenities

B. Proposed Activities

Principal activities to be undertaken by the BID during 2010 will include, but are not limited to the following:

- A. Monitoring the continued installation and implementation of streetscape improvements. Two Hundred Fifty Thousand Dollars (\$250,000) of major improvements, approved in 2002, have now been completed with ongoing maintenance and repair activities comprising the greater portion of time and expenditure relative to the streetscape amenities added thus far. The most significant expense to date is the installation of "acorn" lamps on the overhead street lights and adding electric outlets to these poles for holiday lighting. The additional expense is part of a contract BID No. 16 has with the City of Milwaukee.

The BID Board of Directors will be completing a submission package to the City, outlining the BID's anticipated expenditures for improvements including street banners, holiday lighting, public art enhancements, additional refuse containers, etc., by the fall of 2009.

- B. Maintaining communication with the property owners and business operators in the District regarding the design and implementation of the project via quarterly newsletters to the District

- C. Monitoring the ongoing maintenance of streetscape improvements.
- D. Negotiating and entering into a landscape maintenance agreement to provide installation and ongoing maintenance of plants and street banners including four (4) seasonal changes.
- E. Via involvement with other community resources and/or private developers, the BID will investigate avenues to facilitate economic development, real estate acquisition and redevelopment opportunities, and activities including management of BID functions.

C. Proposed Expenditures

PROJECT BUDGET 2010

Expenses

Repairs and Maintenance (street/sidewalk cleaning; refuse container repair/replacement; electrical maintenance to public art sculpture)	\$ 43,660
Grounds (landscaping; crosswalk striping; holiday light pole decorations)	\$ 19,500
Administrative (management fee; postage; street banners; District newsletter)	\$ 24,620
Insurance/Accounting (annual audit)	\$ <u>2,250</u>
Total Operating Expenses	\$ 90,030
Real Estate Development/Rehab	\$ 25,000

Debt Expense* (Repayment to City of Milwaukee) \$ 43,200

Total BID Expenses For 2010 \$158,230

* The streetscaping project was initiated in September 1996. In 2010, the BID will continue its efforts to add to and complete this major project which was nearly completed in 2009, including the changing out of all cobra street lighting to match the pedestrian level lighting; adding holiday lighting and other street amenities (i.e., street furniture, bus shelter amenities, etc.). Project costs were initially approved for approximately \$250,000. This is a matching grant project with 50% paid by the BID and 50% paid by the City.

The District will expend funds for maintenance of the streetscape amenities and the direct operation of the District. As City of Milwaukee resources get stretched by increasingly limited available funds, greater levels of private (BID) activity become necessary to keep the District clean, well maintained and attractive to new business prospects and people frequenting retail establishments in the area. Visitors to West North Avenue and West Lisbon Avenue expect an environment that makes them feel comfortable and safe as they conduct business in the area.

The BID Board will have the authority and responsibility to prioritize expenditures and to revise the District budget as necessary to match the funds actually available. Any funds unspent at the end of 2010 shall be carried over to 2011 and applied against future expenses.

D. Financing Method

It is proposed to raise \$158,230 through BID assessments (see Appendix C).

The City of Milwaukee and the District jointly and cooperatively fund the streetscaping. The District's share of the cost of the streetscaping and the operating expenses of the District have been funded by BID assessments on taxable properties within the District.

The District entered into a Public Improvement Development and Maintenance Agreement, identified as Contract No. 96-239 (CM), dated April 2, 1997, with the City of Milwaukee.

The Public Improvement Development and Maintenance Agreement constitutes a long-term commitment and the District will not be terminated until all repayments to the City have been made and adequate provision is made for the operation and management of the improvements financed through the District. The Public Improvement Development and Maintenance Agreement are in addition to this Operating Plan.

E. Organization of BID Board

The Board's primary responsibility is the implementation of this Operating Plan. The current BID No. 16 Board of Directors is comprised as follows:

- Gordon Steimle
Neighborhood resident, Washington Heights location
- Jill Sanders-Trachte
Property owner, business owner, North Avenue location
- Christine McRoberts
Property owner, business owner, North Avenue location
- Chris Hau
Neighborhood resident, Architect Quorum Architects

The BID Board is currently seeking area property owners and business owners to join the BID Board; there are currently three (3) open leadership positions on the Board.

F. Relationship to Milwaukee West North Avenue Business Association

The BID shall be a separate entity from the Milwaukee West North Avenue Business Association notwithstanding the fact that members, officers, and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law and not subject to the public record law except for its records generated in connection with the BID to provide services to the BID. At present, the Business Association is not operating.

IV. METHOD OF ASSESSMENT

a. Assessment Rate and Method

As of 2009 the commercial properties in the District had a total assessed value of \$29,460,600. This plan proposes to assess the taxable property in the District at a 2009 rate of \$5.50 per \$1,000 of assessed value for the purposes of the BID. Appendix A shows the projected BID assessment for each commercial property included in the District.

The principle behind the assessment methodology is that each property owner should contribute to the BID in proportion to the benefit derived from the BID. After consideration of assessment methods, it was determined that the assessed value of the property was the characteristic most directly related to the potential benefit provided by the BID.

The variables used to determine the regular BID assessments are:

1. The total assessed value of each tax key parcel within the District;
and
2. The specific dollar amount per \$1,000 of the assessed value of each tax key parcel.

The assessment methodology is as follows: For each of the taxable tax key parcels within the BID boundaries, the BID assessment is calculated by applying a \$5.50 per \$1,000 charge against the assessed value of the parcel.

b. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law, the following statements are provided:

1. Sec. 66.608 (1) (f) lm: The District may contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the District.
2. Sec. 66.608 (5) (a): Property known to be used exclusively for residential purposes will not be assessed. Such properties are identified as BID Exempt Properties in Appendix A, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding Sec. 66.608 (1) (b), Wis. States., property exempt from general real estate taxes have been excluded from the District. Privately owned tax exempt property, which is expected to benefit from District activities, may be asked to make a financial contribution on a voluntary basis.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

a. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The District is a means of formalizing and funding the public-private partnership between the City and property owners in the West North Avenue Bid District #16 business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

b. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the District promote its development. To this end, the City has played a significant role in the creation of the BID and in the implementation of its Operating Plan. In particular, the City will continue to:

1. Provide technical assistance to the proponents of the District through adoption of the Operating Plan and provide assistance as appropriate thereafter.

2. Monitor and, when appropriate, apply for outside funds, which could be used in support of the District.
3. Collect BID assessments, maintain the BID assessments in a segregated account, and disburse the BID assessments to the District.
4. Receive annual audits as required per Sec. 66.608 (3) (c) of the BID law.
5. On or before June 1st of each plan year, provide the Board, through the Tax Commissioner's Office, with the official City records on the assessed value of each tax key number within the District as of January 1st of each plan year for the purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the District.

VI. PLAN APPROVAL PROCESS

A Public Review Process

The Wisconsin Business Improvement District law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed operating Plan and will then set a date for a formal public hearing.

2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the District Board established to implement the Plan.

B. Petition Against Creation of the BID

The City may not create the Business Improvement District if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to no more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEARS' OPERATING PLANS

It is anticipated that the BID will continue to revise and develop the Operating Plan annually in response to changing development needs and opportunities in the District, in accordance with the purposes and objectives defined in this Operating Plan.

Section 66.608 (3) (a) of the BID law requires the BID Board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development project, it focuses upon 20109 activities. Information on specific assessed values, budget amounts, and assessment amounts are based on 2009 conditions. Greater detail about subsequent years' activities will be provided in the required annual plan updates. Approval by the Common Council of such Operating Plan updates shall be conclusive evidence of compliance with this Operating Plan and the BID law.

VIII. AMENDMENT, SEVERABILITY, AND EXPANSION

The BID has been created under the authority of Section 66.608 of the Statutes of the State of Wisconsin. Should any court find any portion of this statute invalid or unconstitutional, its decision will not invalidate or terminate the BID and this BID Operating Plan shall be amendment to conform to the law without need of re-establishment.

Should the legislature amend the statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties of a certain class or classes of properties, then this BID Operating Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual review and approval of the Operating Plan and without necessity to undertake any other act. This is specifically authorized under Sec. 66.608 (3) (b), Wis. Stats.

ANNUAL REPORT

Uptown Crossing Business Improvement District #16 August 2009

The property owners and merchants within Business Improvement District #16, Uptown Crossing, have been involved with the following activities in the area bounded by West North Avenue from Sherman Boulevard to North 60th Street and West Lisbon Avenue from 45th Street to North 52nd Street.

The procurement, promotion and encouragement of new businesses in the area, including activities specifically designed to create in the Business Area a clean, attractive, safe commercial environment contributing to individuals wanting to visit and patronize businesses in the District.

The continuing distribution of a quarterly newsletter, informing member merchants of activities and events occurring within the District (copy accompanying).

The maintenance and upkeep of streetscape improvements including street and sidewalk maintenance, light pole banners, tree grates, refuse containers, landscaping amenities, specially painted pedestrian crossings and holiday decorations, all intended to make the District a more attractive area within which to locate a business or to conduct business.

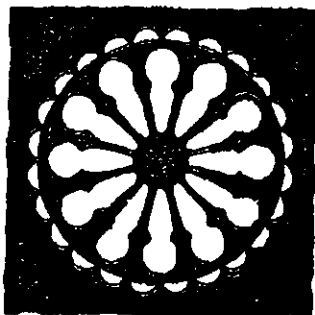
The creation of a web page for the District (www.UptownCrossing.com), allowing members and the general public easy and convenient access to information concerning property and people in the Uptown Crossing business community.

The provision of input to City of Milwaukee Departments pertaining to the location and creation of new businesses entering the area. New businesses located in BID #16 include Re-Booked, Skin by Tina and Taste of Art.

With the assistance of the Alderpersons' offices, investigating the possibility and practicality of creating an overlay district to better control what is occurring in the District from the standpoint of such things as property improvements, building construction and other changes to the physical makeup of the area.

Performing those activities necessary to the fabrication and placement of a piece of public art in the District; a piece of art that reflects the forward moving attitude of business owners and operators in the District and that provides an identity to the business area. The activities involved included the formation of appropriate committees involving artist and sculpture selection, fund raising, the coordination of work related to placement of the sculpture, and arranging for a subsequent dedication ceremony. On July 21, 2009, a sculpture fabricated by artist John Adduci, entitled "Uptown Triangles," was installed and dedicated at the intersection of West North Avenue and Lisbon Avenue (see accompanying photographs).

In addition to the above specific activities, the BID continues to act as a solidifying influence for property owners within its boundaries, providing to them an organization that attempts to maintain the commercial viability of the area and to promote it as a desirable area within which to do business.



UPTOWN CROSSING

February 2009

Volume 8

New Businesses Open in the District

Several new stores and businesses have recently opened in the West North Avenue BID district. These are retail and service-oriented businesses that contribute greatly by offering valuable products and services, and by attracting new clientele to the

Re-Booked

North Avenue now has an independent bookstore. Re-Booked opened its doors last October in 1750 square feet of space on the corner of 60th and North Avenue. The store and building is owned by Kelly Henrickson and his wife, Tracey Smith. Their combined talents made the dream of a neighborhood bookstore a reality.

Smith designed the store layout, focusing on organization and comfort for customers. The store features a vaulted ceiling in the main entrance, with tall shelves lining the west and north walls. Lower shelving units overflowing with books form wide aisles for browsing. The golden-colored walls bring a bit of Tuscan sun into the space.

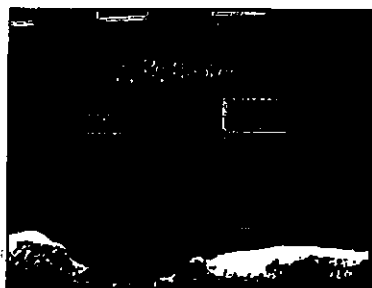
The main reading room, however, is the true star of the show. It is located behind the entrance room and features 14-foot ceilings with original skylights, comfy, overstuffed chairs and plenty of tables to read at. This is the perfect spot for book club meetings, or just to hang out in and peruse the latest offerings in print.

"Our goal is to be a full-service neighborhood bookstore. We can get any title or author if we don't have it. We have tens of thousands more books in the basement," says Henrickson. Most books are new, but they stock an enormous selection of gently-used books as well. And they are not new to running a book store—

Henrickson had a comic book store in Oconomowoc and for years ran an online store selling books.

The true business model at Re-Booked is one of trade credit, in which customers bring books back in and receive credit towards new purchases. For example, if you bring in a \$7.99 paperback, you will receive a \$2.00 credit. Most used paperbacks are \$4.00, so you get half off your purchase. New books are always 15% off list price, and you can use some of your trade credit toward new books as well.

Re-Booked stocks all genres ranging from fiction and first editions to non-fiction and children's books. Because Henrickson has computerized the entire store, they can locate any in-stock book immediately. Everything is bar-coded so a quick scan is all it takes. Ordering a book is easy, and Re-Booked does not charge for shipping.



Re-Booked

5924 West North Avenue
(414) 476-7323

www.re-booked.com

M-F 2:00-8:00 Sat 10:00-6:00 Sun 1:00-5:00

With the loss of so many independent booksellers in recent years, it is wonderful to have a full-service book dealer within the BID district. Stop in and check out the new titles, and don't forget to bring your recently read books back in for trade credit!

Cricket Communications

Cricket Communications has opened a retail store in a converted space of the Mecca Furniture building on the northwest corner of 55th and North Avenue. Cricket is a relatively new cell phone and broadband company whose business model is based on plans that require no term contracts. The bright green color of their stores along with an easy-to-remember name draws customers.

Cricket, like dozens of other cell phone and broadband companies, is targeting the low-income market. In these economic times, people are looking for ways to cut costs at every turn. Cricket is one of the latest companies to offer low cost cell phones and internet access. They offer a flat-rate service without a credit check or a contract.

Cricket's plans range in price from \$30 to \$60 per month. The pricier plans include unlimited anytime minutes, unlimited U.S. long distance, unlimited text and picture messaging, unlimited text to Mexico, unlimited mobile Web service, unlimited directory assistance and nationwide roaming minutes.

(continued on page 2)

New Businesses Open in the District (cont. from page 1)

Cricket Communications

Broadband service for unlimited internet access in Cricket's coverage areas on pc's is advertised at just \$35 per month. This rate is available only when bundled with a Cricket unlimited voice plan, and there are certain other restrictions one should look at. Roaming charges can be 25-70 cents per minute, and there are lots of areas in the U.S. where roaming charges would apply.

There are other costs to consider as well. Cricket charges a \$3.00 fee for paying a bill with cash or a \$2.00 fee for paying it online. Even with these costs, the freedom from signing a long-term contract appeals to many.

Each Cricket store is independently owned, like a franchise. The owner of North Avenue's Cricket store is contemplating opening a second store within the BID district, depending on demand. Cricket's plans may be able to save people money as many have abandoned their home phone lines once Cricket broadband and voice plans are in place.

Cricket Communications

5520 West North Avenue

(414) 963-8647

M-Sat 9:00-7:00

Skin by Tina



Skin by Tina opened for business with a very successful open house last October. Located at 5115 West North Avenue inside Ski's Total Bodywork, Skin by Tina of-

fers a full menu of facial and body treatments. Together, the two businesses have created a complete spa environment within the BID district.

"My undergrad is in biology so I've always been interested in the body and holistic care.

I have for years (as a hobby) studied skin," says proprietor Tina Beckett. Beckett left her job as a Miller Brewing executive to pursue her life-long dream of helping people look better and feel better about themselves.

"Skincare is not hard you just have to understand some basics. The market is flooded with products, some good and some not. If an individual doesn't know what skin type they have, they can do a lot of damage by using the wrong product," she says.

Beckett begins by doing a complete skin analysis and a preliminary skin care discussion. Using only top-quality Bioelements Professional Skin Care products, she custom-blends ingredients tailored towards a client's particular needs. She says this is very different than picking out something from a retail shelf. "Skin analysis is especially important for men since they tend to grab and use whatever soap or product is close by," she says.

Beckett chose the Bioelements line because it is formulated for professional estheticians and is used in top spas worldwide. These quality products are hypoallergenic and are reasonably priced. The great variety allows for perfect customization for all skin needs.

Skin by Tina's menu of services includes at least nine facial treatments, five body treatments and aromatherapy. Her motto of "experience the difference" is literal; every facial she performs is customized and different. Her cozy space within the spa is welcoming and relaxing. Her facials are all priced at \$65—even if your skin has special needs. Hours are by appointment only, but typically Tuesdays and Wednesdays from 9:00-7:00 and Saturday from 9:00-3:00. Why not pamper yourself and learn how to make your skin as healthy as it can be? Give Tina a call.

Skin by Tina

5115 West North Avenue

(Inside Ski's Total Bodywork)

(414) 795-5402 By Appointment Only

www.skinbytina.com

Business Profile: Aro Lock

Aro Lock has been a fixture at 58th and North Avenue for years. Neighborhood residents and business have come to rely on the prompt service and individualized customer care they receive. A second store in Waukesha offers the same quality services. Although many people turn to them when they need a key made, Aro Lock offers many more services to homeowners and businesses.



They are a full-service locksmith and can get you into your home, office or car should you get locked out. But they also offer the latest in high-technology security systems. Voice and video intercoms, covert and hidden CCTV and other cameras, door alarms and electronic access controls are a few of their other products.

They also repair and replace steel doors and frames, as well as commercial entry grade locks and handsets. For heavy doors, they offer continuous, maintenance-free hinges with a lifetime guarantee. Broken door closer? No problem. They can fix or replace that too. They offer a complete line of handicap hardware and door openers, too.

Aro Lock offers high security lock cylinders using proprietary keyways. These are not available at any hardware or home store, are almost impossible to pick, and only a specifically registered locksmith even has access to them. These factors add up to maximum security for your business or home. Give Aro Lock a try—they are your key to security.

Aro Lock

5801 West North Avenue

(414) 258-8010

8-5 daily 8-12 Saturday

Triangle Art Project Moves Forward

The public art project planned for the triangle at North and Lisbon avenues in front of the 3rd District Police Station is rapidly moving forward. Artist John Adduci's submission was chosen by the art selection committee last year, and he was commissioned to produce a large public sculpture in metal for the triangle.



His literal translation of the West Triangle is rendered in steel and is a series of interwoven triangles. "We are

moving along, all the materials are in and we've already framed out the two vertical elements (chopsticks), the lowest triangle and we are starting the next triangle up, said Adduci. "I plan to frame out all of the elements before starting assembly. I want access inside each piece to make connections directly to the structure and not just skin to skin."

The base for the sculpture will soon be formed on the site, leaving the installation date still projected for late spring.

There is existing landscaping at the triangle, and that will be preserved as much as possible during construction. The sculpture will be illuminated at night with spots or up-lighting, increasing its visibility and prominence in the neighborhood. Once installed, there will be a dedication ceremony with

elected officials. This will be a work of art in a highly visible spot that the community can embrace and be proud of.

There is an opportunity for groups or individuals to be a part of this project by making a financial donation. To make a contribution please go to the Uptown Crossing website at:

www.uptowncrossing.com/art-project-donations.html



Samara Studios Expands Line of Garden Items

Samara Studios, located at 5211 West North Avenue, is expanding its line of garden-related items just in time for spring. Opening last May, this antique shop, art gallery and garden shop found the demand last year was great for quality items for the yard and garden. This year's expanded inventory will offer something for everyone.

The kick-off to the gardening season will happen on March 27th and 28th at Samara Studios with a huge garden show in the back studio. Arbors, gazebos and trellises take center stage, while plants from Interiorscapes lend the feel of a

real garden to the space. Trickling fountains will animate the space, and local artists will have garden-related art available for purchase.

Bird baths, bird feeders and bird houses abound. Garden hooks and stands, planters and pots will round out the offerings at this festive show. When you need a break from shopping, take a seat on a garden bench—then take it home with you to your garden!

Samara Studio's Spring Garden Show:

Friday, March 27th

from 5-9:00 pm

Saturday, March 28th

from 10:00-5:00.



Samara Studios
5211 West North Avenue
(414) 444-8100
www.samarastudiosonline.com
W-F 1:00-5:00
Sat 10:00-5:00





Uptown Crossing

How to Contact the BID

City of Milwaukee
Department of City Development
809 North Broadway
Milwaukee, WI 53202
414-286-5735

BID Board Meetings

The Uptown Crossing Business Improvement District's Board of Directors meets regularly on the second Monday of the month. Meetings are usually held at 5:30pm at McBob's, 4919 W. North Ave. If you want the Board to discuss an issue of concern, it must be placed on the agenda. To put a topic on the agenda or get information on upcoming meetings, contact a WNABA board member.

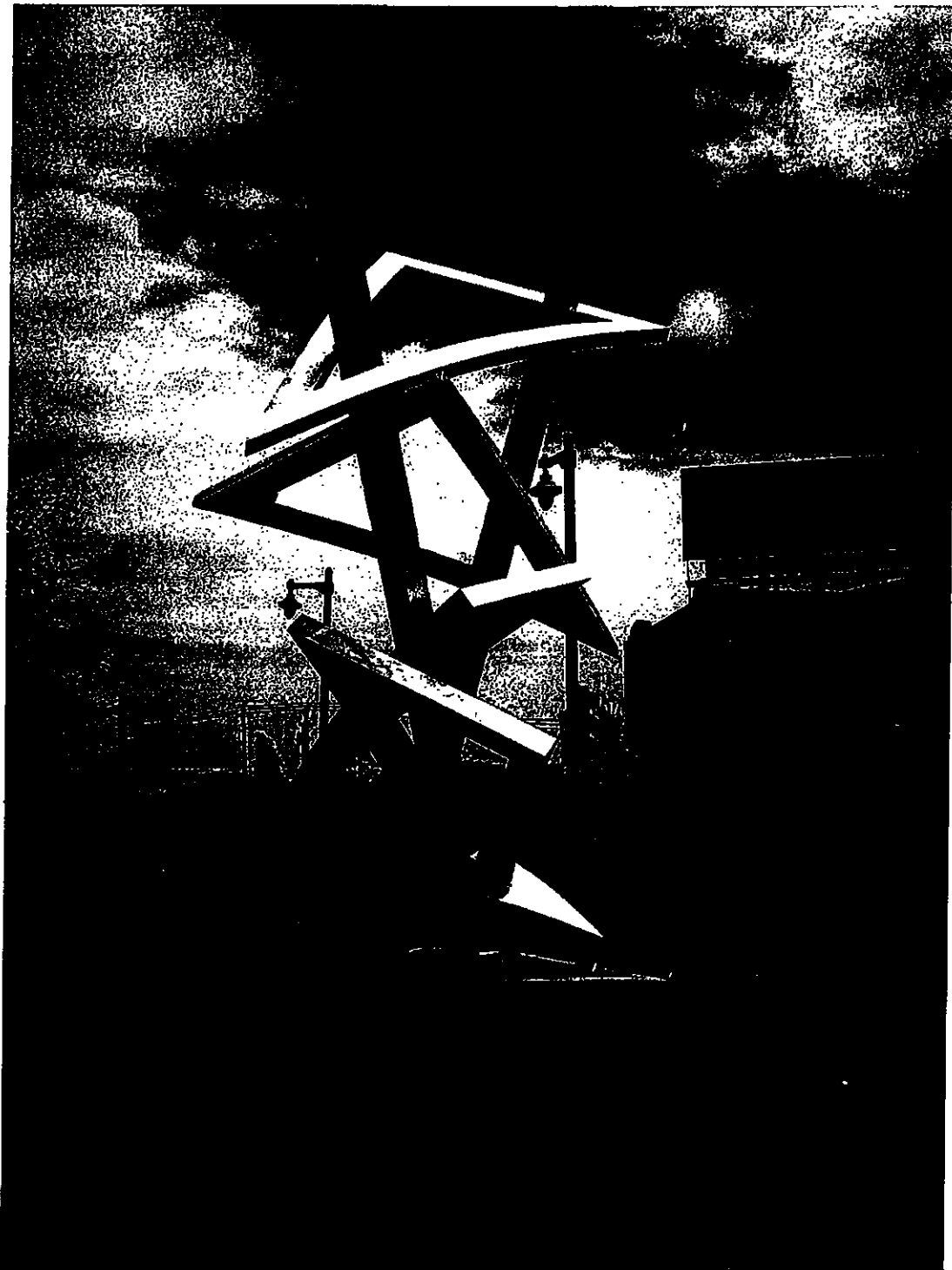
WNABA Board Members

GORDON STEIMLE, PRESIDENT	414-270-6364
Vice President, Ogden & Company, Inc.	
JILL SANDERS-TRACHTE, V.P.	414-258-3540
Co-Owner, Samara Studios, 5211 W. North Ave.	
CHRIS MCROBERTS, SEC. & TREAS.	414-871-5050
Owner, Proprietor, McBob's Pub, 4919 W. North Ave.	
CHRIS HAU	414-265-9265
Principal, Quorum Architects, 3112 W. Highland Blvd	
SHELDON WALKER	414-453-7135
Branch Manager, Associated Bank, 5900 W. North Ave.	



Uptown Crossing Business Association
c/o Ogden & Co. Inc.
4919 W. North Ave.
Milwaukee, WI 53208

UPTOWN
CROSSING



UPTOWN TRIANGLES

John Adduci - Artist



**UPTOWN TRIANGLES
DEDICATION
JULY 21, 2009**

**Bid 16 President, Gordon Steimle, Mayor Tom Barrett, Artist John Adduci
and Common Council President Willie Hines**

**BUSINESS IMPROVEMENT DISTRICT #17
2010 OPERATING PLAN**

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I. INTRODUCTION

In 1984, the Wisconsin legislature created s. 66.608 of the Statutes enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "... to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wis. Act 184, Section 1, legislative declaration.)

The city of Milwaukee has received a petition from property owners which requested a creation of a Business Improvement District for the purpose of beautifying and maintaining the turf and landscaping in the medians along Brown Deer Road in the Grandview Station area on Milwaukee's Northwest side. This document is the 2010 Operating Plan for the Business Improvement District #17. The BID proponents prepared this Plan with the technical assistance from the City of Milwaukee Department of City Development and after following the requirements of s. 66.608, Wisconsin Statutes, the Common Council of the City of Milwaukee created BID No. 17 on April 2, 1996, by Resolution File No. 951754 and adopted an initial operating plan for the BID.

Section 66.608(3) (b), Wisconsin Statutes, requires that every BID Board "shall annually consider and make changes to the operating plan... the Board shall then submit the operating plan to the local legislative body for approval." The Board of Bid No. 17 submits this 2010 operating plan in fulfillment of the statutory requirement.

This operating plan proposes a continuation of the activities described in the initial operating plan, dated March 5, 1996. Therefore, it incorporates by reference the earlier plan as adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements required by s. 66.608, Wisconsin Statutes, and does not repeat background information which is contained in the earlier plan.

II. DISTRICT BOUNDARIES

Boundaries of the district are shown on the map in Appendix A of this plan. The properties included in the district are listed in Appendix B.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to improve and enhance the landscaping on the boulevards and medians on West Brown Deer Road between North 91st Street and North 68th Street and on North 76th Street between West Brown Deer Road and West Fairy Chasm Drive. This improvement is being undertaken to achieve the following goals:

- Create a dramatic, fresh new image for the area which reflects a feeling of rejuvenation and renovation.

- Project a higher level of care which will counteract any perception that the quality of the area is eroding.
- Create a more pleasant appearance and increase curb appeal for potential patrons who might currently be driving by.
- Have a favorable impact on reducing business vacancies.
- Maintain the investments that the owners have made in their properties.
- Create a suburban, country-like atmosphere vs. a harsh highway appearance.

B. Proposed Activities - 2010

In 1996, the BID obtained a permit from the Wisconsin Department of Transportation (Wis. DOT) for the landscaping project, obtained a loan from the City of Milwaukee to fund the landscaping, and contracted for installation of the landscaping. Principal activities to be engaged in by the district during 2010 will include:

- Continuing its contract with a landscape contractor for the maintenance of the landscaping.
- Monitoring the contractor's maintenance of the landscaping.
- Maintaining communication with the property owners and merchants regarding implementation of the landscaping project.
- Making payment to the city of the annual principal and interest, due on its loan.
- Complying with the city's and state's reporting requirements for BIDs.

C. Proposed Expenditures

Proposed 2010 Budget
Business Improvement District No. 17

Landscaping	
-principal and interest payment to city:	\$16,537.00
-maintenance:	\$20,463.00
- landscaping repairs	<u>\$ 3,000.00</u>
Total:	<u>\$40,000.00</u>

D. Financing Method

In 2010 the district will be funded by special assessments paid by property owners. The special assessments will be used to make the annual payment due to the city, to maintain the plantings installed IN 1996(water, fertilizer, pruning, replacing dead material, etc.), and to obtain the annual audit required by the BID statute. (See Section IV. of this plan for the description of the special assessment method. The assumptions on which the debt service is based are described in the development and maintenance agreement executed by BID and the city (contract No. 96-182(CM)) for the landscape project.)

The district board will have the authority and responsibility to prioritize expenditures and to revise the district budget as necessary to match the funds actually available. Any funds unspent at the end of the year shall be carried over and applied against future expenses. Assessments may only be made for the landscaping project as described in Section III.B of the initial operating plan and the annual audit required by statute. No other administrative expenses will be included in assessments in excess of one percent (1%) of the current year's assessments.

E. Organization of BID Board

Upon creation of the BID, Mayor Tom Barrett appointed members to the district Board. The current Board members are:

MS, Cheryl Watkins, Bid Treasurer
M&I Bank

Ms. Dorothy Schmidt
M&I Bank

Mr. Stan Sapiro, Vice-Chairman
Northridge Shopping Center

Ms. Leslie Feiler, BID Chair
Granville Professional Building

Copies of Board's by-laws are available upon request to the Board.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After

consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, BID assessments are based on the assessed value of the property, including land and improvements, as recorded by the Assessment Commissioner of the City of Milwaukee.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of six percent (6%) of the current year's total proposed expenditures per parcel will be applied.

Allocation of the district's annual expenses will be based on each individual property's assessed value as a percentage of district's total assessed valuation, not to exceed the maximum BID assessment. Appendix B shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. Section 66.608 (1) (f) 1m: According to city records, the district does not contain property used exclusively for manufacturing purposes, or property used in part for manufacturing. If, in the future, manufacturing property is constructed in the district, these properties will be assessed according to the method set forth in this plan, because it is assumed that they will benefit from the district.

2. Section 66.608 (5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID exempt properties in Appendix B, as revised each year. Exclusively residential property which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

3. In accordance with the interpretation of the City Attorney regarding Section 66.608 (1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. CITY ROLE IN DISTRICT OPERATION

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the city played a significant role in the creation of the BID and in the implementation of the initial operating plan. In the future, the city will continue to assist the BID by:

1. Providing technical assistance as appropriate to the BID Board.
2. Monitoring and, when appropriate, applying for outside funds which could be used in support of the district.
3. Collecting the BID assessments, maintaining in a segregated account, and disbursing the monies of the district.
4. Receiving annual audits as required per sec. 66.608 (3) (c) of the BID law.
5. Providing the Board, through the Assessment Commissioner's Office or before June 1st of each Plan year, with the current assessed value for each tax key number with the district, for purposes of calculating the BID assessments.
6. Encouraging the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

Presentation of this plan to the city shall be deemed a standing order of the Board under s. 66.608 (4), Wisconsin Statutes, for the collection and disbursement of the BID assessments in accord with this plan. Assessments and disbursements to be made pursuant to this plan shall be shown in the city's budget as a line item and shall not be included under the control of any department of the city.

VI. FUTURE YEAR OPERATING PLANS

A. Annual Plans

Section 66.608 (3) (a), Wisconsin Statutes, requires the BID Board and the city to review and make changes as appropriate in the BID operating plan each year. Therefore, the information provided in this document on specific assessed values, budget amounts and assessment amounts is based on existing 2008 or anticipated 2010 conditions. The BID Board intends to update and revise the operating plan annually, in response to changing conditions in the district, consistent with the purposes and objectives defined in the initial (1996) Bid operating plan. Approval by the Common Council of such annual updates shall be conclusive evidence of compliance with earlier BID operating plans and the BID law.

In later years, the BID Board will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the Board shall not submit to the Common Council an annual operating plan which proposes activities beyond the landscaping of the medians on West Brown Deer Road and North 76th Street, as described in Section III.B of the initial BID operating plan, the maintenance of the landscaping installed, or the restoration of the medians to the condition required by the Wis. DOT, unless the Board first obtains the prior approval of a majority of the property owners in the district for the proposed additional activities. Approval shall be obtained

through a paper ballot sent to all property owners listed in the appendix of the current year operating plan. A majority for this purpose shall be property owners representing more than fifty percent (50%) of the BID special assessments as set forth in the current year operating plan. The method of assessment shall not be materially altered in subsequent plans, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.608 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of re-establishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.608 (3) (b).

APPENDICES

- A. Map of District Boundaries**
- B. Proposed Special Assessments**

BUSINESS IMPROVEMENT DISTRICT NO. 19

Villard Avenue

PROPOSED OPERATING PLAN

VILLARD AVENUE



BUSINESS ASSOCIATION

Draft
August 25, 2009

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INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the Villard Avenue business area on Milwaukee's North Side (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Villard Avenue district. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

B. Physical Setting

Boundaries of the District, as shown on the map in Appendix A of this plan, are Villard Avenue from 29th Street on the East to 42nd Street on the West, 35th Street one half block on the South continuing Northeast until Rohr Avenue.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix D.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to:

1. To improve the overall appearance and image of the street.
2. To enhance safety and security of the District.
3. To attract new businesses and increase private investment in the District.
4. To create an environment that will attract new customers and increase shopping in the area.

B. Proposed Activities – Year One

Principle activities to be engaged in by the district during its first year of operation will include:

1. To improve the overall appearance and image of the street:
 - a. Providing maintenance and management of the streetscape improvements.
 - b. Encouraging design-sensitive renovations of the buildings within the District.

2. To enhance the safety and security of the District by:
 - a. Encouraging and supporting Safety Programs in the District including police protection.
 - b. Working with business and property owners of properties that are a nuisance.
 - c. Implement a committee to reinforce and govern Villard Ave. night life activities.

3. To attract new businesses and increase private investment in the District by:
 - a. Promote private and public financing of District development activities.
 - b. Generating business recruitment leads and facilitating development within the Bid in order to gain new business.
 - c. Creating and maintaining a Villard Avenue presence on the web with links to business resources; Using Federal resources through the Technology.
 - d. Developing a tool to identify properties to be targeted for renovation or redevelopment.

4. To create an environment that will attract new customers and increase patronage in the District by:
 - a. Maintaining communication with the property owners and business operators in the District regarding the design and implementation of BID activities.
 - b. Developing a marketing plan which includes strategies, media coverage, promotional materials and special events for District to increase customer traffic.
 - c. Providing information regarding business, site preparation and selection, and rehabilitation resources in order to strengthen existing and new businesses, and to improve the appearance of the businesses.
 - d. Review and revise the three-year plan for the District.
 - e. Participating in the annual Villard Avenue Day Festival.
 - f. Advocate for the Villard Library remaining open and the building of Villard Square.

C. Proposed Expenditures – Year One

The principal expense of the District in 2010 shall be used to fund business technical assistance, maintenance projects, and streetscape. The BID #19 will contract with Northwest Side Community Development Corporation to manage activities for the BID. The BID will also help fund the Villard Avenue Day Festival.

Proposed Budget

Villard Avenue BID#19	
	2010 Budget
ADMINISTRATIVE SERVICES	
Debt Service	
Loan Repayment-Principal and Interest	\$ 26,488.53
Contractual Services	
Staff Support	35000.00
Accounting Services	
2008 Audit	4000.00
General Expenses	
Postage & Copies	1000
Utilities	3000
Landscaping	4000
Street Upkeep	4500
PROGRAM ACTIVITIES	
Marketing/Advertising	6000
Contingency Fund	
Villard Events	7000
Action Award / Business Assistance	13,000
Reserve	7154.03
TOTAL Proposed Budget for 2010	111142.56

D. Financing Method

It is proposed to raise 115,003.04 through BID assessments (see Appendix D). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

The Board's primary responsibility will be the implementation of this operating plan. The current BID #19 Board of Directors is comprised as follows:

- Tom Dienhart, Chairman
Property owner, Business owner of "Marine Land Pet Store"
- Rita Warford, Vice Chairwoman

Business owner of "Sew What"

- Michelle Spicer, Secretary
Operational Supervisor, Westbury Bank
- Peggy Mier, Treasurer
Branch Manager, Wells Fargo Bank
- Charles Belin, Board Member
Property Owner, Business Owner of "Villard Ave. Washer and Dryer"
- Yvonne Ali, Board Member
Property Owner, Business Owner of "Agape Theater"
- Sandra Renfro, Board Member
Business Owner of "Sista Sista"

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – Five
2. Composition - At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to the Villard Avenue Business Association.

The BID shall be a separate entity from the Villard Avenue Business Association, notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

Parcels are assessed by the BID in proportion to each parcel's part of the assessed value in the District. For example, in 2006, 3526 W. Villard Avenue was 0.0066% (\$706.20) of that year's annual BID assessment of \$95,361.42

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of per parcel will be applied.

As of January 1, 2009, the property in the proposed district had a total assessed value of over 19 million. This plan proposed to assess the property in the district at a rate of per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID.

Appendix D shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1) (f) 1m: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.

2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Villard Avenue business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.

5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the

proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

APPENDICES

- A. STATUTE**
- B. PETITION**
- C. PROPOSED DISTRICT BOUNDARIES**
- D. YEAR ONE PROJECTED ASSESSMENTS**
- E. CITY ATTORNEY'S OPINION**



THE EAST SIDE
BUSINESS IMPROVEMENT DISTRICT NO. 20
2010 OPERATING PLAN

September 25th, 2009

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THE EAST SIDE BUSINESS IMPROVEMENT DISTRICT 2010 OPERATING PLAN

I. INTRODUCTION

In 1984, the Wisconsin legislature created Sec. 66.608 of the Statutes enabling cities to establish Business Improvement Districts (BIDs) upon the petition of at least one property owner within the proposed district. The purpose of the law is ". . .to allow businesses within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities." Upon petition from property owners within the East Side business district, the Common Council of the City of Milwaukee on 9/23/97 Resolution File Number 970779 created BID No. 20 (The East Side Business Improvement District) and adopted its initial operating plan.

Section 66.608 (3) (b), Wis. Stats., requires that a BID Board "shall annually consider and make changes to the operation plan. . .The board shall then submit the operating plan to the local legislative body for approval." The Board of BID No. 20 (The East Side Business Improvement District) submits this 2010 BID operating plan in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of the activities described in the initial 1997 BID operating plan. Therefore, it incorporates by reference the earlier plans as adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements, which are required by Sec. 66.608, Wis. Stats. and the proposed changes for 2010. This plan does not repeat the background information that is contained in the initial operating plan.

II. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

No changes in the District planning or zoning have occurred since adoption of the initial operating plan.

III. DISTRICT BOUNDARIES

A listing of the properties in the district is provided in Appendix A.

IV. PROPOSED OPERATING PLAN 2010

A. Plan Objectives

The objectives of the BID are as follows:

- Act as a catalyst for private investment. Closely monitor new development opportunities, active recruiting of quality retail in new development and new vacancies, and marketing of area for renewed reinvestment.
- Promotion of the BID District as a desirable place to do business and to visit. Create signature events that drive traffic to the district.
- Improve the overall appearance and image of the area via clean programs, landscaping, and holiday lighting programs.

Proposed Activities

Principal activities to be undertaken by the BID during 2010 include, but are not limited to:

- 1) Continued promotion of the district via special events including the *East Side Open Market*, *Summer Soulstice Music Festival*, and Tomato Romp! festival, and general marketing initiatives for the neighborhood.
- 2) Increased programming for planters, trash maintenance, and graffiti removal.
- 3) Promotion of the district as a place to do business, live, work, and recreate.
- 4) Recruitment of new businesses, retail, and retention of existing businesses.

C. Proposed Expenditures

Income for 2010 (numbers rounded)

Carryover 2009 to 2010	\$56,000
<u>2010 Assessment (received 4/10)</u>	<u>\$220,870</u>
Projected Income Available in 2010	\$276,870

Expenses for 2010

Operating Expenses (office, contracts, district maintenance, etc.)	\$123,634
<u>Loan Payment for 2010</u>	<u>\$78,150</u>
Total Expenses for 2010	\$201,784

The BID Board will have the authority and responsibility to prioritize expenditures and to revise the district budget as necessary to match the funds actually available. Any funds unspent at the end of 2010 shall be carried over to 2011 and applied against future expenses.

D. Financing Method

The City of Milwaukee and the district jointly and cooperatively funded the streetscaping. The district's share of the cost of the streetscaping and the operating expenses of the district will be funded by BID assessments on taxable properties within the district.

The district entered into a Development Agreement with the City of Milwaukee in 2001. The Agreement includes the issuing of municipal bonds to finance the district's portion of the total cost. The district shall pay, each year for the term of the bonds, the amount necessary for principal, interest and other expenses on its portion of the cost. This year's annual payment is \$78,150.00. The total loan period will be for 20 years.

The Development Agreement will constitute a long-term commitment and the district will not be terminated until all repayments to the City have been made and adequate provision is made for the operation and management of improvements financed through the district. The Development Agreement will be in addition to the operating plan. Both parties have executed the Development Agreement.

V. METHOD OF ASSESSMENT

A. Assessment Rate and Method

As of January 1, 2009, the properties in the district had a total BID assessable value of \$92,875,500. This plan proposes to assess the taxable property in the district at a rate of \$5.00 per \$1,000 of assessed value with a cap at \$5,000 for the purposes of the BID. Appendix A shows the projected BID assessment for each property included in the district.

The principle behind the assessment methodology is that each property owner should contribute to the BID in proportion to the benefit derived from the BID. After consideration of assessment methods, it was determined that the assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a uniform rate applied on the assessed value of each property was selected as the basic assessment method for BID No. 20.

The variables used to determine the regular BID assessments are:

- 1) The total assessed value of each tax key parcel within the district; and
- 2) the specific dollar amount per \$1,000 of the assessed value of each tax key parcel.

The assessment methodology is as follows: For each of the taxable tax key parcels within the BID boundaries, the BID assessment is calculated by applying a \$5.00 per \$1000 charge against the assessed value of the parcel.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law, the following statements are provided:

- 1) *Sec. 66.608 (1) (f) Im: The district may contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.*
- 2) *Sec. 66.608 (5) (a): Property known to be used exclusively for residential purposes will not be assessed. Such properties are identified as BID Exempt Properties in Appendix B, as revised each year.*

Real property, of which more than 66 2/3 percent of the square footage of the floor area of the building is used for residential purposes, is defined as "substantially residential property." The law authorizing the creation of BIDs states the intention that residential space is considered a residential, and not commercial use. Therefore, the owner of any substantial residential property within the BID may certify to the BID Board the square footage of such real property used for residential and non-residential purposes. The percentage of square footage used for non-residential, as compared to the total square footage of such building, multiplied by the assessed value for the entire building on such real property, shall be the value of the real property used for multiplication against the BID assessment rate, subject to the \$5,000 per parcel cap. Calculation of floor area shall exclude basement area. Properties that receive an adjusted BID assessment in 1998 shall be assessed in 2010 only on the non-residential portion of the property as certified by the owner and accepted by the Board of Directors of BID No. 20.

- 3) *In accordance with the interpretation of the City Attorney regarding Sec. 66.608 (1) (b), Wis. Stats., property exempt from general real estate taxes have been excluded from the district. Privately owned tax exempt*

property, which is expected to benefit from district activities, may be asked to make a financial contribution on a voluntary basis.

VI. CITY ROLE IN DISTRICT OPERATION

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City has played a significant role in the creation of the BID and in the implementation of its operating plan. In particular, the City will continue to:

- 1) Provide technical assistance to the proponents of the district through adoption of the operating plan and provide assistance as appropriate thereafter.
- 2) Monitor and, when appropriate, apply for outside funds, which could be used in support of the district.
- 3) Collect BID assessments; maintain the BID assessments in a segregated account; and disburse the BID assessments to the district.
- 4) Receive annual audits as required per Sec. 66.608 (3) (c) of the BID law.
- 5) On or before June 1st of each plan year, provide the Board, through the Tax Commissioner's Office, with the official City records on the assessed value of each tax key number within the district as of January 1st of each plan year for the purposes of calculating the BID assessments.
- 6) Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VII. BUSINESS IMPROVEMENT DISTRICT NO. 20 BOARD OF DIRECTORS AND EXECUTIVE DIRECTOR

The Board's primary responsibility will be implementation of this operating plan. The current BID No. 20 Board of Directors is comprised as follows:

- ❖ **Peg Silvestrini**, President, property owner, co-owner *Beans and Barley Café and Market*
- ❖ **Paul Miller**, Vice-President, property owner, co-owner *Alterra Coffee Roasters*
- ❖ **Bob Domrois**, Treasurer, representative of *Wisconsin Paperboard*
- ❖ **Geralyn Flick**, Secretary, owner of *Murray Hill Pottery Works*
- ❖ **John Sidoff**, property owner, owner of *Hooligan's*
- ❖ **Nancy Vogel**, representative from *Small Animal Hospital*
- ❖ **Jeff Sherman**, co-owner *On Milwaukee.com*
- ❖ **Jim Plaisted** -- Executive Director

VIII. EAST SIDE ASSOCIATION

The BID shall be a separate entity from the East Side Association notwithstanding the fact that members, officers, and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law and not subject to the public record law except for its records generated in connection the BID Board. In accordance with this plan, the Association may contract with the BID to provide services to the BID.

IX. FUTURE YEARS' OPERATING PLANS

It is anticipated that the BID will continue to revise and develop the operating plan annually in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this operating plan.

Section 66.608 (3) (a) of the BID law requires the BID Board and the City to annually review and make changes as appropriate in the operating plan. Therefore, while this document outlines in general terms the complete development project, it focuses upon 2010 activities. Information on specific assessed values, budget amounts, and assessment amounts are based on 2009 conditions. Greater detail about subsequent years' activities will be provided in the required annual plan updates. Approval by the Common Council of such operating plan updates shall be conclusive evidence of compliance with this operating plan and the BID law.

In later years, the BID operating plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. The method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

X. AMENDMENT, SEVERABILITY, AND EXPANSION

The BID has been created under the authority of Section 66.608 of the Statutes of the State of Wisconsin. Should any court find any portion of this statute invalid or unconstitutional, its decision will not invalidate or terminate the

BID and this BID operating plan shall be amended to conform to the law without need of re-establishment.

Should the legislature amend the statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties of a certain class or classes of properties, then this BID operating plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual review and approval of the operating plan and without necessity to undertake any other act. This is specifically authorized under Sec. 66.608 (3) (b), Wis. Stats.

Appendix A

Properties included in BID #20

Taxkey	Property Address	Total	BID assessment
3190699000	2427 N MURRAY	\$356,000	\$1,780
3190700000	2423 N MURRAY	\$343,000	\$1,715
3190704000	1922 E THOMAS	\$259,000	\$1,295
3190721000	2018 E THOMAS	\$371,000	\$1,855
3190722000	2400 N MURRAY	\$684,000	\$3,420
3190723000	2406 N MURRAY	\$352,000	\$1,760
3190724000	2410 N MURRAY	\$226,000	\$1,130
3190727100	2428 N MURRAY	\$620,000	\$3,100
3190743000	2426 N FARWELL	\$1,480,500	\$5,000
3190744000	2414 N FARWELL	\$267,000	\$1,335
3190745000	2401 N MARYLAND	\$1,392,200	\$5,000
3190757000	2012 E NORTH	\$1,321,000	\$5,000
3190760110	2330 N FARWELL	\$1,880,000	\$5,000
3190764111	2303 N FARWELL	\$1,047,900	\$5,000
3190766100	2339 N MURRAY	\$897,000	\$4,485
3190768000	2333 N MURRAY	\$374,000	\$1,870
3190769000	2327 N MURRAY	\$261,000	\$1,305
3190770100	2319 N MURRAY	\$1,300,000	\$5,000
3190770200	1930 E NORTH	\$746,000	\$3,730
3190790000	1832 E NORTH	\$526,000	\$2,630
3190793000	1800 E NORTH	\$1,235,000	\$5,000
3191371000	2305 N PROSPECT	\$14,268,000	\$5,000
3191372000	2311 N PROSPECT	\$14,800,000	\$5,000
3191373000	2311 N PROSPECT	\$0	\$0
3200302112	1514 E THOMAS	\$5,860,700	\$5,000
3201523100	1726 E NORTH	\$401,000	\$2,005
3201524000	2303 N OAKLAND	\$512,000	\$307
3201525000	1700 E NORTH	\$1,350,000	\$5,000
3201531100	2340 N NEWHALL	\$1,156,000	\$5,000
3201532110	1614 E NORTH	\$796,000	\$3,980
3201534100	2333 N NEWHALL	\$288,300	\$1,442
3201535100	1530 E NORTH	\$365,000	\$1,825
3201537100	1518 E NORTH	\$735,000	\$3,675
3201539000	1504 E NORTH	\$723,000	\$3,615
3201540000	2320 N CAMBRIDGE	\$15,000	\$75
3201541100	2326 N CAMBRIDGE	\$0	\$0
3209948113	1436 E NORTH	\$0	\$0
3209948115	1436 E NORTH	\$1,335,000	\$5,000
3550101000	1507 E NORTH	\$211,300	\$1,057
3550103000	1515 E NORTH	\$294,000	\$1,470

3550139110	1431 E NORTH	\$502,000	\$2,510
3550431116	2202 N BARTLETT	\$3,715,400	\$5,000
3550432000	1617 E NORTH	\$582,000	\$2,910
3550448100	1609 E NORTH	\$415,000	\$2,075
3560215100	2252 N PROSPECT	\$2,910,000	\$5,000
3560229000	2140 N PROSPECT	\$1,074,000	\$5,000
3560278000	2211 N PROSPECT	\$685,500	\$3,428
3560279000	2201 N PROSPECT	\$1,115,000	\$1,856
3560281100	2214 N FARWELL	\$631,000	\$3,155
3560282000	2216 N FARWELL	\$2,838,000	\$5,000
3560283000	2238 N FARWELL	\$1,439,000	\$2,396
3560284000	2217 N PROSPECT	\$1,160,000	\$5,000
3560285000	2017 E NORTH	\$420,600	\$2,103
3560286000	2043 E NORTH	\$897,300	\$4,487
3560287000	2034 E. IVANHOE	\$2,013,000	\$5,000
3560289111	1901 E NORTH	\$1,980,000	\$5,000
3560290100	2227 N FARWELL	\$539,300	\$2,697
3560296120	2219 N FARWELL	\$906,000	\$4,530
3560297000	2201 N FARWELL	\$1,715,000	\$2,855
3560298110	1852 E KENILWORTH	\$520,000	\$2,600
3560301000	1801 E NORTH	\$172,900	\$865
3560302000	1819 E KENILWORTH	\$1,390,000	\$5,000
3560303100	1835 E KENILWORTH	\$474,400	\$2,372
3560310100	2169 N FARWELL	\$486,000	\$2,430
3560311000	2159 N FARWELL	\$314,000	\$1,570
3560312111	2121 N FARWELL	\$1,897,400	\$5,000
3560609100	2200 N PROSPECT	\$648,500	\$3,243
3560611100	2214 N PROSPECT	\$927,300	\$4,637
3561471000	2170 N PROSPECT	\$518,000	\$2,590
3561472000	2009 E KENILWORTH	\$940,000	\$4,700
		<hr/>	
		\$92,875,500	\$220,870

Appendix B

	<u>2010</u>
	<u>Approved Budget</u>
Income	
Assessment Income	
Receipts	220,867.00
Less: Loan Payment	78,150.00
Total Assessment Income	<u>142,717.00</u>
Other Income	
Interest Income	500.00
Contributions	
Reimbursed Expenses	
Total Other Income	<u>500.00</u>
Total Available for Operations	<u>143,217.00</u>
Expense	
BID Office Expense	
Executive Director	46,200.00
Liability/Loss Insurance	1,800.00
Directors and Officers Insurance	774.00
Accounting	1,100.00
Office	500.00
Supplies - Other	500.00
Meals	500.00
Seminar Fees	500.00
Equipment Purchase	0.00
Dues and Subscriptions	400.00
Postage	100.00
Printing and Reproduction	250.00
Licenses and Permits	0.00
Rent	960.00
Contributions	0.00
Bank Service Charges	50.00
Taxes	0.00
Miscellaneous	500.00
Total BID Office Expense	<u>54,134.00</u>
Marketing Expense	
Public Relations and Events	25,000.00
Holiday Shopping Program	
Internet Service	
Total Marketing Expense	<u>25,000.00</u>
Streetscape	

Planter Maintenance	17,000.00
Street Cleaning	7,500.00
Streetscape	5,000.00
Landscaping supplies	5,000.00
Graphics for Kiosk	2,000.00
Harp Lighting	1,500.00
Equipment Repairs	500.00
Equipment Rental	500.00
Total Streetscape Expense	39,000.00
Open Market	
Revenue	
Sponsors / Advertisers	5,000.00
Vendor Fees	2,000.00
Total Open Market Revenue	7,000.00
Disbursements	
Marketing	5,000.00
Market Manager	5,500.00
Supplies	500.00
Liability Insurance	1,000.00
Banners	500.00
Total Open Market Disbursements	12,500.00
Open Market Expense / (Income)	5,500.00
Tomato Romp	
Revenue	
Sponsors / Advertisers	6,000.00
Event income	5,000.00
Total Tomato Romp Revenue	11,000.00
Disbursements	
Clean up	
Marketing	
Supplies	
Entertainment	11,000.00
Total Tomato Romp Disbursements	11,000.00
Tomato Romp Expense / (Income)	0.00
Total Expenses	123,634.00
Carry forward	19,583.00

1	3190699000	1780	9W
2	3190700000	1715	9W
3	3190704000	1295	9W
4	3190721000	1855	9W
5	3190722000	3420	9W
6	3190723000	1760	9W
7	3190724000	1130	9W
8	3190727100	3100	9W
9	3190743000	5000	9W
10	3190744000	1335	9W
11	3190745000	5000	9W
14	3190757000	5000	9W
15	3190760110	5000	9W
16	3190764111	5000	9W
17	3190766100	4485	9W
18	3190768000	1870	9W
19	3190769000	1305	9W
20	3190770100	5000	9W
21	3190770200	3730	9W
22	3190790000	2630	9W
23	3190793000	5000	9W
13	3191371000	5000	9W
12	3191372000	5000	9W
24	3191373000	0	9W
25	3200302112	5000	9W
26	3201523100	2005	9W
27	3201524000	307	9W
28	3201525000	5000	9W
29	3201531100	5000	9W
30	3201532110	3980	9W
31	3201534100	1442	9W
32	3201535100	1825	9W
33	3201537100	3675	9W
34	3201539000	3615	9W
35	3201540000	75	9W
36	3201541100	0	9W
37	3209948113	0	9W
38	3209948115	5000	9W
39	3550101000	1057	9W
40	3550103000	1470	9W
41	3550139110	2510	9W
42	3550431116	5000	9W
43	3550432000	2910	9W
44	3550448100	2075	9W
45	3560215100	5000	9W
46	3560229000	5000	9W
47	3560278000	3428	9W
48	3560279000	1856	9W
49	3560281100	3155	9W
50	3560282000	5000	9W
51	3560283000	2396	9W
52	3560284000	5000	9W

53	3560285000	2103	9W
54	3560286000	4487	9W
55	3560287000	5000	9W
56	3560289111	5000	9W
57	3560290100	2697	9W
58	3560296120	4530	9W
59	3560297000	2855	9W
60	3560298110	2600	9W
61	3560301000	865	9W
62	3560302000	5000	9W
63	3560303100	2372	9W
64	3560310100	2430	9W
65	3560311000	1570	9W
66	3560312111	5000	9W
67	3560609100	3243	9W
68	3560611100	4637	9W
69	3561471000	2590	9W
70	<u>3561472000</u>	4700	9W
		220870	

**BUSINESS IMPROVEMENT DISTRICT NO. 21
MILWAUKEE DOWNTOWN
YEAR THIRTEEN OPERATING PLAN**

SEPTEMBER 17, 2009

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APPENDICES

- A. Wisconsin Statutes section 66.1109
- B. Map of District Boundaries
- C. Listing of Properties Included in the District
- D. Proposed 2010 Budget

I. INTRODUCTION

Under Wisconsin Statutes section 66.1109, cities are authorized to create Business Improvement Districts ("BIDs") upon the petition of at least one property owner within the proposed district. The purpose of the BID statute is ". . . to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." 1983 Wis. Act 184, Section 1, legislative declaration. See Appendix A.

On or about July 16, 1997, the City of Milwaukee (the "City") received a petition from property owners which requested creation of a BID known as the Milwaukee Downtown Management District (the "District"). On October 14, 1997, the Common Council of the City adopted resolution no. 970900, creating the District and approving the initial operating plan for the District (the "Initial Operating Plan"). On November 4, 1997, the Mayor of the City appointed members to the board of the District (the "Board") in accordance with the requirements set forth in Article III.D. of the Initial Operating Plan. The purpose of the District is to sustain the competitiveness of Downtown and ensure a safe, clean environment conducive to business activity. In this regard, the District is authorized to manage and maintain services which supplement those services historically provided by the City to owners and occupants in the District.

On or about August 20, 2008, owners of additional properties on the fringes of the District's original boundaries petitioned the City to expand the District to include their properties. On October 29, 2008, the Common Council of the City adopted resolution no. 080617, expanding the District boundaries.

Pursuant to the BID statute, this Year Thirteen Operating Plan (the "Operating Plan") for the District has been prepared to establish the services proposed to be offered by the District, proposed expenditures by the District and the special assessment method applicable to properties within the District for its thirteenth year of operation. This Plan has been developed by the District Board with technical assistance from the Department of City Development, the Department of Public Works and the Police Department.

II. DISTRICT BOUNDARIES

When created in 1997, the District boundaries covered approximately 120 square blocks and encompassed the City's Downtown. The original District boundaries extended to North 4th Street and North 10th Street to the west; West St. Paul Avenue, the Menomonee River, and West Clybourn Street to the south; Lake Michigan to the east and Schlitz Park to the north. As a result of the expansion of the District in 2008, the District's current boundaries include

expansion areas adjacent to its original boundaries. The District's current boundaries extend to I-94 on the west; West St. Paul Avenue, the Menomonee River and West Clybourn Street to the south; Lake Michigan and North Van Buren Street to the east; and Schlitz Park and McKinley Street to the north, as shown in Appendix B of this Operating Plan. A narrative listing of the properties now included in the District is set forth in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objectives of the District are to increase pedestrian traffic Downtown and to better enable Downtown to compete for customers with suburban residential and commercial areas. The District proposes to achieve its objectives by, among other methods, supplementing the maintenance and security services provided by the City in order to increase the safety and cleanliness (and the perceived safety and cleanliness) of Downtown. The City will continue to provide its current level of maintenance and policing services. The City and the District have entered into the cooperation agreement on file in the District's office (the "Cooperation Agreement"). The District also seeks to achieve its objectives by marketing Downtown as a great place to live, work and play and by working with like-minded associates to attract and retain businesses.

B. Proposed Activities

The District offers Downtown owners and occupants additional safety personnel, enhanced sidewalk cleaning, supplemental public space maintenance and integrated marketing and promotional services to complement the base level of services currently being provided by the City. As a supplement to City services, the District retains and manages its own safety and maintenance staff and develops and implements its own marketing initiatives. The District has also hired an executive director, who reports to the Board, to implement and manage the day to day activities of the District and to supervise all District staff and independent contractors. The following are the activities proposed by the District for calendar year 2010. The District may, from time to time and as it deems necessary, adjust the size and scope of the activities and staffing levels described below, but only so long as such adjustments in activities and staff are part of the activities identified in this Operating Plan. The District may not undertake new activities except as included in duly approved operating plans for future years.

1. Public Service Ambassadors Program. The District will continue to sponsor a Public Service Ambassador Program to provide safety and goodwill services to Downtown, supplemental to existing City police services. The aim of the program is to increase the public's comfort and sense of security through a visible, uniformed presence in addition to law enforcement.

The District may implement this program either by hiring staff directly or by hiring independent contractors to provide staff. In either case, a PSA director, who will report to the executive director, will be hired to manage this program, hire and supervise staff and maintain communications with police. Public Service Ambassadors ("PSAs"), including shift supervisors, will be retained to provide approximately 47,000 on-duty hours subject to dictates from the District. The District, in cooperation with the City Police Department, Visit Milwaukee, the Shops at Grand Avenue and other City departments and resources, will develop an intensive initial training program, as well as on-going in-service and field training, for PSAs. Training will focus on available City services, preventing and reporting crime, dealing with panhandlers and the homeless, applicable sanitation and building codes, radio communications, first aid and CPR, Milwaukee history and local attractions, general retailing, communications skills and interactions with residents and visitors. For a portion of their training PSAs will be paired with police officers or experienced PSAs patrolling their beats. Training will be supplemented by a book of Operating Rules and Procedures serving as a guide for handling both common and unusual incidents.

Following their training, uniformed but unarmed PSAs will be assigned "beats" to patrol on foot. Beat assignments will be based on the amount of foot traffic in the area, hours of business operation, special event schedules, police beat assignments and crime statistics and trends. Generally, PSAs will be deployed on beats to maximize the provision of security services during peak hours like weekday lunch hours, before and after business hours and for special events. During weekday shifts, "beats" will range from 10 to 16 blocks. During evenings and on weekends, PSAs will be deployed in a more concentrated area where people congregate. In addition to the previously described "beats", a beat may include The Shops of Grand Avenue Guest Services Center and/or any other indoor venue, so long as providing PSA services at such venue furthers the purposes outlined in this Operating Plan and any services unique to the indoor

venue are provided on a revenue-neutral basis so that the District avoids incurring any costs disproportionately benefiting any individual property owner. A schedule for deploying PSAs on their beats shall be developed by the District's executive director together with the PSA director and altered as appropriate for weather, redeployment for special events and for changing circumstances.

PSAs' primary responsibilities will be to assist and direct workers, shoppers and visitors and to observe and report suspicious behavior. PSAs must familiarize themselves with the businesses and residents in their beats and be able to recognize suspicious behavior. PSAs will be supplied with uniforms to create an official but approachable appearance and will be equipped with handheld PDA-type devices to report any incidents to a PSA supervisor/dispatcher linked directly to the City Police Department. One PSA supervisor/dispatcher shall be on duty whenever PSAs are on patrol. Using handheld PDA-type devices, the PSA supervisor will maintain communications among PSAs, other Downtown security personnel and City police.

The City Police Department shall provide the District with the ability to monitor police calls for service. The District will permit any on-duty police officers assigned to the Downtown area to work out of the District office. The agreement between the District and the City Police Department regarding services to be provided is more fully described in the letter from Chief of Police Arthur L. Jones dated July 17, 1997 on file in the District's office.

The District will pursue partnerships with other service providers. These partnerships may include development of a policy for referring panhandlers and the homeless to appropriate resources and/or working with other Downtown security resources to share information and develop response strategies.

2. Clean Sweep Ambassadors Program. The District will continue to sponsor a Clean Sweep Ambassador Program to provide additional sidewalk cleaning and public space maintenance, to implement special projects and, more generally, to introduce an active, positive force in Downtown.

The District may provide cleaning, maintenance, graffiti removal and landscaping services in any manner deemed reasonable by the District Board, including hiring staff directly or hiring independent contractors to provide staff. In any event, a CSA director will be

selected, who will report to the District's executive director, to manage this program, hire and supervise staff and serve as a liaison among City departments and property owners and businesses. During the summer months, a minimum of 12 full-time equivalent Clean Sweep Ambassadors ("CSAs") will report directly to the CSA director. Fewer CSAs may service the District during the winter months. Full-time CSA staff will be trained in maintenance, safety and informational services and furnished with identifiable uniforms. In addition, the District may retain other staff and/or independent contractors as it deems reasonable to perform the tasks necessary to implement the program.

The maintenance efforts of CSAs, other staff and independent contractors retained, paid and uniformed by the District will complement the efforts of the City Department of Public Works. CSAs will manually sweep sidewalks and riverwalks, pick up litter and remove graffiti each day. Weather permitting, CSAs will mechanically sweep public sidewalks and riverwalks in a rotation consistent with the City's street sweeping schedule--with approximately one fifth of the District being swept each working day. From April through October, CSAs will also power wash and steam clean sidewalks and clean, maintain, water, plant and weed tree wells and planters. CSAs will be assigned "beats" depending on the public use of the area and the need for services. A schedule for deploying CSAs and their tasks, shall be developed by the District's executive director and the CSA director and altered as appropriate for restrictions imposed by weather and redeployment as necessary in the judgment of District staff.

In addition to their daily cleaning and maintenance duties, the District may deploy CSAs to accomplish special projects. These projects may range from the installation and removal of holiday lights to set up and clean up for special events.

In servicing all aspects of the CSA program, CSAs and other staff servicing this program will maintain a friendly and helpful presence Downtown. Working during busy hours in recognizable uniforms, they will create an aura, not only of cleanliness, but also of safety. CSAs will be trained in crime resistance and to furnish helpful information and directions to residents and visitors. CSAs will remain in contact with the District office and its other resources using handheld PDA-type devices.

3. Business Recruitment and Retention; Marketing and Retail Initiatives. District staff will coordinate and/or contract to implement public relations programming to promote the cleaner, safer, friendlier Downtown being created through District efforts. Marketing and programming will aim to encourage increased use of Downtown, to attract businesses to locate and remain and expand in Downtown and to convince both constituents of the District and potential users that Downtown is a positive destination with unique qualities and amenities.

District staff will continue the District's marketing efforts commenced in previous years of operation, including utilizing the graphics and media packages developed and materials purchased. District staff will organize an internal communications program to inform members about District activities and benefits. Internal communications may include a semi-annual newsletter, an annual report and various print and e-mail notices. District staff will maintain an umbrella-advertising theme, graphics package and media relations program. District staff will cross sell Downtown's assets with various seasonal promotions, including Trolley Loop and Grand Rapids high-speed ferry promotions, if available.

In addition, District staff will develop and/or contract for other marketing initiatives, attractions and/or events promoting Downtown. Among these marketing initiatives, the District will continue the comprehensive marketing campaign targeted at residents in the area including Milwaukee, Waukesha, Ozaukee, Washington, Racine and Kenosha Counties, and upgrade marketing to other target markets such as the Fox Valley and Northern Illinois. The campaign may include public relations and advertising on busboards, billboards, news coverage and in print, television and radio ads to reinforce positive impressions and to encourage businesses, residents and tourists to locate within and use Downtown. The District has purchased and will maintain traveling information kiosks and/or similar devices which may be staffed and deployed at various events (inside and outside of Downtown) to increase District visibility and outreach. The District will also retain its retail marketing coordinator to focus on attracting and retaining synergistic retail businesses.

The District may undertake other marketing initiatives and programming reasonably estimated to attract and retain businesses,

residents and tourists to Downtown as deemed appropriate by the District Board. Specifically, the District may cooperate and/or contract with other like-minded associates to solicit and collect data about Downtown businesses and the Downtown real estate market and to proactively identify and address property owner concerns. The District may also sponsor or co-sponsor special events such as Downtown Dining Week and Downtown Employee Appreciation Week.

Finally, the District will continue its sponsorship of holiday lighting each November. Each year, the District will cause lighting purchased by the District in previous years and remaining in good condition to be reinstalled. In addition, the District may spend and/or solicit additional money as it deems necessary to purchase additional and/or replacement holiday lighting. For the winter of 2009-2010, the District will sponsor the eleventh annual Holiday Lights Festival in Downtown. This festival will continue previous year's street lighting efforts, encourage private owner roofline lighting and implement intense lighting displays in select Downtown parks such as Pere Marquette Park, Ziedler Union Square and Cathedral Square.

The District may contract with Milwaukee Downtown, Inc. to coordinate and implement the marketing initiatives described above, as well as related activities. In connection with contracting with Milwaukee Downtown, Inc., the District intends to donate approximately \$753,000 to Milwaukee Downtown, Inc. to provide operating funds necessary to implement marketing initiatives and related activities.

4. Contracting to Extend Activities/Services Outside of the District. Given the District's success, various constituencies periodically request the District to extend activities or provide services outside of the District boundaries. The District is authorized to contract to extend its activities and/or services outside District boundaries so long as, by majority vote of the Board, any such contract is deemed to (a) advance the District's objectives and (b) provide activities and/or services on a revenue-neutral basis such that the District avoids incurring any costs not directly benefiting properties within the District.

C. Proposed Expenditures and Financing Method

The 2010 proposed annual operating budget for the District is \$3,174,075. \$3,016,975 will be the amount received from District assessments from properties within the District. \$157,100 is additional income that is anticipated to come from several sources, including voluntary contributions from tax-exempt properties. See Appendix D. Of these amounts, \$888,000 will finance the Public Service Ambassadors Program, \$899,718 will fund the Clean Sweep Ambassadors Program, \$938,203 will pay for public information, marketing, promotions and business retention and recruitment efforts, including retail marketing efforts, and \$448,154 will be reserved for administrative expenses and a contingency (including, without limitation, the salaries of a full-time executive director, a retail marketing coordinator and other District staff, legal fees, insurance costs and office expenses). In the event that the Board reasonably determines that amounts allocated to any particular program are not needed for that program, unneeded amounts for one program may be used for another program. In addition, any funds collected but unspent pursuant to previous years' operating plans and any unanticipated voluntary contributions or other income will be made available in 2010 (for any purpose set forth in this Operating Plan, including without limitation for public information, marketing, promotions and/or business retention and recruitment efforts). The Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

The Board shall approve an annual operating budget for the District each year. Prior to approving any annual operating budget, the District will mail a public hearing notice and make available a copy of the proposed annual operating plan and budget to all owners of real property within the District. In addition, a Class 2 notice of the public hearing will be published in a local newspaper of general circulation, and the notice, annual operating plan and budget will be posted on the District's website. The District Board will hold a public hearing and approve the annual operating plan and budget for the District for that year. If any year's annual operating budget exceeds the prior year's annual operating budget by 4% or more, such budget must be approved by a 2/3 majority of the entire District Board. (This Year Thirteen Operating Plan was unanimously approved by _____ Board members in attendance at the Board meeting of September 17, 2009.) Any capital improvements costing more than \$10,000 each or \$30,000 in the aggregate for any one year must be approved by a 2/3 majority of the entire District Board. For the purposes of this Operating Plan, "capital improvement" means any physical item that is permanently affixed to real

estate including, without limitation, street lighting and sidewalk improvements. The term "capital improvement" shall not include, among other things, any maintenance equipment or supply, any communications equipment, any vehicles, any seasonal improvement or any holiday lighting or decorations. After the District Board has approved the annual operating plan and budget, they will be sent to the City for approval, adoption and inclusion in the City's annual budget for that year.

The 2009 assessed valuation of all property subject to assessment within the original District boundaries was approximately \$2,017,322,400. The method of assessing annual operating expenses against properties located within the District is set forth in Article IV of this Operating Plan. Any change in the method of assessing annual operating expenses against properties located within the District must be approved by a 3/4 majority of the entire District Board and a majority of the Common Council of the City. Subsequent revisions to this Operating Plan will specify any additional assessment methodologies and amounts for operating expenses. In addition, if any year's annual aggregate assessment to property owners exceeds the prior year's annual aggregate assessment by 6% or more, such increased assessment must be approved by the owners of property assessed by the District having a property tax assessed valuation equal to at least 3/4 of the aggregate property tax assessed valuation of all property assessed by the District.

The District may not borrow funds without approval of a 2/3 majority of the entire District Board.

D. Organization of the District Board

The Mayor shall appoint members to the District Board. The Board shall be responsible for implementation of this Operating Plan. This requires the Board to negotiate with providers of services and materials to carry out the Operating Plan; to enter into various contracts; to monitor the effectiveness of the District's activities; to ensure compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of District assessments.

Wisconsin Statutes section 66.1109(3)(a) requires that the Board be composed of at least five members and that a majority of the Board members be owners or occupants of property within the District.

The Board shall be structured and operate as follows:

increase each year by the proportionate increase in the District operating budget for that year.

- (i) One member shall be an "at large" member who shall not represent any particular constituency but who shall be an owner or occupant of real property located within the District used for commercial purposes.

For purposes of measuring the assessed valuations of any building or site set forth above, all contiguous buildings and/or sites connected above- or below-ground, separated only by an intervening street and with identical ownership shall be included as one building or site. (For example, the U.S. Bank Center, consisting of property located at 777 and 811 East Wisconsin Avenue, constitutes one site.) Each year, the Board shall reconfirm the assessed valuations, ownerships and occupancies of all properties located within the District. If the assessed valuation, ownership or occupancy of any particular building or site in any year ceases to satisfy the criteria set forth above, the Board shall rearrange such building or site in the appropriate category. In addition to the composition requirements set forth above, one member of the Board shall also be a member of the board of directors of Westown Association as long as the Westown Association remains in existence, and one member of the Board shall also be a member of the board of directors of East Town Association as long as the East Town Association remains in existence. In satisfying the categories for Board members set forth above, the geographic representation of Board members shall be varied to the extent possible.

- 3. Term - Appointments to the Board shall generally be for a period of three years. To the extent possible, the terms of members representing each of the categories set forth in subparagraph (2) above shall be staggered so that the terms of not more than 60% of the representatives of any one category shall expire simultaneously. Despite the expiration of a Board member's term, the member shall continue to serve, subject to the by-laws adopted by the Board, until the member's successor is appointed.
- 4. Compensation - None.
- 5. Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings Law if and as legally required.

6. Record Keeping - Files and records of the Board's affairs shall be kept pursuant to public record requirements.
7. Staffing and Office - The Board may employ staff and/or contract for staffing services pursuant to this Operating Plan and subsequent modifications thereof. In 2010, the Board shall employ, at minimum, a full-time executive director, a full-time administrative assistant, a retail marketing coordinator and at least two interns. The Board shall maintain an office for the District, which shall be centrally located in Downtown. The District's current office is located at 600 East Wells Street, but such office may be relocated as the District Board deems reasonable. All District staff, including PSAs and CSAs, may work out of the District office.
8. Meetings - The Board shall meet regularly, at least once every three months. The Board has adopted rules of order (by-laws) to govern the conduct of its meetings.
9. Executive Committee - The Board shall elect from its members a chair, a vice-chair, a secretary, a treasurer and an assistant secretary who shall comprise an Executive Committee of the Board. At least one member of the Executive Committee shall be elected from the category of members set forth in subparagraphs (2)(a) or (b) above. Moreover, the member representing The Northwestern Mutual Life Insurance Company under subparagraph (2)(d) above shall be elected to some office on the Executive Committee. The Executive Committee shall be authorized to oversee the day to day operations of the District, subject to the by-laws adopted by the Board.
10. Non-voting Members - At the option of a majority of the members of the Board, representatives of Visit Milwaukee, the Milwaukee Development Corporation, the Metropolitan Milwaukee Association of Commerce (and/or similar organizations) may be invited to attend meetings of the Board or Executive Committee as nonvoting members.
11. Emeritus Members – By resolution of a majority of the members of the Board, former Board members who have demonstrated extraordinary service to the District may be appointed "emeritus" members in honor and recognition of their exceptional contributions.

E. RELATIONSHIP TO MILWAUKEE DOWNTOWN, INC. AND ALLIANCE FOR DOWNTOWN PARKING AND TRANSPORTATION, INC.

The District is a separate entity from Milwaukee Downtown, Inc., a private, not for profit corporation, exempt from taxation under section 501(c)(3) of the Internal Revenue Code, notwithstanding the fact that some or all of the members, officers and directors of each entity may be shared. Milwaukee Downtown, Inc. shall remain a private organization, not subject to the open meeting law, and not subject to the public records law except for its records generated in connection with the Board. The Board may contract with Milwaukee Downtown, Inc. to provide marketing and promotional services to the District and donate operating funds to Milwaukee Downtown, Inc. to facilitate the provision of such services, all in accordance with this Operating Plan.

The District and Milwaukee Downtown, Inc. are also separate entities from Alliance for Downtown Parking and Transportation, Inc. (the "Alliance"), a private, not for profit corporation, notwithstanding the fact that the District Board appoints all members to the board of directors of the Alliance. The Alliance shall remain a private organization, not subject to the open meeting law, and not subject to the public records law except for its records generated in connection with the Board. The Board may work in tandem with the Alliance and other Downtown commercial organizations to improve and mitigate adverse parking and transportation issues impacting Downtown Milwaukee and to promote positive parking and transportation options within the area, consistent with the purposes of this Operating Plan.

IV. METHOD OF ASSESSMENT

A. Annual Assessment Rate and Method

The annual assessment for District operating expenses will be levied against each property within the District in direct proportion to the current assessed value of each property for real property tax purposes as of the date the District held the public hearing regarding its Year Thirteen Operating Plan (September 17, 2009). No owner of property within the District shall be eligible to receive or be subject to any reductions or increases in its assessment as a result of a decrease or increase in the assessed value for their property occurring after such date. In addition, the amount of an assessment against a particular property may change from year to year if that property's assessed value changes relative to other properties within the District.

Appendix C identifies each property included in the District and shows the proposed BID assessment for each property for the thirteenth year of operation. Such proposed assessments are based on the assessed value and classification estimated in 2009 pursuant to the foregoing formula.

In addition, any amounts due to the District from a property owner pursuant to a contract between the District and the property owner may, at the option of the District Board, become a special assessment or special charge against that property upon 30 days' prior written notice to the property owner.

B. Excluded and Exempt Property

The BID statute requires explicit consideration of certain classes of property. In compliance with the law, the following statements are provided.

1. Wisconsin Statutes section 66.1109(1)(f)(1m): The District will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this Operating Plan because it is assumed that they will benefit from development in the District.
2. Wisconsin Statutes section 66.1109(5)(a): Property used exclusively for residential purposes will not be assessed. Mixed use properties containing some residential use will be fully assessed by the District.
3. Consistent with Wisconsin Statutes section 66.1109(5)(a), property within the District boundaries but exempt from general real estate taxes under Wisconsin Statutes section 70.11 may not be specially assessed by the District but will be asked to make a financial contribution to the District on a voluntary basis. Funds collected in this manner in any given year may be used in any manner deemed appropriate by the Board. In addition, consistent with Wisconsin Statutes section 66.1109(1)(b), those tax exempt properties within the original or amended boundaries of the District which later become taxable shall automatically become included within the District and subject to assessment under any current operating plan without necessity to undertake any other act.

V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY

A. Enhanced Safety and Cleanliness

Under Wisconsin Statutes section 66.1109(1)(f)(4), this Operating Plan is required to specify how the creation of the District promotes the orderly development of the City. The District will enhance the safety and cleanliness of Downtown and, consequently, encourage commerce in the City. Increased business activity in the City will increase sales tax revenues and property tax base.

B. City Role in District Operation

The City has committed to assisting owners and occupants in the District to promote its objectives. To this end, the City has played a significant role in creation of the District and in the implementation of this Operating Plan. In furtherance of its commitment, the City shall:

1. Perform its obligations and covenants under the Cooperation Agreement.
2. Provide technical assistance to the District in the adoption of this and subsequent operating plans and provide such other assistance as may be appropriate.
3. Collect assessments, maintain the same in a segregated account and disburse monies to the Board.
4. Receive annual audits as required per Wisconsin Statutes section 66.1109(3)(c).
5. Provide the Board, through the Office of Assessment, on or before July 1 of each year, and periodically update, with the official City records on the assessed value of each tax key number within the District as of January 1 of each year for purposes of calculating the District assessments.
6. Promptly appoint and confirm members to the Board, consistent with this Operating Plan.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The BID statute establishes a specific process for reviewing and approving operating plans. Pursuant to the statutory requirements, the following process will be followed:

1. The District shall submit its proposed Operating Plan to the Department of City Development.
2. The Community and Economic Development Committee of the Common Council will review the proposed Operating Plan at a public meeting and will make a recommendation to the full Common Council.
3. The Common Council will act on the proposed Operating Plan.
4. If adopted by the Common Council, the proposed Operating Plan is sent to the Mayor for his approval.
5. If approved by the Mayor, this Year Thirteen Operating Plan for the District is approved and the Mayor will appoint, in accordance with Article III.D., new members to the Board to replace Board members approved whose terms have expired or who have resigned.

VII. FUTURE YEAR OPERATING PLANS

A. Changes

It is anticipated that the District will continue to revise and develop this Operating Plan annually, in response to changing needs and opportunities in the District, in accordance with the purposes and objectives defined in this Operating Plan.

Wisconsin Statutes section 66.1109(3)(b) requires the Board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms proposed activities, information on specific assessed values, budget amounts and assessment amounts are based solely upon current conditions. Greater detail about subsequent years' activities will be provided in the required annual plan updates, and approval by the Common Council of such plan updates shall be conclusive evidence of compliance with this Operating Plan and the BID statute.

In later years, the District Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the approval of a 3/4 majority of the entire District Board and consent of the City of Milwaukee. In addition, if any year's annual aggregate assessment to property owners exceeds the prior year's annual aggregate assessment by 6% or more, such increased assessment must be approved by the owners of property assessed by the District having a property tax assessed valuation equal to at least 3/4 of the aggregate property tax assessed valuation of all property assessed by the District. Further, as set forth in Article III.C. above, a 2/3 majority of the entire District Board must approve increases in the District operating budget exceeding 4% of the prior year's budget and capital improvement expenditures of over \$10,000 in any one instance or of \$30,000 in the aggregate in any one year.

B. Early Termination of the District

The City shall consider terminating the District if the owners of property assessed under the Operating Plan having a valuation equal to more than 50% of the valuation of all property assessed under the Operating Plan, using the method of valuation specified herein, or the owners of property assessed under the Operating Plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the Operating Plan, file a petition with the City Plan Commission requesting termination of the District. On or after the date such a petition is filed, neither the Board nor the City may enter into any new obligations by contract or otherwise until the expiration of thirty (30) days after the date a public hearing is held and unless the District is not terminated.

Within thirty (30) days after filing of a petition, the City Plan Commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a Class 2 notice. Before publication, a copy of the notice with a copy of the Operating Plan and a copy of the detail map showing the boundaries of the District shall be sent by certified mail to all owners of real property within the District.

Within thirty (30) days after the date of such hearing, every owner of property assessed under the Operating Plan may send a written notice to the City Plan Commission indicating, if the owner signed a petition, that the owner retracts the owner's request to terminate the District or, if the owner did not sign the petition, that the owner requests termination of the District.

If, after the expiration of thirty (30) days after the date of the public hearing, by petition or subsequent notification and after subtracting any retractions, the owners of property assessed under the Operating Plan having a valuation equal to more than 50% of the valuation of all property assessed under the Operating Plan, using the method of valuation specified in the Operating Plan, or the owners of property assessed under the Operating Plan having an assessed valuation equal to more than 50% of the assessed valuation of all properties assessed under the Operating Plan have requested the termination of the District, the City shall terminate the District on the date that the obligation with the latest completion date entered into to implement the Operating Plan expires.

C. Amendment, Severability and Expansion

This District has been created under authority of Wisconsin Statutes section 66.1109. Except as set forth in the next sentence, should any court find any portion of this statute invalid or unconstitutional its decision will not invalidate or terminate the District and this Operating Plan shall be amended to conform to the law without need of re-establishment. Should any court find invalid or unconstitutional the organization of the entire District Board, any requirement for a 2/3 or 3/4 majority vote of the District Board, the budgeting process or the automatic termination provision of this or any subsequent Operating Plan, the District shall automatically terminate and this Operating Plan shall be of no further force and effect.

Should the legislature amend the statute to narrow or broaden the definition of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this Operating Plan may be amended by a 2/3 majority of the entire District Board and a majority of the Common Council of the City of Milwaukee as and when they conduct their annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under section 66.1109(3)(b).

D. Automatic Termination Unless Affirmatively Extended.

The District Board shall not incur obligations extending beyond fifteen years from the date on which the District was created. At the end of the fifteenth year of the District's existence, the District Board shall prepare an operating plan for the sixteenth year that contemplates termination of the District at the commencement of the sixteenth year as set forth in Wisconsin Statutes section 66.1109(3)(b), unless the owners of property assessed by the District having a valuation equal to 60% of the valuation of all property assessed by the District affirmatively vote to continue the District.

In addition, the Board may elect by majority vote to terminate the District if the City is in default of any obligation or covenant of the City set forth in the Cooperation Agreement. In such event, the District shall terminate as set forth in Wisconsin Statutes section 66.1109(4m).

APPENDIX A

Wisconsin Statutes section

66.1109 Business improvement districts. (1) In this section:

(a) "Board" means a business improvement district board appointed under sub. (3) (a).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that subs. 1. to 4. have been complied with.

(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3) (a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

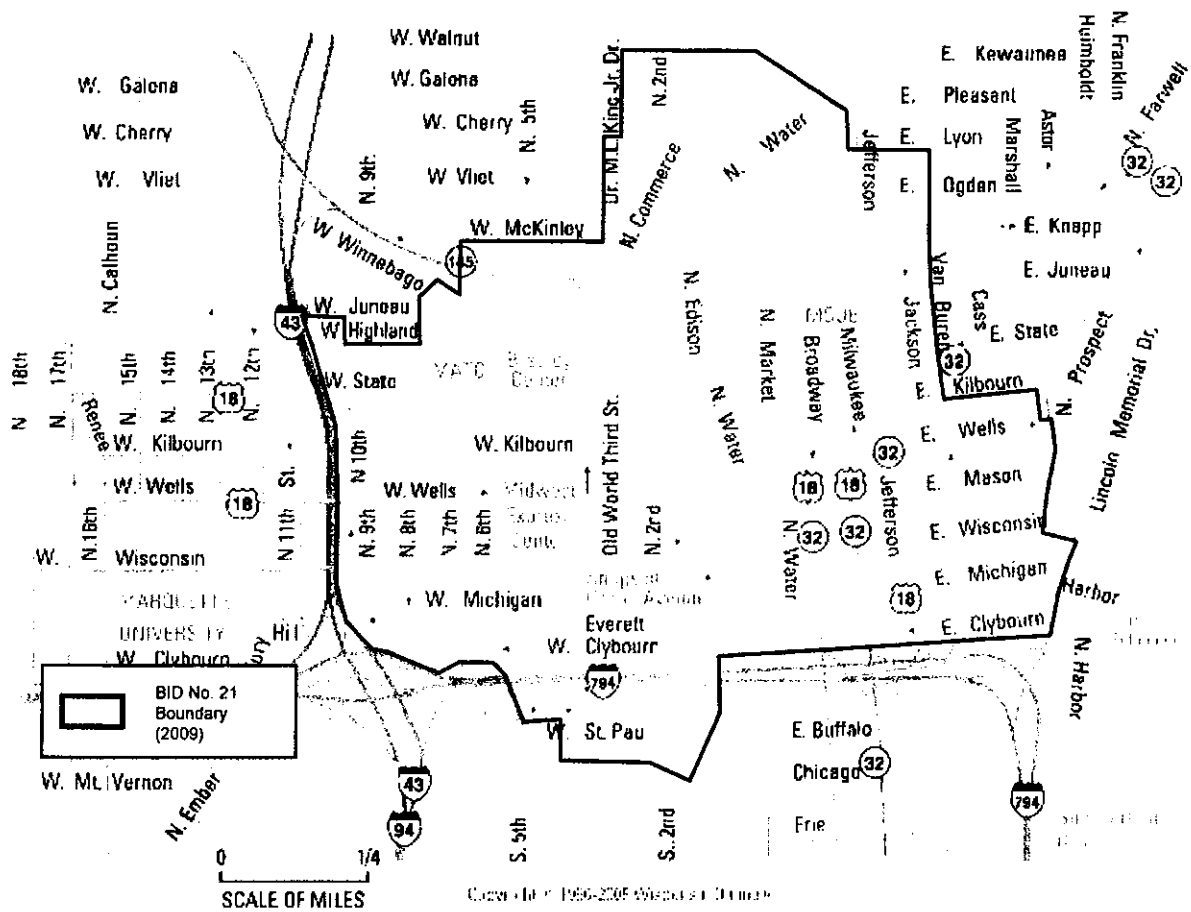
(5) (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

APPENDIX B

Map of District Boundaries



APPENDIX C

Listing of Properties Included in the District

SUMMARY OF CHANGES IN BID 21'S
YEAR 13 OPERATING PLAN

- | | |
|----------------------------|---|
| Page 1 – Articles I and II | – Fully integrate expanded BID properties. |
| Page 4 – Article III(B)(1) | – Incorporate upgrade in communications from 2-way radios to handheld PDAs. |
| Page 7 – Article III(B)(4) | – Add authority for and basis upon which District may contract to provide services outside District boundaries. |
| Page 8 – Article III(C) | <ul style="list-style-type: none">– Reduce overall budget from \$3,317,390 (2009) to \$3,174,075 (2010) (more than 4.3% reduction):<ul style="list-style-type: none">• Note reduction in non-assessment income from \$387,200 (2009) to \$157,100 (2010);• PSA program reduced from \$944,380 (2009) to \$888,000 (2010);• CSA/landscape program reduced from \$946,613 (2009) to \$899,718 (2010). |
| Page 9 – Article III(C) | – Property assessment values have fallen from \$2,067,022,400 (2009) to \$2,017,322,400 (2010). |
| Page 10 – Article III(D) | – Reduce number of board members from 19 to 17; eliminate 1 street level retailer and 1 at large board position. |
| Page 12 – Article III(D) | Include language from by-laws to allow board members to continue to serve until successors are appointed. |
| Page 13 – Article III(D) | – Create emeritus board positions (by majority board resolution). |
| Page 14 – Article III(F) | – Delete expansion provisions (complete last year). |
| Appendix A | – Include 2010 budget. |

2009 (2010)

											2010 BID					
BID	Taxkey	C	Status	Property Address	Owner1	Owner2	Owner Mailing Address	Owner City State	Owner Property Class	Land	Improvement	Total	Lot Sq Ft	Bldg Sq Ft	Objection	Assessment
21	3600088113	3	Pending Add	1635 N WATER	USL LAND LLC	C/O MANDEL GROUP	301 E ERIE ST	MILWAUKEE WI	53202 Local Commercial	\$0	\$0	\$0	107,797	24,410		\$0.00
21	3600901100	X	Active	606 E JUNEAU	DIANE BUILDING CORPORATION		100 E WISCONSIN AV #1900	MILWAUKEE, WI	53202 Special Mercantile	\$463,700	\$2,181,300	\$2,645,000	38,638	38,193	Obj	\$3,965.79
21	3600911000	8	Active	1237 N VAN BUREN	JEROME M COHEN		929 N ASTOR ST	MILWAUKEE, WI	53202 Special Mercantile	\$656,100	\$1,848,900	\$2,505,000	54,677	37,552		\$3,755.88
21	3601281000	2	Active	605 E LYON	EAST POINTE MARKETPLACE	C/O MANDEL GROUP INC	301 E ERIE ST	MILWAUKEE WI	53202 Special Mercantile	\$1,897,700	\$6,393,300	\$8,291,000	180,734	57,000	Obj	\$12,431.15
21	3601471000	5	Active	600 E OGDEN	RIVERCREST II LLC	C/O CARLON LLC	311 E CHICAGO ST STE 220	MILWAUKEE WI	53202 Special Mercantile	\$271,500	\$2,883,500	\$3,155,000	25,853	13,977		\$4,730.46
21	3601472000	0	Active	624 E OGDEN	OGDEN 632 LLC	C/O LIGHTHOUSE DEVEL	2140 N PROSPECT AV	MILWAUKEE WI	53202 Special Mercantile	\$127,700	\$1,332,300	\$1,460,000	12,160	17,744		\$2,189.06
21	3601781000	0	Pending Add	1531 N WATER	NORTH END PHASE I LLC		1531 N WATER ST	MILWAUKEE, WI	53202 Mercantile Apartment	\$0	\$0	\$0	202,570	0		\$0.00
21	3601782000	6	Pending Add	455 E PLEASANT	USL PHASE I LAND LLC		455 E PLEASANT ST	MILWAUKEE, WI	53202 Local Commercial	\$0	\$0	\$0				\$0.00
21	3601783000	1	Pending Add	1433 N WATER	USL LAND LLC	C/O MANDEL GROUP	301 E ERIE ST	MILWAUKEE WI	53202 Local Commercial	\$0	\$0	\$0				\$0.00
21	3610184112	4	Active	1505 N RIVERCENTER	SCHLITZ RIVERCENTER LLC		1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$19,029,000	\$8,971,000	\$28,000,000	634,300	551,048		\$41,981.93
21	3610279100	7	Active	319 W CHERRY	MILWAUKEE PLATING COMPANY		1434 N 4TH ST	MILWAUKEE WI	53212 Local Commercial	\$90,000	\$17,100	\$107,100	15,000	0		\$160.58
21	3610317100	2	Active	1345 N MARTIN L KING JR	BREWERY WORKERS CREDIT UN		1351 N MLK DR	MILWAUKEE WI	53212 Special Mercantile	\$311,900	\$251,100	\$563,000	22,275	5,138		\$844.14
21	3610326000	5	Active	1333 N MARTIN L KING JR	ADRIAN L BROOKS	ERIC R BROWN	1335 N MLK DR	MILWAUKEE WI	53212 Local Commercial	\$215,500	\$215,500	\$268,000	3,750	5,178		\$401.83
21	3610327000	0	Active	1331 N MARTIN L KING JR	MATHEW WEGLARZ	HEATHER WEGLARZ	1724 N MARTIN LUTHER KING DR	MILWAUKEE, WI	53212 Local Commercial	\$55,700	\$238,300	\$294,000	3,975	5,286		\$440.81
21	3610328111	8	Active	1301 N MARTIN L KING JR	MB ACQUISITION LLC	NEW LAND INVEST NO 51	788 N JEFFERSON ST, #800	MILWAUKEE, WI	53202 Manufacturing	\$647,800	\$2,320,800	\$2,968,600				\$4,450.98
21	3610409100	2	Active	300 W JUNEAU	SYDNEY HIH DEVELOPMENT LLC		270 E HIGHLAND AVE	MILWAUKEE, WI	53202 Special Mercantile	\$263,100	\$381,900	\$625,000	7,891	25,369	Obj	\$937.10
21	3610415100	5	Active	1141 N OLD WORLD THIRD	MILWAUKEE MODERNE LLC		1141 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$787,800	\$0	\$787,800	15,150	15,150		\$1,181.19
21	3610421000	1	Active	1137 N OLD WORLD THIRD	RUSSELL DAVIS		1137 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$34,200	\$313,800	\$348,000	2,850	5,909		\$521.78
21	3610425000	3	Active	1129 N OLD WORLD THIRD	RFP PARKING LLC	C/O NAIMLG	13400 BISHOPS LN	BROOKFIELD WI	53005 Special Mercantile	\$90,000	\$171,000	\$261,000	7,500	7,500		\$391.33
21	3610426000	9	Active	1125 N OLD WORLD THIRD	CARMELINO CAPATI JR &	CONCEPCION C CAPATI	1105 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$54,000	\$326,000	\$380,000	4,500	9,105		\$569.75
21	3610427000	4	Active	1121 N OLD WORLD THIRD	FRED USINGER INC		1030 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$63,000	\$17,000	\$80,000	3,000	3,000		\$119.95
21	3610429000	5	Active	1117 N OLD WORLD THIRD	FRED USINGER, INC		1030 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$78,800	\$34,200	\$113,000	3,750	3,750		\$169.43
21	3610430000	0	Active	1113 N OLD WORLD THIRD	HIGHLAND BEACH SURFERS INC	C/O IRGENS DEV PTNRS	10700 RESEARCH DR, STE 1	MILWAUKEE, WI	53226 Special Mercantile	\$45,000	\$63,000	\$108,000	3,750	1,038		\$161.93
21	3610431000	6	Active	1109 N OLD WORLD THIRD	CHARLES E OR AILEEN ALBERT	TRUSTEES OF CHARLES	8919 JACKSON PARK BLVD	MILWAUKEE WI	53226 Special Mercantile	\$45,000	\$272,000	\$317,000	3,750	6,750		\$475.30
21	3610432000	1	Active	1105 N OLD WORLD THIRD	CARMELINO R CAPATI &	CONCEPCION C HW	1105 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$45,000	\$228,000	\$273,000	3,750	3,550		\$409.32
21	3610437000	9	Active	1103 N OLD WORLD THIRD	OLD WORLD DEV LLC		117 N JEFFERSON ST, STE 200	MILWAUKEE WI	53202 Special Mercantile	\$59,400	\$1,234,600	\$1,294,000	4,950	15,000		\$1,940.16
21	3610438000	4	Active	316 W HIGHLAND	FRED USINGER, INC		1030 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$30,600	\$101,400	\$132,000	2,550	2,550		\$197.91
21	3610459000	9	Active	505 W JUNEAU	WALTER M HEIMERL & FRANCEE	HEIMERL, HW	505 WEST JUNEAU AVE	MILWAUKEE, WI	53203 Special Mercantile	\$120,000	\$108,000	\$228,000	5,000	5,000		\$341.85
21	3610515100	9	Active	1048 N 4TH	THE MILWAUKEE TURNERS		1034 N 4TH ST	MILWAUKEE, WIS	53203 Special Mercantile	\$300,000	\$584,000	\$884,000	15,000	15,000		\$1,325.43
21	3610519100	0	Active	1037 N OLD WORLD THIRD	G VICTOR MADER	MARIE A MADER	1037 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$270,000	\$1,321,000	\$1,591,000	22,500	11,946		\$2,385.47
21	3610520000	X	Active	1030 N 4TH	MILWAUKEE TURNERS		1034 N 4TH ST	MILWAUKEE WI	53203 Special Mercantile	\$300,000	\$928,000	\$1,228,000	15,000	39,436	Obj	\$1,841.21
21	3610521000	5	Active	1033 N OLD WORLD THIRD	1033 OLD WORLD 3RD LLC		1683 N VAN BUREN ST	MILWAUKEE, WI	53202 Special Mercantile	\$53,100	\$1,264,900	\$1,318,000	4,425	17,464		\$1,976.15
21	3610522000	0	Active	1029 N OLD WORLD THIRD	TOM AND PATTY LLC		1029 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$36,900	\$544,100	\$581,000	3,075	7,134		\$871.13
21	3610523000	6	Active	1023 N OLD WORLD THIRD	1023 OLD WORLD ENTERPRISE LLC		5605 W 36TH ST STE 204	ST LOUIS PARK MN	55416 Special Mercantile	\$69,900	\$1,141,100	\$1,211,000	5,824	10,739		\$1,815.72
21	3610524000	1	Active	1021 N OLD WORLD THIRD	RICHARD WAGNER		1021 N OLD WORLD 3RD ST	MILWAUKEE, WI	53203 Special Mercantile	\$35,200	\$211,800	\$247,000	2,936	5,576		\$370.34
21	3610527000	8	Active	1015 N OLD WORLD THIRD	BUCK BRADLEY LLC		1019 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$75,600	\$1,443,400	\$1,519,000	6,300	15,301		\$2,277.52
21	3610528000	3	Active	1013 N OLD WORLD THIRD	THOMAS P EHR & YVETTE R EHR	IRREVOCABLE TRUST	7571 SILVER MEADOW CT	LAS VEGAS NV	89117 Special Mercantile	\$36,000	\$187,000	\$223,000	3,000	3,920		\$334.36
21	3610529000	9	Active	1009 N OLD WORLD THIRD	LENRAK LLC		1019 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$36,000	\$300,000	\$336,000	3,000	7,000		\$503.78
21	3610530000	4	Active	1005 N OLD WORLD THIRD	CHARLOTTE M BOUCHARD	ROBERT A BOUCHARD	1005 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$23,800	\$282,200	\$306,000	1,980	3,622		\$458.80
21	3610531110	3	Active	332 W STATE	THE JOURNAL COMPANY	NKA MILW JOURNAL SEN	P.O. BOX 661	MILWAUKEE, WI	53201 Special Mercantile	\$950,000	\$0	\$950,000	25,000	25,000		\$1,424.39
21	3610534000	6	Active	324 W STATE	BRIAN E O'LEARY		326 W STATE ST	MILWAUKEE WI	53203 Special Mercantile	\$30,000	\$84,000	\$114,000	2,500	1,976		\$170.93
21	3610535000	1	Active	322 W STATE	SANDRA STONE RUFFALO		322 W STATE ST #201	MILWAUKEE WI	53203 Special Mercantile	\$30,000	\$671,000	\$701,000	2,500	7,470		\$1,051.05
21	3610536000	7	Active	316 W STATE	JOHN HINKEL BUILDING LLC		W63 N674 WASHINGTON AV	CEDARBURG, WI	53012 Special Mercantile	\$28,800	\$35,700	\$64,500	2,400	2,400		\$96.71
21	3610537000	2	Active	1001 N OLD WORLD THIRD	JOHN HINKEL BUILDING LLC		W63 N674 WASHINGTON AV	CEDARBURG, WI	53012 Special Mercantile	\$29,100	\$864,900	\$894,000	2,420	6,666		\$1,340.42
21	3610538000	8	Active	1003 N OLD WORLD THIRD	ROBERT A BOUCHARD &	CHARLOTTE M BOUCHAR	2789 MAYFAIR CT	MILWAUKEE WI	53222 Special Mercantile	\$26,400	\$231,600	\$258,000	2,200	1,800		\$386.83
21	3610539110	7	Active	1044 N OLD WORLD THIRD	HIGHLAND BEACH SURFER INC	C/O IRGENS DEV PTNRS	10700 RESEARCH DR, STE 1	MILWAUKEE, WI	53226 Special Mercantile	\$465,900	\$2,007,100	\$2,473,000	15,531	76,904		\$3,707.90
21	3610540111	0	Active	1030 N OLD WORLD THIRD	FRED USINGER INC		1030 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Manufacturing	\$2,331,400	\$881,900	\$3,213,300				\$4,817.88
21	3610559111	4	Active	333 W STATE	JOURNAL/SENTINEL INC	C/O JSI ACCTS PAYABLE	P O BOX 661	MILWAUKEE, WI	53201 Manufacturing	\$6,084,000	\$6,886,800	\$12,970,800				\$19,447.83
21	3610571100	4	Active	330 W KILBOURN	THE JOURNAL COMPANY		P O BOX 661	MILWAUKEE WI	53201 Special Mercantile	\$264,000	\$1,016,000	\$1,280,000	6,600	6,466		\$1,919.17
21	3610603116	3	Active	333 W KILBOURN	NOBLE I MILWAUKEE, LLC	1100 MONARCH TOWER	3424 PEACHTREE RD, N.E.	ATLANTA, GA	30326 Special Mercantile	\$2,949,600	\$35,550,400	\$38,500,000	73,740	356,540	Obj	\$57,725.15
21	3610616111	3	Active	340 W WELLS	THE ISAACS FAMILY LIMITED	PARTNERSHIP	330 W WELLS ST	MILWAUKEE WI	53203 Special Mercantile	\$1,168,400	\$5,885,600	\$7,054,000	29,210	232,960		\$10,576.45
21	3610618115	7	Active	302 W WELLS	NOBLE I MILWAUKEE, LLC	1100 MONARCH TOWER	3424 PEACHTREE RD, N. E.	ATLANTA, GA	30326 Special Mercantile	\$626,100	\$0	\$626,100	15,652	15,652		\$938.75
21	3610619000	8	Active	836 N OLD WORLD THIRD	ANANT CHONGVATANABANDIT	DARAWAN CHONGVATAN	2905 W BRIARWOOD DR	FRANKLIN WI	53132 Special Mercantile	\$112,500	\$172,500	\$285,000	3,750	3,606		\$427.32
21	3610620000	3	Active	830 N OLD WORLD THIRD	AMARAWAN PHOUNGPHOL 2008	REVOCABLE TRUST D1-1	830 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$300,000	\$1,021,000	\$1,321,000	7,500	15,252		\$1,980.65
21	3610621100	5	Active	822 N OLD WORLD THIRD	AMARAWAN PHOUNGPHOL	2008 REVOCABLE TRUST	830 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$450,000	\$12,000	\$462,000	11,250	11,250		\$692.70

2010 BID																
BID	Taxkey	C	Status	Property Address	Owner1	Owner2	Owner Mailing Address	Owner City State	Owner Property Class	Land	Improvement	Total	Lot Sq Ft	Bldg Sq Ft	Objection	Assessment
21	3610622000	4	Active	823 N 2ND	CHALET AT THE RIVER LLC		823 N 2ND ST	MILWAUKEE, WI	53203 Special Mercantile	\$600,000	\$5,252,000	\$5,852,000	15,000	150,000		\$8,774.22
21	3610624000	5	Active	808 N OLD WORLD THIRD	SIXTH PROPERTY LLC		413 N 2ND ST, #100	MILWAUKEE, WI	53203 Special Mercantile	\$750,000	\$2,058,000	\$2,808,000	18,750	111,894		\$4,210.19
21	3610625000	0	Active	206 W WELLS	LOTS OF LUCK LLC	C/O BONNIE JOSEPH	823 N 2ND ST	MILWAUKEE, WI	53203 Special Mercantile	\$600,000	\$58,000	\$658,000	15,000	15,000		\$986.58
21	3610627100	8	Active	111 W KILBOURN	KILBOURN BRIDGE ASSOCIATES		826 N PLANINTON AV STE 400	MILWAUKEE, WI	53203 Special Mercantile	\$278,500	\$1,226,500	\$1,505,000	9,283	12,594		\$2,256.53
21	3610629000	2	Active	840 N PLANKINTON	QAZEX INVESTMENTS LLC		844 N PLANKINTON AVE	MILWAUKEE WI	53203 Special Mercantile	\$390,000	\$1,085,000	\$1,475,000	7,800	13,106		\$2,211.55
21	3610630000	8	Active	834 N PLANKINTON	ROBERT E JOHN		3247 N MARIETTA AVE	MILWAUKEE WI	53211 Special Mercantile	\$120,000	\$451,000	\$571,000	4,800	18,560		\$856.13
21	3610631000	3	Active	830 N PLANKINTON	ROBERT E JOHN		3247 N MARIETTA AVE	MILWAUKEE WI	53211 Special Mercantile	\$61,000	\$144,000	\$205,000	2,440	3,976		\$307.37
21	3610632000	9	Active	826 N PLANKINTON	BARTELS LIMITED PARTNERSHIP II		826 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$122,000	\$1,253,000	\$1,375,000	4,880	25,000		\$2,061.61
21	3610633000	4	Active	814 N PLANKINTON	BARTELS LTD PTN		826 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$186,000	\$1,099,000	\$1,285,000	7,440	24,000		\$1,926.67
21	3610634000	X	Active	810 N PLANKINTON	PLANKINTON PROFESSIONAL	BUILDING LLC	5614 SCHAUER RD	STURGEON BAY WI	54235 Special Mercantile	\$63,000	\$312,000	\$375,000	2,520	12,550		\$562.26
21	3610635000	5	Active	808 N PLANKINTON	ROBERT E JOHN		3247 N MARIETTA AVE	MILWAUKEE WI	53211 Special Mercantile	\$64,000	\$350,000	\$414,000	2,560	12,800		\$620.73
21	3610642111	5	Active	710 N PLANKINTON	TOWNE REALTY INC		710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$1,700,400	\$6,514,600	\$8,215,000	29,707	121,612	Obj	\$12,317.20
21	3610647000	0	Active	725 N PLANKINTON	MOSTREET LLC		710 N PLANKINTON AV, #340	MILWAUKEE, WI	53203 Special Mercantile	\$205,500	\$319,500	\$525,000	3,425	26,350		\$787.16
21	3610648000	6	Active	152 W WISCONSIN	MOSTREET LLC		710 N PLANKINTON AV, #340	MILWAUKEE, WI	53203 Special Mercantile	\$673,700	\$2,226,300	\$2,900,000	16,843	108,334		\$4,348.13
21	3610649100	8	Active	174 W WISCONSIN	HCP OBG MILWAUKEE	PROPERTY CO LLC	350 W HUBBARD ST # 400	CHICAGO IL	60610 Special Mercantile	\$720,000	\$9,280,000	\$10,000,000	18,000	107,754		\$14,993.55
21	3610652100	4	Active	215 W WELLS	PROGENY CAPITAL PARTNERS LI		11101 LAKEWOOD BL	DOWNEY, CA	90241 Special Mercantile	\$645,700	\$8,000	\$653,700	16,143	16,143		\$980.13
21	3610652200	0	Active	749 N 2ND	PROGENY CAPITAL PARTNERS LI		11101 LAKEWOOD BL	DOWNEY, CA	90241 Special Mercantile	\$263,900	\$0	\$263,900	6,598	6,598		\$395.68
21	3610653000	3	Active	746 N OLD WORLD THIRD	PROGENY CAPITAL PARTNERS LI		11101 LAKEWOOD BL	DOWNEY, CA	90241 Special Mercantile	\$450,000	\$5,600	\$455,600	11,250	11,250		\$683.11
21	3610655100	0	Active	735 N 2ND	PROGENY CAPITAL PARTNERS LI		11101 LAKEWOOD BL	DOWNEY, CA	90241 Special Mercantile	\$290,800	\$0	\$290,800	7,269	7,269		\$436.01
21	3610657000	5	Active	730 N OLD WORLD THIRD	DAVID A WEIR		2702 N STOWELL AVE	MILWAUKEE WI	53211 Mercantile Apartment	\$453,300	\$1,551,700	\$2,005,000	0	0		\$3,006.21
21	3610658000	0	Active	212 W WISCONSIN	IRON BUTTERFLY LLC	C/O CENTRE THEATRES	100 E WISCONSIN AV #2000	MILWAUKEE WI	53202 Special Mercantile	\$756,000	\$486,000	\$1,242,000	21,600	104,955	Obj	\$1,862.20
21	3610659000	6	Active	720 N OLD WORLD THIRD	WISCONSIN HOTEL COMPANY LL		18851 NE 29TH AVENUE, #901	AVENTURA, FL	33180 Mercantile Apartment	\$864,000	\$10,260,000	\$11,124,000	15,000	160,200	Obj	\$16,678.82
21	3610660000	1	Active	200 W WISCONSIN	200 WISCONSIN LLC		1603 E BRISTLECON DR	HARTLAND, WI	53029 Special Mercantile	\$336,000	\$944,000	\$1,280,000	8,400	20,450		\$1,919.17
21	3610661000	7	Active	224 W WISCONSIN	ROCK INVESTMENT GROUP LLC		224 W WISCONSIN AV	MILWAUKEE WI	53203 Special Mercantile	\$245,000	\$408,000	\$653,000	4,900	4,875		\$979.08
21	3610662000	2	Active	234 W WISCONSIN	230 WISCONSIN GROUP LTD		1111 HOHLFELDER RD	GLENCOE, IL	60002 Special Mercantile	\$241,000	\$602,000	\$843,000	6,025	16,410		\$1,263.96
21	3610663000	8	Active	236 W WISCONSIN	HOTEL INVESTMENT PROPERTY	PARTNERS LLC	710 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$163,000	\$2,187,000	\$2,350,000	4,075	32,255		\$3,523.48
21	3610664113	1	Active	310 W WISCONSIN	RAIT REUSS FED PLAZA LLC	C/O CB RICHARD ELLIS	310 W WISCONSIN AV #200	MILWAUKEE, WI	53203 Special Mercantile	\$4,551,200	\$24,877,800	\$29,429,000	97,000	693,953	Obj	\$44,124.51
21	3610665100	5	Active	736 N 4TH	TOWNE REALTY INC		710 N PLANKINTON AV ST 1400	MILWAUKEE WI	53203 Special Mercantile	\$888,000	\$3,420,000	\$4,308,000	22,200	120,444	Obj	\$6,459.22
21	3610701000	3	Active	825 W WISCONSIN	ST JAMES COURT HISTORIC	APARTMENTS LTD PTNRS	831 W.WISCONSIN AVE	MILWAUKEE WI	53233 Mercantile Apartment	\$61,400	\$1,610,600	\$1,672,000	9,360	37,800		\$2,506.92
21	3610702000	9	Active	815 W WISCONSIN	TOWNE PETERSON LLC		710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$68,600	\$31,000	\$99,600	4,576	4,576		\$149.34
21	3610703000	4	Active	801 W WISCONSIN	TOWNE PETERSON LLC		710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$330,900	\$91,100	\$422,000	22,057	22,057		\$632.73
21	3610707110	X	Active	735 W WISCONSIN	TOWNE -PETERSON LLC		710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$1,008,000	\$3,209,000	\$4,217,000	63,000	111,109	Obj	\$6,322.78
21	3610709100	3	Active	625 N JAMES LOVELL	TOWNE PETERSON LLC		710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$87,300	\$37,700	\$125,000	7,275	7,275		\$187.42
21	3610711000	8	Active	712 W MICHIGAN	LIBERTY HOLDING CO LTD	C/O SIEGEL-GALLAGHER	700 N WATER ST STE 400	MILWAUKEE WI	53202 Special Mercantile	\$67,500	\$873,500	\$941,000	7,500	29,869		\$1,410.89
21	3610712000	3	Active	700 W MICHIGAN	LIBERTY HOLDING CO LTD	C/O SIEGEL-GALLAGHER	700 N WATER ST STE 400	MILWAUKEE WI	53202 Special Mercantile	\$135,000	\$1,221,000	\$1,356,000	15,000	27,802		\$2,033.12
21	3610713111	0	Active	633 W WISCONSIN	THE CLARK BUILDING	JOINT VENTURE	710 N PLANKINTON AVE 10TH F	MILWAUKEE WI	53203 Special Mercantile	\$1,428,000	\$9,501,000	\$10,929,000	71,400	424,295	Obj	\$16,386.45
21	3610714111	6	Active	611 W WISCONSIN	DOWNTOWN VENTURES LLP		222 W WASHINGTON AV #370	MADISON, WI	53703 Special Mercantile	\$839,100	\$10,060,900	\$10,900,000	41,955	172,609		\$16,342.97
21	3610719112	1	Active	509 W WISCONSIN	MILW CITY CENTER LLC		100 E WISCONSIN AV #1950	MILWAUKEE WI	53202 Special Mercantile	\$5,231,200	\$36,568,800	\$41,800,000	130,780	491,759		\$62,673.02
21	3610739120	1	Active	615 N 4TH	BOSTCO LLC		301 W WISCONSIN AVE STE 400	MILWAUKEE, WI	53203 Special Mercantile	\$1,440,000	\$1,489,000	\$2,929,000	48,000	280,872		\$4,391.61
21	3610750100	7	Active	211 W WISCONSIN	ZAHARA WISCONSIN AVE LLC	ZAIDA WISCONSIN AVE LI	120 N LASALLE ST, 35TH FL	CHICAGO, IL	60602 Special Mercantile	\$1,320,000	\$14,680,000	\$16,000,000	24,000	105,078		\$23,989.67
21	3610764300	6	Active	635 N PLANKINTON	GRAND AVE NEW CITY MALL LLC		635 N PLANKINTON AVE	MILWAUKEE WI	53203 Special Mercantile	\$0	\$0	\$0	0	3,900		\$0.00
21	3610776114	9	Active	105 W MICHIGAN	105/111 LLC	C/O TOWNE REALTY	710 N PLANKINTON AV 10TH FL	MILWAUKEE WI	53203 Special Mercantile	\$3,764,300	\$11,579,700	\$15,344,000	93,989	357,660	Obj	\$23,006.10
21	3610781000	X	Active	555 N PLANKINTON	IVORY RETAIL OFFICE	INVESTORS LLC	648 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$1,200,000	\$1,652,000	\$2,852,000	40,000	152,463	Obj	\$4,276.16
21	3610785100	8	Active	503 N PLANKINTON	E THOMAS COLLINS TRUST	RICHARD HULINA TRUST,	980 N MICHIGAN AVE STE 1280	CHICAGO IL	60611 Special Mercantile	\$1,200,000	\$100,000	\$1,300,000	40,000	40,000		\$1,949.16
21	3610786110	0	Active	522 N 2ND	E THOMAS COLLINS TRUST	RICHARD HULINA TRUST,	980 N MICHIGAN AVE STE 1280	CHICAGO IL	60611 Special Mercantile	\$1,200,000	\$100,000	\$1,300,000	40,000	0		\$1,949.16
21	3610799110	1	Active	401 W MICHIGAN	401 W MICHIGAN ST MILW LLC		401 W MICHIGAN ST	MILWAUKEE, WI	53203 Special Mercantile	\$1,920,000	\$7,030,000	\$8,950,000	64,000	236,218		\$13,419.22
21	3610814122	5	Active	501 W MICHIGAN	TIME INSURANCE COMPANY	NKA FORTES INSURANCE	P O BOX 3121	MILWAUKEE, WI	53201 Special Mercantile	\$2,873,700	\$26,744,300	\$29,618,000	127,718	370,160	Obj	\$44,407.89
21	3610822110	5	Active	633 W MICHIGAN	633 WEST MICHIGAN LLC		633 W MICHIGAN ST	MILWAUKEE, WI	53203 Special Mercantile	\$963,700	\$2,636,300	\$3,600,000	80,311	96,022		\$5,397.68
21	3610825120	9	Active	525 N 6TH	S & R PROPERTY LLC		525 N 6TH ST	MILWAUKEE, WI	53203 Special Mercantile	\$238,000	\$1,117,000	\$1,355,000	29,752	19,779		\$2,031.63
21	3610834210	7	Active	545 N JAMES LOVELL	LIBERTY HOLDING CO LTD	C/O SIEGEL-GALLAGHER	700 N WATER ST STE 400	MILWAUKEE WI	53202 Special Mercantile	\$33,800	\$79,200	\$113,000	5,625	5,625		\$169.43
21	3610835000	2	Active	555 N JAMES LOVELL	THE SCHETTLE JOINT REVOCABL	TRUST D2-8-96	16001 W RIVIERA DR	NEW BERLIN WI	53151 Special Mercantile	\$30,000	\$366,000	\$396,000	5,000	5,046		\$593.74
21	3610840111	1	Active	803 W MICHIGAN	TOWN REALTY INC		710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$482,100	\$3,767,900	\$4,250,000	60,260	132,334		\$6,372.26
21	3610849100	5	Active	531 N 8TH	TOWN REALTY INC		710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$76,800	\$9,900	\$86,700	9,600	9,600		\$129.99
21	3610850110	8	Active	521 N 8TH	TOWNE REALTY INC		710 N PLANKINTON	MILWAUKEE, WI	53203 Special Mercantile	\$73,200	\$406,800	\$480,000	9,146	7,200		\$719.69
21	3610876100	2	Active	404 W ST PAUL	CULLEN OAKLAND INC		PO BOX 112	ATLANTA, GA	30301 Special Mercantile	\$165,000	\$584,000	\$749,000	30,000	30,000		\$1,123.02
21	3610877000	1	Active	422 N 5TH	CAFFEINE FACTORY LLC		422 N 5TH ST	MILWAUKEE, WI	53203 Manufacturing	\$142,800	\$539,200	\$682,000	7,500	15,000		\$1,022.56
21	3610878100	3	Active	420 W ST PAUL	ACE INDUSTRIAL PROPERTIES	INC	1900 E COLLEGE AV	CUDAHY, WI	53110 Special Mercantile	\$111,400	\$2,560,600	\$2,672,000	22			

2010 BID																
BID	Taxkey	C	Status	Property Address	Owner1	Owner2	Owner Mailing Address	Owner City State	Owner Property Class	Land	Improvement	Total	Lot Sq Ft	Bldg Sq Ft	Objection	Assessment
21	3610886000	0	Active	423 N 3RD	DF INVESTMENT II	KENNETH F DETHLOFF, C	423 N 3RD ST	MILWAUKEE, WI	53203 Manufacturing	\$142,600	\$527,900	\$670,500				\$1,005.32
21	3610889100	3	Active	411 N 3RD	D F INVESTMENTS		423 N 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$33,700	\$174,300	\$208,000	7,500	10,692		\$311.87
21	3610901100	7	Active	400 N 3RD	CULLEN OAKLAND INC		PO BOX 112	ATLANTA GA	30301 Special Mercantile	\$82,500	\$257,500	\$340,000	15,000	15,000		\$509.78
21	3611554110	7	Active	721 W WINNEBAGO	BREWERY PROJECT LLC		710 N PLANKINTON AVE # 1200	MILWAUKEE, WI	53203 Special Mercantile	\$92,900	\$0	\$92,900	9,292	0		\$139.29
21	3611713100	3	Active	601 W WELLS	TTOW PROPERTIES LLC		4011 COMMERCE ST	DALLAS TX	75266 Special Mercantile	\$735,000	\$3,747,000	\$4,482,000	36,750	158,916		\$6,720.11
21	3611715000	8	Active	738 N JAMES LOVELL	SHADED DOG VENTURES LLC		740 N JAMES LOVELL ST	MILWAUKEE, WI	53233 Special Mercantile	\$40,000	\$254,000	\$294,000	2,000	2,612		\$440.81
21	3611716000	3	Active	746 N JAMES LOVELL	STEVEN M LECHTER &	MITCHELL H LECHTER	4611 W WOOLWORTH AVE	MILWAUKEE WI	53218 Special Mercantile	\$35,000	\$133,000	\$168,000	1,750	1,986		\$251.89
21	3611717000	9	Active	728 N JAMES LOVELL	METROPOLITAN-LOVELL	STREET LLC NKA	W233 N2847 ROUNDY CIRCLE W	PEWAUKEE WI	53072 Special Mercantile	\$300,000	\$783,000	\$1,083,000	15,000	45,000		\$1,623.80
21	3611718100	0	Active	723 N 6TH	TTOW PROPERTIES LLC		4011 COMMERCE ST	DALLAS TX	75226 Special Mercantile	\$240,000	\$141,000	\$381,000	12,000	12,000		\$571.25
21	3611721000	0	Active	626 W WISCONSIN	THE CENTRAL MARKET PLACE C	C/O ROBERT A TEPER	100 E WISCONSIN AV, 28TH FL	MILWAUKEE WI	53202 Special Mercantile	\$326,200	\$71,800	\$398,000	16,312	16,312		\$596.74
21	3611722000	6	Active	612 W WISCONSIN	WISCONSIN AVENUE PROPERTY	LLC	612 W WISCONSIN AV	MILWAUKEE, WI	53203 Mercantile Apartment	\$86,200	\$1,992,800	\$2,079,000	0	0		\$3,117.16
21	3611729110	8	Active	700 W WISCONSIN	PARTNERSHIP TO DEVELOP	WESTOWN INC	301 E ERIE ST	MILWAUKEE WI	53202 Mercantile Apartment	\$470,500	\$11,469,500	\$11,940,000	0	0		\$17,902.29
21	3611801110	9	Active	1104 N OLD WORLD THIRD	RFP OFFICE LLC	C/O NAIMLG	13400 BISHOPS LANE #50	BROOKFIELD WI	53005 Special Mercantile	\$585,600	\$8,500,400	\$9,086,000	19,519	105,328	Obj	\$13,623.14
21	3611802100	7	Active	1124 N OLD WORLD THIRD	RFP PARKING LLC	C/O NAIMLG	13400 BISHOPS LN # 50	BROOKFIELD WI	53005 Special Mercantile	\$1,933,300	\$0	\$1,933,300	48,344	36,186		\$2,898.70
21	3611841110	7	Active	1610 N 2ND	1610 N 2ND STREET LLC	C/O BREWERY WORKS INC	1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$1,164,700	\$8,487,300	\$9,652,000	83,191	92,039	Obj	\$14,471.77
21	3611842000	9	Active	111 W PLEASANT	SCHLITZ PARK ASSOCIATES I	LIMITED PARTNERSHIP	1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$446,300	\$1,167,700	\$1,614,000	31,879	45,479	Obj	\$2,419.96
21	3611844000	X	Active	101 W PLEASANT	SCHLITZ PARK ASSOCIATES II	LIMITED PARTNERSHIP	1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$517,800	\$1,267,200	\$1,785,000	36,986	51,181		\$2,676.35
21	3611852110	7	Active	1542 N 2ND	SCHLITZ PARK ASSOCIATES II	ATTN SAM DENNY	1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$95,800	\$152,200	\$248,000	13,690	32,904		\$371.84
21	3611891000	6	Active	1401 N MARTIN L KING JR	PARK EAST ENTERPRISE LOFTS		200 N MAIN ST	OREGON, WI	53575 Mercantile Apartment	\$782,000	\$4,418,000	\$5,200,000	48,000	104,647	Obj	\$7,796.64
21	3611901000	9	Active	730 N PLANKINTON	MOSTREET III LLC		710 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$16,200	\$287,800	\$304,000	405	3,375		\$455.80
21	3611954000	8	Active	215 W PLEASANT	SCHLITZ PARK ASSOC II LTD	PARTNERSHIP	1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$984,000	\$88,000	\$1,072,000	109,335	40,670		\$1,607.31
21	3611961000	6	Active	201 W PLEASANT	THE BREWERY WORKS INC		1555 N RIVERCENTER DR #204	MILWAUKEE WI	53212 Special Mercantile	\$672,100	\$221,000	\$893,100	73,862	0	Obj	\$1,339.07
21	3611962000	1	Active	1500 N 2ND	SCHLITZ PARK ASSOCIATES I	LTD PARTNERSHIP	1555 N RIVERCENTER DR #204	MILWAUKEE WI	53212 Special Mercantile	\$519,200	\$51,000	\$570,200	43,627	0	Obj	\$854.93
21	3611963000	7	Active	101 E PLEASANT	SCHLITZ PARK ASSOC LTD	PTN C/O THE BREWERY	1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$1,734,000	\$230,000	\$1,964,000	165,146	0		\$2,944.73
21	3611991100	6	Active	1420 N MARTIN L KING JR	COMMERCE POWER LLC	C/O THE BREWERY WORKS	1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$1,300,700	\$398,200	\$1,698,900	130,069	0	Obj	\$2,547.25
21	3611992000	5	Active	201 W CHERRY	RIVERBEND PLACE LLC		1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$3,581,600	\$53,342,400	\$56,924,000	119,385	280,000	Obj	\$85,349.26
21	3611993000	0	Active	1330 N MARTIN L KING JR	BREWERY WORKS INC		1555 N RIVERCENTER DR #204	MILWAUKEE, WI	53212 Special Mercantile	\$719,000	\$2,000	\$721,000	47,934	22,782	Obj	\$1,081.03
21	3611994100	2	Active	1254 N MARTIN L KING JR	CLF TW MILWAUKEE LLC		1065 AVENUE OF AMERICAS 19FL	NEW YORK, NY	10018 Special Mercantile	\$1,857,700	\$24,033,300	\$25,891,000	61,924	189,063		\$38,819.79
21	3612001000	4	Active	235 W GALENA	BREWERY WORKS INC	C/O SAM DENNY	1555 N RIVERCENTER DR # 204	MILWAUKEE WI	53212 Special Mercantile	\$356,600	\$243,400	\$600,000	35,659	169,484	Obj	\$899.61
21	3612002000	X	Active	205 W GALENA	BREWERY WORKS INC	C/O SAM DENNY	1555 N RIVERCENTER DR # 204	MILWAUKEE WI	53212 Special Mercantile	\$286,900	\$63,100	\$350,000	35,868	126,761		\$524.77
21	3620472000	7	Active	1220 N OLD WORLD THIRD	MILW BLOCK 10 PROP LLC		270 E HIGHLAND AVE #A	MILWAUKEE, WI	53202 Special Mercantile	\$1,123,100	\$0	\$1,123,100	37,437	0		\$1,683.93
21	3910101000	0	Active	900 W WISCONSIN	WISCONSIN CLUB		900 W WISCONSIN AVE	MILWAUKEE WIS	53233 Special Mercantile	\$1,714,600	\$6,985,400	\$8,700,000	118,250	46,398	Obj	\$13,044.39
21	3910761000	X	Active	606 W WISCONSIN	CITY REAL ESTATE DEV LLC	C/O LAWDOCK INC	411 E WISCONSIN AVE # 2040	MILWAUKEE WI	53202 Special Mercantile	\$13,100	\$204,800	\$217,900	525	8,716		\$326.71
21	3910762000	5	Active	606 W WISCONSIN	CITY REAL ESTATE DEV LLC	C/O LAWDOCK INC	411 E WISCONSIN AVE # 2040	MILWAUKEE WI	53202 Special Mercantile	\$1,300	\$28,000	\$29,300	51	437		\$43.93
21	3910763000	0	Active	606 W WISCONSIN	CITY REAL ESTATE DEV LLC	C/O LAWDOCK INC	411 E WISCONSIN AVE # 2040	MILWAUKEE WI	53202 Special Mercantile	\$1,900	\$14,000	\$15,900	75	626		\$23.84
21	3920001111	6	Active	751 N PLANKINTON	MOSTREET II, LLC	C/O JOHN A VASSALLO	710 N PLANKINTON AV, STE 340	MILWAUKEE, WI	53203 Special Mercantile	\$390,100	\$256,900	\$647,000	15,604	9,155		\$970.08
21	3920001121	3	Active	135 W WELLS	GERMANIA LTD LIABILITY CO.		1737 N PALMER ST	MILWAUKEE, WI	53212 Special Mercantile	\$594,300	\$3,675,700	\$4,270,000	14,682	79,188	Obj	\$6,402.24
21	3920202000	7	Active	843 N PLANKINTON	THANKS A-LOT LLC		823 N 2ND ST	MILWAUKEE, WI	53203 Special Mercantile	\$797,000	\$1,000	\$798,000	22,771	22,771		\$1,196.48
21	3920203000	2	Active	840 N OLD WORLD THIRD	EARL & JOANNE CHARLTON	REVOC LIVING TRUST D	10620 W GREENWOOD TERR	MILWAUKEE WI53224	53203 Special Mercantile	\$137,200	\$642,800	\$780,000	3,431	15,230		\$1,169.50
21	3920302000	0	Active	104 E MASON	CITY HALL SQUARE LLC	C/O MARVIN F POER & CC	2211 YORK RD STE 222	OAK BROOK, IL	60523 Special Mercantile	\$652,200	\$5,780,800	\$6,433,000	16,306	123,920		\$9,645.35
21	3920401110	2	Active	789 N WATER	K & K MCKINNEY PROPERTIES	LLC	28522 RAFFINI LN	BONITA SPRINGS, FL	34135 Special Mercantile	\$880,000	\$10,036,000	\$10,916,000	16,000	73,250		\$16,366.96
21	3920411000	3	Active	753 N WATER	DERMOND ASSOCIATES LLC		757 N WATER ST # 200	MILWAUKEE, WI	53202 Special Mercantile	\$173,000	\$978,000	\$1,151,000	4,325	10,025	Obj	\$1,725.76
21	3920601110	X	Active	733 N WATER	COMPASS PROPERTIES	NORTH WATER ST LLC	735 N WATER # 735	MILWAUKEE WI	53202 Special Mercantile	\$1,007,600	\$10,455,400	\$11,463,000	25,205	300,871		\$17,187.10
21	3920601120	7	Active	731 N WATER	COMPASS PROPERTIES 731	NORTH WATER ST LLC	735 N WATER ST #1225	MILWAUKEE WI	53202 Special Mercantile	\$436,700	\$563,300	\$1,000,000	10,925	81,039		\$1,499.35
21	3920604110	6	Active	100 E WISCONSIN	100 EAST WISCONSIN AVENUE	JT VENTURE C/O NW MTL	720 E WISCONSIN AV	MILWAUKEE WI	53202 Special Mercantile	\$2,064,500	\$65,469,500	\$67,534,000	27,526	422,865	Obj*	\$101,257.42
21	3920605111	X	Active	111 E WISCONSIN	BREOF BNK MIDWEST LLC	C/O THOMSON PROPERTY	PO BOX 06019	CHICAGO IL	60606 Special Mercantile	\$3,089,000	\$25,521,000	\$28,610,000	41,186	472,507		\$42,896.54
21	3920614111	9	Active	543 N WATER	BREOF BNK MIDWEST LLC	C/O THOMSON PROP TAX	PO BOX 06019	CHICAGO IL	60606 Special Mercantile	\$1,404,000	\$5,096,000	\$6,500,000	46,800	286,884		\$9,745.81
21	3920651000	9	Active	225 E MICHIGAN	STONEWATER HISTORIC	MILWAUKEE LLC	225 E MICHIGAN #110	MILWAUKEE, WI	53202 Special Mercantile	\$576,000	\$1,424,000	\$2,000,000	14,400	45,975		\$2,998.71
21	3920652100	0	Active	525 N BROADWAY	STONEWATER HISTORIC	MILWAUKEE LLC	225 E MICHIGAN, #110	MILWAUKEE, WI	53202 Special Mercantile	\$432,000	\$200,000	\$632,000	14,400	14,400		\$947.59
21	3920656000	6	Active	511 N BROADWAY	STONEWATER HISTORIC MILW LI		225 E MICHIGAN, #110	MILWAUKEE, WI	53202 Special Mercantile	\$216,000	\$108,000	\$324,000	7,200	7,200		\$485.79
21	3920657000	1	Active	503 N BROADWAY	UIHLEIN PROPERTIES, LLC		322 E MICHIGAN ST, STE 275	MILWAUKEE WI	53202 Special Mercantile	\$216,000	\$75,000	\$291,000	7,200	7,200		\$436.31
21	3920658000	7	Active	500 N WATER	BUTTON BLOCK LLC	C/O TAXMAN INVESTMEN	1443 N PROSPECT AVE	MILWAUKEE WI	53202 Special Mercantile	\$192,000	\$2,420,000	\$2,612,000	9,600	66,913		\$3,916.31
21	3920659000	2	Active	510 N WATER	BUTTON BLOCK LLC	C/O TAXMAN INVESTMEN	1443 N PROSPECT AVE	MILWAUKEE WI	53202 Special Mercantile	\$96,000	\$46,000	\$142,000	4,800	4,800		\$212.91
21	3920660100	4	Active	514 N WATER	C-SYSTEMS INC	C/O CARISSA ROLLINS	2506 E MENLO BL	MILWAUKEE, WI	53211 Special Mercantile	\$48,000	\$358,000	\$406,000	2,400	7,200		\$608.74
21	3920660200	0	Active	518 N WATER	GEORGE V ALEX	KAREN A ALEX	3662 S 78TH ST	MILWAUKEE, WI	53220 Special Mercantile	\$96,000	\$789,000	\$885,000	4,800	16,592		\$1,326.93
21	3920661000	3	Active	524 N WATER	BASE STATION LLC		524 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$48,000	\$446,000	\$494,000	2,400	8,800		\$740.68
21	3920662000	9	Active	530 N WATER	WOMENS HEALTH SERV WI INC	C/O SIGMA										

																2010 BID
BID	Taxkey	C	Status	Property Address	Owner1	Owner2	Owner Mailing Address	Owner City State	Owner Property Class	Land	Improvement	Total	Lot Sq Ft	Bldg Sq Ft	Objection	Assessment
21	3920663000	4	Active	532 N WATER	HEZ MO PROPERTIES LLC		P.O. BOX 18104	MILWAUKEE, WI	53218 Special Mercantile	\$96,000	\$886,000	\$982,000	4,800	16,800		\$1,472.37
21	3920664000	X	Active	207 E MICHIGAN	MITCHELL RENAISSANCE LLC		207 E MICHIGAN ST	MILWAUKEE, WI	53202 Special Mercantile	\$384,000	\$1,455,000	\$1,839,000	9,600	42,600	Obj	\$2,757.31
21	3920665000	5	Active	229 E WISCONSIN	RAILWAY EXCHANGE BUILDING	LLP	759 N MILWAUKEE ST, STE 212	MILWAUKEE, WI	53202 Special Mercantile	\$117,600	\$1,596,400	\$1,714,000	3,977	48,000		\$2,569.89
21	3920669000	7	Active	625 N BROADWAY	JOSEPH IANNELLI & GRACE HW	MICHAEL G IANNELLI	3265 BURLAWN PKWY	BROOKFIELD WI	53005 Special Mercantile	\$72,000	\$227,000	\$299,000	2,400	3,776		\$448.31
21	3920670000	2	Active	611 N BROADWAY	STONEWATER HISTORIC	MILWAUKEE LLC	611 N BROADWAY	MILWAUKEE, WI	53202 Special Mercantile	\$864,000	\$2,127,000	\$2,991,000	21,600	79,609		\$4,484.57
21	3920672100	X	Active	610 N WATER	TOON CITY II LLC		622 N WATER ST, STE 200	MILWAUKEE WI	53202 Special Mercantile	\$150,000	\$457,000	\$607,000	6,000	18,000	Obj	\$910.11
21	3920674000	4	Active	622 N WATER	TOON CITY INC		622 N WATER ST STE 200	MILWAUKEE WI	53202 Special Mercantile	\$336,000	\$1,756,000	\$2,092,000	8,400	42,000	Obj	\$3,136.65
21	3920675000	X	Active	624 N WATER	ELK VI LLC		PO BOX 270650	MILWAUKEE, WI	53227 Special Mercantile	\$96,000	\$349,000	\$445,000	2,400	8,300	Obj	\$667.21
21	3920676000	5	Active	628 N WATER	ELK VI LLC	C/O NICK SZABO	P.O. BOX 270648	MILWAUKEE WI	53227 Special Mercantile	\$189,600	\$547,400	\$737,000	4,740	14,400	Obj	\$1,105.02
21	3920677110	4	Active	632 N WATER	TOON CITY INC	C/O PAUL VOTTO	622 N WATER ST, 2ND FL	MILWAUKEE WI	53202 Special Mercantile	\$244,800	\$46,200	\$291,000	6,120	6,120		\$436.31
21	3920681100	9	Active	205 E WISCONSIN	WISCONSIN 205 LLC	BC 205 WISCONSIN LLC	135 W WELLS ST, STE 806	MILWAUKEE, WI	53203 Special Mercantile	\$588,000	\$2,632,000	\$3,220,000	8,400	40,670	Obj	\$4,827.92
21	3920683000	3	Active	225 E MASON	225 EAST MASON PROPERTY LLC	C/O INLAND COMPANIES	1243 N 10TH ST	MILWAUKEE WI	53205 Special Mercantile	\$156,200	\$2,071,800	\$2,228,000	3,900	30,848	Obj	\$3,340.56
21	3920689113	4	Active	250 E WISCONSIN	EAST MILWAUKEE OPERATING	ASSOCIATES LTD PTNRS	330 GARFIELD ST	SANTA FE NM	87501 Special Mercantile	\$2,819,300	\$12,172,700	\$14,992,000	40,275	332,148	Obj	\$22,478.32
21	3920690113	X	Active	200 E WISCONSIN	FIRST FINANCIAL FAIRFIELD	OFFICE INVESTMENT LLC	121 W TRADE ST #2020	CHARLOTTE, NC	28202 Special Mercantile	\$1,106,000	\$9,701,000	\$10,807,000	15,800	153,201		\$16,203.53
21	3920696100	0	Active	718 N WATER	100 E WISCONSIN AV JT VNTR	C/O NORTHWESTERN ML	720 E WISCONSIN AVE	MILWAUKEE WI	53202 Special Mercantile	\$839,700	\$3,680,300	\$4,520,000	16,800	0		\$6,777.08
21	3920697000	X	Active	734 N WATER	COMPASS PROPERTIES	NORTH WATER ST LLC	735 N WATER ST #1225	MILWAUKEE WI	53202 Special Mercantile	\$479,600	\$1,581,400	\$2,061,000	12,000	96,000		\$3,090.17
21	3920700100	0	Active	769 N BROADWAY	MARSHALL & ILSLEY BANK		770 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$360,000	\$309,000	\$669,000	14,400	14,080		\$1,003.07
21	3920702000	5	Active	751 N BROADWAY	NEW 757 LLC		757 N WATER ST, STE 200	MILWAUKEE, WI	53202 Special Mercantile	\$384,000	\$3,037,000	\$3,421,000	9,600	67,200	Obj	\$5,129.29
21	3920703000	0	Active	226 E MASON	PENTA LLC		18890 GLACIER PKWY	BROOKFIELD WI	53045 Special Mercantile	\$31,500	\$411,500	\$443,000	1,260	3,282		\$664.21
21	3920704000	6	Active	224 E MASON	PENTA LLC		18890 GLACIER PKWY	BROOKFIELD WI	53045 Special Mercantile	\$28,500	\$297,500	\$326,000	1,140	2,862		\$488.79
21	3920705100	8	Active	216 E MASON	GRAY MAIDEN LLC	C/O DAWN BOLAND	9864 S 35TH ST	FRANKLIN WI	53132 Special Mercantile	\$96,000	\$338,000	\$434,000	2,400	9,410		\$650.72
21	3920707111	4	Active	778 N WATER	M & I MARSHALL & ILSLEY	BANK	778 N WATER ST	MILWAUKEE WI	53202 Special Mercantile	\$2,544,000	\$30,660,000	\$33,204,000	63,600	492,954	Obj	\$49,784.57
21	3920714110	4	Active	777 N MILWAUKEE	MILWAUKEE ATHLETIC CLUB		758 N BROADWAY	MILWAUKEE, WIS	53202 Special Mercantile	\$864,000	\$766,000	\$1,630,000	21,600	64,890		\$2,443.95
21	3920715000	6	Active	767 N MILWAUKEE	COLBY ABBOT BLDG LLP	C/O CHARLES F KAHN JR	3043 N SUMMIT AV	MILWAUKEE WI	53211 Special Mercantile	\$288,000	\$281,000	\$569,000	7,200	21,600		\$853.13
21	3920716000	1	Active	763 N MILWAUKEE	COLBY ABBOT BLDG LLP	C/O CHARLES F KAHN JR	3043 N SUMMIT AV	MILWAUKEE WI	53211 Special Mercantile	\$96,000	\$112,000	\$208,000	2,400	3,268		\$311.87
21	3920717000	7	Active	753 N MILWAUKEE	COLBY ABBOT BLDG LLP	C/O CHARLES F KAHN JR	3043 N SUMMIT AVE	MILWAUKEE WI	53211 Special Mercantile	\$480,000	\$3,262,000	\$3,742,000	12,000	52,544		\$5,610.59
21	3920718100	9	Active	758 N BROADWAY	MILWAUKEE ATHLETIC CLUB		758 N BROADWAY	MILW WI	53202 Special Mercantile	\$1,149,600	\$6,410,400	\$7,560,000	28,740	186,550	Obj	\$11,335.12
21	3920723000	X	Active	792 N BROADWAY	MILWAUKEE ATHLETIC CLUB		758 N BROADWAY	MILWAUKEE WI	53202 Special Mercantile	\$288,000	\$58,000	\$346,000	7,200	7,200		\$518.78
21	3920725000	0	Active	733 N MILWAUKEE	HART DEVELOPMENT LLC	C/O CAROLINE M SCHMID	2121 EAST LAFAYETTE PL	MILWAUKEE, WI	53202 Special Mercantile	\$147,100	\$112,900	\$260,000	5,880	5,878	Obj	\$389.83
21	3920726000	6	Active	725 N MILWAUKEE	LEO LICHTER LIVING TRUST	LICHTER MARITAL TRUST	7938 NORTH BEACH DRIVE	FOX POINT, WI	53217 Special Mercantile	\$178,800	\$1,208,200	\$1,387,000	7,200	15,708		\$2,079.60
21	3920728000	7	Active	324 E WISCONSIN	TOWNE REALTY INC		710 N PLANKINTON AV #1200	MILWAUKEE, WI	53203 Special Mercantile	\$720,000	\$5,880,000	\$6,600,000	12,000	117,166	Obj	\$9,895.74
21	3920729000	2	Active	312 E WISCONSIN	NJM HOLDING CORP	BUESTRIN ALLEN & ASSC	1400E FOX LANE	MILWAUKEE, WI	53217 Special Mercantile	\$864,000	\$4,019,000	\$4,883,000	14,400	68,655		\$7,321.35
21	3920733000	4	Active	329 E WISCONSIN	JOHNSON BANK		555 MAIN ST #460	RACINE WI	53403 Special Mercantile	\$170,000	\$1,490,000	\$1,660,000	3,400	17,000		\$2,488.93
21	3920734000	X	Active	327 E WISCONSIN	MBI PROPERTIES LLC		111 E WISCONSIN AV, STE 1710	MILWAUKEE, WI	53202 Special Mercantile	\$152,000	\$289,000	\$441,000	3,800	13,846		\$661.22
21	3920735000	5	Active	319 E WISCONSIN	MBI PROPERTIES LLC		111 E WISCONSIN AV, STE 1710	MILWAUKEE, WI	53202 Special Mercantile	\$288,000	\$452,000	\$740,000	7,200	28,800		\$1,109.52
21	3920736000	0	Active	629 N MILWAUKEE	MBI PROPERTIES LLC		111 E WISCONSIN AV, STE 1710	MILWAUKEE, WI	53202 Special Mercantile	\$75,000	\$244,000	\$319,000	3,000	9,000		\$478.29
21	3920737000	6	Active	627 N MILWAUKEE	MBI PROPERTIES LLC		111 E WISCONSIN AV, STE 1710	MILWAUKEE, WI	53202 Special Mercantile	\$72,000	\$122,000	\$194,000	2,400	6,400		\$290.87
21	3920738000	1	Active	625 N MILWAUKEE	FRANK J ANDREWS	MILWAUKEE NOWI LLC	1107 KENTUCKY ST	FAIRFIELD, CA	94533 Special Mercantile	\$648,000	\$1,607,000	\$2,255,000	16,200	65,106		\$3,381.04
21	3920739000	7	Active	322 E MICHIGAN	MC GEOCH BUILDING LLC		322 E MICHIGAN ST #275	MILWAUKEE WI	53202 Special Mercantile	\$288,000	\$1,915,000	\$2,203,000	7,200	39,423		\$3,303.08
21	3920740000	2	Active	602 N BROADWAY	600 NORTH BROADWAY	PARTNERS LLC	161 S 1ST ST	MILWAUKEE, WI	53204 Special Mercantile	\$288,000	\$1,792,000	\$2,080,000	7,200	25,966		\$3,118.66
21	3920741000	8	Active	608 N BROADWAY	A & K REAL ESTATE	ENTERPRISES LLP	4444 W BLUEMOUND RD	MILWAUKEE WI	53208 Special Mercantile	\$144,000	\$324,000	\$468,000	3,600	13,480		\$701.70
21	3920742000	3	Active	612 N BROADWAY	A & K REAL ESTATE	ENTERPRISES LLP	4444 W BLUEMOUND RD	MILWAUKEE WI	53208 Special Mercantile	\$144,000	\$323,000	\$467,000	3,600	13,440		\$700.20
21	3920743000	9	Active	618 N BROADWAY	MBI PROPERTIES LLC	C/O ROBERT LEVINE	111 E WISCONSIN AV STE 1710	MILWAUKEE WI	53202 Special Mercantile	\$360,000	\$162,000	\$522,000	9,000	30,000		\$782.66
21	3920745000	X	Active	301 E WISCONSIN	MBI PROPERTIES LLC		111 E WISCONSIN AV, STE 1710	MILWAUKEE, WI	53202 Special Mercantile	\$673,900	\$241,100	\$915,000	16,200	51,914		\$1,371.91
21	3920748000	6	Active	322 E CLYBOURN	MICHAEL A IANNELLI & KAREN		938 S ALAMO RD # 49	ALAMO TX	78516 Special Mercantile	\$206,400	\$293,600	\$500,000	10,320	10,320		\$749.68
21	3920749000	1	Active	320 E CLYBOURN	LORETTE RUSSENBERGER		430 W VLIET ST	MILWAUKEE, WI	53212 Special Mercantile	\$81,600	\$669,400	\$751,000	4,080	11,730		\$1,126.02
21	3920750110	0	Active	500 N BROADWAY	PATSY & PAUL INCORPORATED		1900 SAN FERNANDO DR	ELM GROVE WI	53122 Special Mercantile	\$1,728,000	\$432,000	\$2,160,000	43,200	43,200		\$3,238.61
21	3920783000	7	Active	433 E MICHIGAN	MILW ACQUISITION PARTNERS	LLC	PO BOX 591	MILWAUKEE WI	53201 Special Mercantile	\$364,800	\$1,657,200	\$2,022,000	18,240	80,525		\$3,031.70
21	3920784000	2	Active	517 N JEFFERSON	MILW ACQUISITION PARTNERS	LLC	6921 N BELMONT	MILWAUKEE, WI	53217 Special Mercantile	\$355,200	\$276,800	\$632,000	17,760	17,760		\$947.59
21	3920785000	8	Active	501 N JEFFERSON	MILW ACQUISITION PARTNERS	LLC	PO BOX 591	MILWAUKEE WI	53201 Special Mercantile	\$144,000	\$650,000	\$794,000	7,200	10,760		\$1,190.49
21	3920786000	3	Active	412 E CLYBOURN	MARIETTA SCHIELD		13655 W BURLEIGH RD, APT 2	BROOKFIELD, WI	53005 Special Mercantile	\$48,000	\$87,000	\$135,000	2,400	2,400		\$202.41
21	3920787000	9	Active	500 N MILWAUKEE	EXIT STRATEGY LLC		322 E MICHIGAN ST, STE 275	MILWAUKEE, WI	53202 Special Mercantile	\$288,000	\$171,000	\$459,000	14,400	14,400		\$688.20
21	3920797111	5	Active	411 E WISCONSIN	NNN 411 EAST WIS 6 LLC ETAL	C/O TRIPLE NET PROP, LI	3131 S VAUGHN WAY STE 301	AURORA CO	80014 Special Mercantile	\$7,069,800	\$83,217,200	\$90,287,000	117,840	654,165	Obj	\$135,372.23
21	3920801100	X	Active	424 E WISCONSIN	PFISTER LLC		100 E WISCONSIN AV #1950	MILWAUKEE, WI	53202 Special Mercantile	\$2,160,000	\$30,540,000	\$32,700,000	43,200	391,430		\$49,028.90
21	3920803100	0	Active	400 E WISCONSIN	CURRY-PIERCE LTD PTNRSH	C/O OGDEN & CO, INC	P O BOX 510800	MILWAUKEE, WI	53203 Special Mercantile	\$295,200	\$1,575,800	\$1,871,000	6,560	24,000		\$2,805.29
21	3920806000	0	Active	718 N MILWAUKEE	PALERMATHEN LLC		1522 N PROSPECT AV, #802	MILWAUKEE, WI	53202 Special Mercantile	\$120,000	\$762,000	\$882,000	4,800	12,000	Obj	\$1,322.43
21	3920809000	7	Active	730 N MILWAUKEE	T & P DEVELOPMENT LLC		644									

														2010 BID		
BID	Taxkey	C	Status	Property Address	Owner1	Owner2	Owner Mailing Address	Owner City State	Owner Property Class	Land	Improvement	Total	Lot Sq Ft	Bldg Sq Ft	Objection	Assessment
21	3920810000	2	Active	411 E MASON	HOTEL METRO LLC		411 E MASON ST	MILWAUKEE, WI	53202 Special Mercantile	\$360,000	\$5,140,000	\$5,500,000	14,400	62,343		\$8,246.45
21	3920811000	8	Active	419 E WELLS	DANIEL J HELFER		1688 MARLANDS LN	MINOCQUA WI	54548 Special Mercantile	\$180,000	\$707,000	\$887,000	7,200	7,143		\$1,329.93
21	3920812000	3	Active	787 N JEFFERSON	MARVIN A & MARILYN ZETLEY	CO TRSTEES MARVIN & M	1526 E GOODRICH LN	MILWAUKEE WI	53217 Special Mercantile	\$90,000	\$190,000	\$280,000	3,600	3,094		\$419.82
21	3920813000	9	Active	783 N JEFFERSON	MARVIN A & MARILYN ZETLEY	CO TRSTEES MARVIN & M	1526 E GOODRICH LN	MILWAUKEE WI	53217 Special Mercantile	\$90,000	\$343,000	\$433,000	3,600	4,182		\$649.22
21	3920814000	4	Active	775 N JEFFERSON	SELZER-ORNST COMPANY		P O BOX 13097	MILWAUKEE WI	53213 Special Mercantile	\$180,000	\$1,316,000	\$1,496,000	7,200	24,684		\$2,243.03
21	3920815000	X	Active	771 N JEFFERSON	FOX PROPERTIES LLC		P O BOX 171003	MILWAUKEE, WI	53217 Special Mercantile	\$60,000	\$351,000	\$411,000	2,400	5,900		\$616.23
21	3920816000	5	Active	767 N JEFFERSON	CAROL HARTTER		767 N JEFFERSON ST	MILWAUKEE, WI	53202 Special Mercantile	\$120,000	\$309,000	\$429,000	4,800	12,160		\$643.22
21	3920817000	0	Active	751 N JEFFERSON	WATTS FAMILY TRUST	MARTHA C WATTS SURVI	1716 LAKEFIELD RD	CEDARBURG, WI	53012 Special Mercantile	\$204,000	\$887,000	\$1,091,000	8,160	15,360		\$1,635.80
21	3920818000	6	Active	416 E MASON	M&I MARSHALL & ILSLEY BANK	#159 ATTN CNTRL ACCTG	770 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$156,000	\$188,000	\$344,000	6,240	578		\$515.78
21	3920820000	7	Active	770 N MILWAUKEE	770 N MILWAUKEE ST LLC		770 N MILWAUKEE ST	MILWAUKEE, WI	53202 Special Mercantile	\$195,000	\$821,000	\$1,016,000	4,920	7,834		\$1,523.34
21	3920821000	2	Active	776 N MILWAUKEE	GREGORY POULOS	ANGELINE BELTSOS	1724 BLUESTEM LN	GLENVIEW, IL	60025 Special Mercantile	\$239,000	\$465,000	\$704,000	6,000	10,716		\$1,055.55
21	3920823110	7	Active	782 N MILWAUKEE	KENNEDY II ASSOCIATES	A LIMITED PARTNERSHIP	732 N JACKSON ST STE 300	MILWAUKEE WI	53202 Special Mercantile	\$576,000	\$2,218,000	\$2,794,000	14,400	69,891	Obj	\$4,189.20
21	3920833110	1	Active	788 N JEFFERSON	788 BUILDING LTD PARTNERSHIP	C/O SIGMA PROPERTY M	732 N JACKSON ST STE 300	MILWAUKEE WI	53202 Special Mercantile	\$609,600	\$6,744,400	\$7,354,000	15,240	160,432	Obj	\$11,026.25
21	3920835110	2	Active	741 N JACKSON	WASHINGTON SQUARE ASSOC I	LTD PARTNERSHIP	732 N JACKSON ST SUITE 300	MILWAUKEE, WI	53202 Special Mercantile	\$1,905,000	\$329,000	\$2,234,000	38,100	38,100		\$3,349.56
21	3920838100	1	Active	731 N JACKSON	JACKSON STREET REAL_ESTATE LLC	C/O HOFFMAN MGM	150 N SUNNYSLOPE #200	BROOKFIELD, WI	53005 Special Mercantile	\$914,400	\$5,394,600	\$6,309,000	15,240	108,214		\$9,459.43
21	3920839000	0	Active	526 E WISCONSIN	PALMOLIVE BLDG CO LTD PTSHP	C/O SIGMA PROPERTY M	732 N JACKSON ST SUITE 300	MILWAUKEE WI	53202 Special Mercantile	\$504,000	\$1,526,000	\$2,030,000	7,200	18,000	Obj	\$3,043.69
21	3920840100	2	Active	522 E WISCONSIN	MUTUAL S & L ASSN	PO BOX 23988	4949 W BROWN DEER RD	MILWAUKEE WI	53223 Special Mercantile	\$402,000	\$191,000	\$593,000	8,040	8,040		\$889.12
21	3920841100	8	Active	510 E WISCONSIN	MUTUAL S & L ASSN	PO BOX 23988	4949 W BROWN DEER RD	MILWAUKEE WI	53223 Special Mercantile	\$562,800	\$663,200	\$1,226,000	8,040	16,370		\$1,838.21
21	3920842110	0	Active	706 N JEFFERSON	THE MILWAUKEE CLUB		706 N JEFFERSON ST	MILWAUKEE, WI	53202 Special Mercantile	\$624,000	\$322,000	\$946,000	9,600	18,483		\$1,418.39
21	3920844100	4	Active	720 N JEFFERSON	MUTUAL S & L ASSN		4949 W BROWN DEER RD	MILWAUKEE WI	53223 Special Mercantile	\$253,900	\$2,600	\$256,500	4,800	4,800		\$384.58
21	3920848100	6	Active	507 E MICHIGAN	JOHNSON CONTROLS INC	ATTN CORP TAX ADMIN X	P O BOX 591	MILWAUKEE WI	53210 Special Mercantile	\$5,486,400	\$18,761,600	\$24,248,000	91,440	444,549	Obj	\$36,356.35
21	3920886113	5	Active	615 E MICHIGAN	LEWIS CENTER LLC		710 N PLANKINTON AV	MILWAUKEE WI	53203 Special Mercantile	\$2,800,900	\$6,538,100	\$9,339,000	89,200	92,026		\$14,002.47
21	3920908111	7	Active	617 E WISCONSIN	NORTHWESTERN MUTUAL	LIFE INS CO	720 E WISCONSIN AVE # N15	MILWAUKEE WI	53202 Special Mercantile			\$12,620,000	91,440	149,760	Obj*	\$18,921.86
21	3920919111	7	Active	727 N VAN BUREN	VAN BUREN BUILDING COMPANY	JOEL S LEE & SYDNEY B I	732 N JACKSON ST, #300	MILWAUKEE WI	53202 Special Mercantile	\$1,080,000	\$8,640,000	\$9,720,000	21,600	142,748	Obj	\$14,573.73
21	3920924000	2	Active	600 E WISCONSIN	EAST WIS AVE OWNERS ASSN LL	C/O OGDEN & CO	1665 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$504,000	\$1,141,000	\$1,645,000	7,200	19,272		\$2,466.44
21	3920930100	1	Active	732 N JACKSON	JACKSON BUILDING COMPANY	C/O SIGMA PROPERTY M	732 N JACKSON ST, STE 300	MILWAUKEE WI	53202 Special Mercantile	\$825,000	\$2,772,000	\$3,597,000	16,500	80,950	Obj	\$5,393.18
21	3920934000	7	Active	771 N VAN BUREN	THOMAS J KUESEL		PO BOX 510675	MILWAUKEE, WI	53203 Special Mercantile	\$96,000	\$228,000	\$324,000	2,400	4,040		\$485.79
21	3920935000	2	Active	765 N VAN BUREN	THOMAS J KUESEL		PO BOX 510675	MILWAUKEE WI	53203 Special Mercantile	\$192,000	\$464,000	\$656,000	4,800	9,396		\$983.58
21	3920936000	8	Active	624 E MASON	MITCHELL INC D/B/A MITCHELL	OF DELAWARE INC	720 E WISCONSIN AV	MILWAUKEE, WI	53202 Special Mercantile			\$4,167,000	14,400	41,705	Obj*	\$6,247.81
21	3920938100	5	Active	604 E MASON	JLEW INVESTMENTS LLC		600 E MASON ST, STE 300	MILWAUKEE, WI	53202 Special Mercantile	\$249,000	\$939,000	\$1,188,000	6,225	17,560		\$1,781.23
21	3920939000	4	Active	762 N JACKSON	JLEW INVESTMENTS LLC		600 E MASON ST, STE 300	MILWAUKEE, WI	53202 Special Mercantile	\$116,100	\$70,900	\$187,000	3,870	3,870		\$280.38
21	3920943100	2	Active	790 N JACKSON	EXECUTIVE CLUB LIMITED	PARTNERSHIP	732 N JACKSON ST, STE 300	MILWAUKEE, WI	53202 Special Mercantile	\$598,400	\$266,600	\$865,000	14,960	45,089		\$1,296.94
21	3921178100	2	Active	1005 N EDISON	ROJAHN & MALANEY CO		P O BOX 410	MILWAUKEE WI	53201 Special Mercantile	\$559,200	\$161,800	\$721,000	18,640	18,784		\$1,081.03
21	3921179100	8	Active	100 E STATE	ROJAHN & MALANEY CO		P O BOX 410	MILWAUKEE WI	53201 Special Mercantile	\$176,300	\$54,700	\$231,000	5,875	5,875		\$346.35
21	3921183100	X	Active	113 E JUNEAU	113 IRISH LLC		1122 N EDISON ST	MILWAUKEE, WI	53202 Special Mercantile	\$107,700	\$336,300	\$444,000	3,590	1,938		\$665.71
21	3921186110	3	Active	1147 N EDISON	113 IRISH LLC		1122 N EDISON ST	MILWAUKEE, WI	53202 Special Mercantile	\$150,000	\$78,000	\$228,000	5,000	5,000		\$341.85
21	3921187110	9	Active	1128 N EDISON	1144 EDISON LLC		1122 N EDISON ST	MILWAUKEE WI	53202 Special Mercantile	\$335,000	\$1,474,000	\$1,809,000	27,920	23,925	Obj	\$2,712.33
21	3921189100	2	Active	145 E JUNEAU	D & D REALTY ON WATER LLC		8900 W BRADLEY RD	MILWAUKEE WI	53224 Special Mercantile	\$31,900	\$3,500	\$35,400	2,124	0		\$53.08
21	3921192000	2	Active	1139 N WATER	D & D REALTY ON WATER LLC		8900 W BRADLEY RD	MILWAUKEE WI	53224 Special Mercantile	\$13,000	\$294,000	\$307,000	1,080	2,448		\$460.30
21	3921194100	X	Active	1135 N WATER	D & D REALTY ON WATER LLC		8900 W BRADLEY RD	MILWAUKEE WI	53224 Special Mercantile	\$72,400	\$1,101,600	\$1,174,000	6,037	5,560		\$1,760.24
21	3921196000	4	Active	1129 N WATER	WATER STREET INVESTMENTS	LTD PTN, C/O BIECK MGM	5205 N IRONWOOD RD, STE 201	GLENDALE, WI	53217 Special Mercantile	\$31,800	\$580,200	\$612,000	2,653	4,302		\$917.61
21	3921197000	X	Active	1127 N WATER	MARLENE W GOLDBERG	ELLIOT SHAFTON	5205 N IRONWOOD RD, STE 201	GLENDALE, WI	53217 Special Mercantile	\$32,400	\$365,600	\$398,000	2,700	2,194		\$596.74
21	3921200000	4	Active	1119 N WATER	WATER STREET DESIGN	CENTER LLC	544 E OGDEN AV, STE 700-383	MILWAUKEE, WI	53202 Special Mercantile	\$97,200	\$2,553,800	\$2,651,000	8,100	30,304	Obj	\$3,974.79
21	3921202000	5	Active	1115 N WATER	HARVEY PRESTON GROUP LLC		1111 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$64,800	\$117,200	\$182,000	5,400	5,400		\$272.88
21	3921204000	6	Active	1113 N WATER	PRETZEL BOYS INC		1111 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$32,400	\$105,600	\$138,000	2,700	2,700		\$206.91
21	3921206000	7	Active	1109 N WATER	PRETZEL BOYS INC		1111 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$32,400	\$354,600	\$387,000	2,700	2,240		\$580.25
21	3921208000	8	Active	1101 N WATER	ROBERT C SCHMIDT JR		1122 N EDISON ST	MILWAUKEE WI	53202 Special Mercantile	\$97,200	\$1,582,800	\$1,680,000	8,100	27,679	Obj	\$2,518.92
21	3921209100	X	Active	1122 N EDISON	EDISON STREET PARTNERS		1122 N EDISON ST	MILWAUKEE WI	53202 Special Mercantile	\$188,500	\$749,500	\$938,000	15,712	13,382	Obj	\$1,406.39
21	3921304210	X	Active	252 E HIGHLAND	GG 252 HIGHLAND LLC	C/O SIEGEL GALLAGER M	700 N WATER ST #400	MILWAUKEE, WI	53202 Special Mercantile	\$176,900	\$1,944,100	\$2,121,000	14,744	54,104	Obj	\$3,180.13
21	3921333111	X	Active	330 E WELLS	FLANDERS WESTBOROUGH	DELAWARE INC	330 E KILBOURN AV #565	MILWAUKEE, WI	53202 Special Mercantile	\$1,876,800	\$7,085,200	\$8,962,000	46,920	198,073		\$13,437.22
21	3921335000	9	Active	828 N BROADWAY	828 NORTH BROADWAY LLC	C/O MIRIAM PORUSH	P.O. BOX 11094	MILWAUKEE, WI	53211 Special Mercantile	\$288,000	\$1,643,000	\$1,931,000	7,200	43,632		\$2,896.25
21	3921361000	0	Active	311 E JUNEAU	HISTORIC HOLDINGS LLC	C/O GROHMANN INDUSTF	1020 N BROADWAY	MILWAUKEE, WI	53202 Special Mercantile	\$192,500	\$243,500	\$436,000	15,792	15,180		\$653.72
21	3921388100	4	Active	839 N JEFFERSON	839 N JEFFERSON ST PTNRSH	C/O ACCOUNTING	839 N JEFFERSON ST SUITE 600	MILWAUKEE WI	53202 Special Mercantile	\$480,000	\$4,219,000	\$4,699,000	12,000	54,260		\$7,045.47
21	3921389000	3	Active	831 N JEFFERSON	833 N JEFFERSON LLC	C/O KARL KOPP	833 N JEFFERSON ST	MILWAUKEE, WI	53202 Special Mercantile	\$192,000	\$271,000	\$463,000	4,800	9,240		\$694.20
21	3921390100	5	Active	825 N JEFFERSON	NORTHDRIDGE COMPANY	%HAKO CORPORATION	825 N JEFFERSON ST	MILWAUKEE WI	53202 Special Mercantile	\$456,000	\$3,441,000	\$3,897,000	11,400	57,000		\$5,842.98
21	3921391210	4	Active	811 N JEFFERSON	CATHEDRAL SQUARE LIMITED	PARTNERSHIP	732 N JACKSON ST STE 300	MILWAUKEE WI	53202 Special Mercantile	\$261,600	\$793,400	\$1,055,000	6,540	13,265		\$1,581.82
21	3921391220	1	Active	418 E WELLS	CATHEDRAL SQUARE LIMITED	PARTNERSHIP	732 N JACKSON ST STE 300	MILWAUKEE WI	53202 Special Mercantile	\$338,400	\$948,600	\$1,287,000	8,400	16,640		\$1,929.67

																2010 BID
BID	Taxkey	C	Status	Property Address	Owner1	Owner2	Owner Mailing Address	Owner City State	Owner Property Class	Land	Improvement	Total	Lot Sq Ft	Bldg Sq Ft	Objection	Assessment
21	3921395000	6	Active	401 E KILBOURN	D & K MANAGEMENT LLC		312 E WISCONSIN AVE STE 320	MILWAUKEE WI	53202 Special Mercantile	\$576,000	\$4,184,000	\$4,760,000	14,400	46,607		\$7,136.93
21	3921410111	8	Active	1029 N JACKSON	JBC 59 LLC, TAH 59 LLC	CAC 59 LLC, JMH 59 LLC	614 W BROWN DEER, #300	MILWAUKEE, WI	53217 Mercantile Apartment	\$4,305,600	\$33,086,400	\$37,392,000	168,910	535,904		\$56,063.87
21	3921438110	2	Active	1028 N JACKSON	JUNEAU HILLAGE SHOPPING	CENTER LLC C/O KATZ	614 W BROWN DEER RD #300	BAYSIDE, WI	53217 Special Mercantile	\$1,276,700	\$6,079,300	\$7,356,000	106,392	88,269		\$11,029.25
21	3921463100	1	Active	626 E KILBOURN	YANKEE VILL HSG PTNRS LP	C/O MICHAEL L MOREY	P O BOX 45530	MADISON, WI	53744 Mercantile Apartment	\$1,608,000	\$17,420,000	\$19,028,000	77,925	230,281		\$28,529.72
21	3921509111	6	Active	716 E CLYBOURN	US BANK NATIONAL ASSN	C/O AMY HERNESMAN	2800 E LAKE ST	MINNEAPOLIS, MN	55406 Special Mercantile	\$5,215,300	\$3,409,700	\$8,625,000	104,306	298,332		\$12,931.93
21	3921529110	7	Active	777 E WISCONSIN	US BANK NATIONAL ASSN	C/O AMY HERNESMAN	2800 E LAKE ST	MINNEAPOLIS, MN	55406 Special Mercantile	\$10,814,000	\$169,186,000	\$180,000,000	108,140	1,077,607		\$269,883.83
21	3921546000	6	Active	720 E WISCONSIN	NORTHWESTERN MUTUAL LIFE	INSURANCE CO	720 E WISCONSIN AVE	MILWAUKEE, WIS	53202 Special Mercantile	\$9,144,000	\$17,856,000	\$27,000,000	91,440	322,007	Obj	\$40,482.58
21	3921561000	8	Active	827 N CASS	THERAPIES EAST PROPERTIES	LLC	827 N CASS ST	MILWAUKEE, WI	53202 Special Mercantile	\$105,000	\$523,000	\$628,000	4,200	5,358		\$941.59
21	3921562000	3	Active	819 N CASS	S & D RIEDEL LLC		1633 N PROSPECT AVE # 15A	MILWAUKEE WI	53202 Special Mercantile	\$90,000	\$508,000	\$598,000	3,600	3,250		\$896.61
21	3921563000	9	Active	815 N CASS	MARGADETTE M DEMET		1610 N PROSPECT AVE #302	MILWAUKEE WI	53202 Special Mercantile	\$105,000	\$424,000	\$529,000	4,200	5,710		\$793.16
21	3921565000	X	Active	801 N CASS	BUCKLEY'S KISKEAM INN LLC		801 N CASS ST	MILWAUKEE, WI	53202 Special Mercantile	\$60,000	\$514,000	\$574,000	2,400	4,022		\$860.63
21	3921566000	5	Active	724 E WELLS	CLARK-WELLS LLC		2832 N SUMMIT AVE	MILWAUKEE WI	53211 Special Mercantile	\$60,000	\$195,000	\$255,000	2,400	2,014		\$382.34
21	3921567000	0	Active	718 E WELLS	CLARK-WELLS LLC		2832 N SUMMIT AV	MILWAUKEE WI	53211 Special Mercantile	\$85,000	\$335,000	\$420,000	3,400	5,129		\$629.73
21	3921569000	1	Active	802 N VAN BUREN	LAUREL CANYON PROPERTIES LI		4145 N LAKE DR	SHOREWOOD, WI	53211 Special Mercantile	\$57,800	\$437,200	\$495,000	2,310	5,256		\$742.18
21	3921574100	5	Active	822 N VAN BUREN	WIS SCOTTISH RITE BODIES	S R B INC	720 E WISCONSIN AVE N15NE	MILWAUKEE WI	53202 Special Mercantile	\$574,100	\$270,900	\$845,000	22,965	22,965		\$1,266.95
21	3921620000	8	Active	829 N MARSHALL	DANIEL R MC CORMICK,	MICHAEL T SHEEDY &	829 N MARSHALL ST	MILWAUKEE WI	53202 Special Mercantile	\$180,500	\$381,500	\$562,000	7,219	4,195		\$842.64
21	3921621000	3	Active	817 N MARSHALL	MARSHALL STREET LLC		729 WALNUT ST	BOULDER CO	80302 Special Mercantile	\$225,000	\$804,000	\$1,029,000	9,000	9,086		\$1,542.84
21	3921622100	5	Active	807 N MARSHALL	MARSHALL & WELLS LLC	C/O TAXMAN INVESTMEN	1443 N PROSPECT AV	MILWAUKEE WI	53202 Special Mercantile	\$300,000	\$118,000	\$418,000	12,000	12,000		\$626.73
21	3921636110	9	Active	818 E MASON	NORTHWESTERN MUTUAL LIFE	INSURANCE COMPANY	720 E WISCONSIN AVE N15	MILWAUKEE WI	53202 Special Mercantile	\$4,312,400	\$51,658,600	\$55,971,000	95,832	542,005	Obj*	\$83,920.38
21	3921656112	4	Active	800 E WISCONSIN	NORTHWESTERN MUTUAL LIFE	INSURANCE CO	720 E WISCONSIN AV	MILWAUKEE WI	53202 Special Mercantile			\$54,768,000	164,546	451,964	Obj*	\$82,116.65
21	3921679000	X	Active	815 E MICHIGAN	US BANK NATIONAL BANK	C/O AMY HERNESMAN	2800 E LAKE ST	MINNEAPOLIS, MN	55406 Special Mercantile	\$5,232,600	\$1,372,900	\$6,605,500	65,408	65,161		\$9,903.99
21	3921700000	2	Active	900 E WELLS	ESG PROPERTIES LLC		800 N MARSHALL ST	MILWAUKEE, WI	53202 Special Mercantile	\$201,600	\$399,400	\$601,000	5,040	3,232		\$901.11
21	3921809112	5	Active	404 E LYON	USL LAND LLC	C/O MANDEL	301 E ERIE ST	MILWAUKEE, WI	53202 Local Commercial	\$538,800	\$100	\$538,900	23,428	0	Obj	\$808.00
21	3921941130	1	Active	310 E KNAPP	MORRISTOWN PLAZA ASSOC LTI	ATTN: MALCOLM CHAIFEI	100 QUARRY RD, STE B	HAMBURG, NJ	07419 Special Mercantile	\$707,400	\$14,460,600	\$15,168,000	31,438	57,025		\$22,742.21
21	3922062100	X	Active	1421 N WATER	PECK FAMILY LTD LIAB CO		P.O. BOX 441	MILWAUKEE, WI	53201 Local Commercial	\$701,400	\$334,600	\$1,036,000	23,380	12,536		\$1,553.33
21	3922077000	5	Active	1301 N EDISON	PARKING MANAGEMENT OF	WISCONSIN, INC	800 N 4TH ST	MILWAUKEE, WI	53203 Special Mercantile	\$1,368,500	\$0	\$1,368,500	45,618	45,618		\$2,051.87
21	3922096112	9	Active	1303 N BROADWAY	M & I MARSHALL & ILSLEY BANK		770 N WATER ST	MILWAUKEE WI	53202 Special Mercantile	\$1,062,800	\$28,200	\$1,091,000	70,854	70,854		\$1,635.80
21	3922127100	2	Active	1214 N WATER	M & I MARSHALL & ILSLEY BANK		770 N WATER ST	MILWAUKEE WIS	53202 Special Mercantile	\$735,300	\$1,361,700	\$2,097,000	77,400	77,400		\$3,144.15
21	3922131000	8	Active	1245 N WATER	PAGET ON WATER LLC		1019 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$57,900	\$971,100	\$1,029,000	4,821	16,324		\$1,542.84
21	3922132000	3	Active	1241 N WATER	DOUGLAS J WIED & SHIRLEY M	WIED, TRUSTEES DOUGL	10910 N PEBBLE LA	MEQUON WI	53092 Special Mercantile	\$28,900	\$132,100	\$161,000	2,410	1,998		\$241.40
21	3922133100	5	Active	1233 N WATER	PAGET ON WATER LLC		1019 N OLD WORLD 3RD ST	MILWAUKEE WI	53203 Special Mercantile	\$115,700	\$226,300	\$342,000	9,642	9,642		\$512.78
21	3922136000	5	Active	1221 N WATER	WARD & KENNEDY CO		P O BOX 240045	MILWAUKEE WI	53224 Special Mercantile	\$101,200	\$1,113,800	\$1,215,000	8,437	10,535	Obj	\$1,821.72
21	3922137000	0	Active	1217 N WATER	THOMAS DEER		1217 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$43,400	\$50,500	\$93,900	3,616	3,616		\$140.79
21	3922138000	6	Active	1215 N WATER	THOMAS DEER		1215 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$26,800	\$179,200	\$206,000	2,230	4,420		\$308.87
21	3922139000	1	Active	1213 N WATER	FORTNEY FORTNEY & FORTNEY LLC		308 THIRD ST SOUTH	LA CROSSE, WI	54601 Special Mercantile	\$31,700	\$464,300	\$496,000	2,642	3,608		\$743.68
21	3922140000	7	Active	1209 N WATER	FORTNEY FORTNEY & FORTNEY LLC		308 N 3RD ST SOUTH	LA CROSSE, WI	54601 Special Mercantile	\$28,900	\$399,100	\$428,000	2,410	2,510		\$641.72
21	3922141000	2	Active	1207 N WATER	BARBARA L SHAFTON TRUSTEE	BARBARA L SHAFTON LIV	5205 N IRONWOOD RD #201	GLENDAL, WI	53217 Special Mercantile	\$50,400	\$730,600	\$781,000	4,200	12,144		\$1,171.00
21	3922142000	8	Active	146 E JUNEAU	CHARLOTTE D VOLK TRUST U/A	D12-02-02	2944 S 39TH ST	MILWAUKEE WI	53215 Special Mercantile	\$14,400	\$221,600	\$236,000	1,200	3,420		\$353.85
21	3922143000	3	Active	144 E JUNEAU	CHARLOTTE D VOLK TRUST	DTD 12/02/02	2944 S 39TH ST	MILWAUKEE WI	53215 Special Mercantile	\$21,600	\$269,400	\$291,000	1,800	1,800		\$436.31
21	3922146100	6	Active	134 E JUNEAU	ROSSI & ROSSI LLC		PO BOX 108	CHICAGO IL	60690 Special Mercantile	\$87,100	\$416,900	\$504,000	7,259	3,592		\$755.67
21	3922149111	8	Active	1232 N EDISON	1232 NORTH EDISON LLC		1232 N EDISON ST	MILWAUKEE, WI	53202 Special Mercantile	\$225,600	\$483,400	\$709,000	28,920	17,112		\$1,063.04
21	3922150111	3	Active	1201 N EDISON	1201 NORTH EDISON LLC		1232 N EDISON ST	MILWAUKEE WI	53202 Special Mercantile	\$816,900	\$25,000	\$841,900	27,229	25,932		\$1,262.31
21	3922301100	8	Active	250 E KILBOURN	MORTGAGE GUARANTY INSURAN	CORPORATION	250 E KILBOURN AV	MILWAUKEE WI	53202 Special Mercantile	\$3,704,800	\$22,826,200	\$26,531,000	105,851	210,552		\$39,779.38
21	3922352000	X	Active	135 E KILBOURN	MARCUS W LLC		100 E WISCONSIN AV, STE 1900	MILWAUKEE, WI	53202 Special Mercantile	\$1,464,400	\$14,635,600	\$16,100,000	29,229	214,710		\$24,139.61
21	3922361000	9	Active	107 E KILBOURN	HUB MILW CENTER PROPERTIES	LLC C/O MIDWEST PROPE	400 LAZELLE RD STE 4	COLUMBUS OH	43240 Special Mercantile	\$1,336,400	\$51,713,600	\$53,050,000	26,738	378,717	Obj	\$79,540.76
21	3922401000	5	Active	815 N WATER	HALES CORNERS DEV CORP	C/O ASSOCIATED BANK R	206 N WISCONSIN ST	DEPERE, WI	54115 Special Mercantile	\$956,200	\$3,343,800	\$4,300,000	15,936	30,793		\$6,447.22
21	3922423000	5	Active	1010 N WATER	BEVERLY HILLS PROPERTIES I	MODERN PRODUCTS INC	1000 N WATER ST, SUITE 900	MILWAUKEE, WI	53202 Special Mercantile	\$103,700	\$1,178,300	\$1,282,000	2,593	11,860		\$1,922.17
21	3922424000	0	Active	1000 N WATER	AAP PROPERTIES LLC		1000 N WATER ST, SUITE #900	MILWAUKEE, WI	53202 Special Mercantile	\$2,385,800	\$18,914,200	\$21,300,000	59,645	283,450		\$31,936.25
21	3922431000	9	Active	740 N PLANKINTON	RIVER BANK PLAZA LLC		740 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$1,385,100	\$2,992,900	\$4,378,000	34,627	81,865		\$6,564.17
21	3922441000	3	Active	123 E WELLS	CITY HALL SQUARE LLC	C/O MARVIN F POER & CC	2211 YORK RD STE 222	OAK BROOK, IL	60523 Special Mercantile	\$1,401,300	\$2,219,700	\$3,621,000	35,032	94,167		\$5,429.16
21	3922442000	9	Active	107 E WELLS	FAB LLC		1443 N PROSPECT AV	MILWAUKEE WI	53202 Special Mercantile	\$236,900	\$126,100	\$363,000	5,923	8,014		\$544.27
21	3922511000	3	Active	767 N WATER	PACHEFSKY PROP LLC		6005 N 76TH ST	MILWAUKEE, WI	53218 Special Mercantile	\$80,000	\$279,000	\$359,000	2,001	6,000		\$538.27
21	3922512000	9	Active	765 N WATER	DAVID D VOIGHT		6122 W RICHMOND AVE	MILWAUKEE WI	53210 Special Mercantile	\$80,000	\$147,000	\$227,000	2,001	4,000		\$340.35
21	3922513000	4	Active	761 N WATER	TAP PROPERTIES LLC		1030 N WATER ST	MILWAUKEE WI	53202 Special Mercantile	\$72,000	\$407,000	\$479,000	1,801	4,617		\$718.19
21	3922514000	X	Active	759 N WATER	DEAN N JENSEN		759 N WATER ST	MILWAUKEE, WI	53202 Special Mercantile	\$70,000	\$262,000	\$332,000	1,751	3,340		\$497.79
21	3922531000	2	Active	771 N WATER	WATER STREET ASSOCIATES LL		411 E VERONA AV	VERONA WI	53593 Special Mercantile	\$106,600	\$928,400	\$1,035,000	2,666	7,983		\$1,551.83
21	3922562100	8	Active	1101 N MARKET	SSG PROPERTIES LLC		270 E HIGHLAND AV STE E	MILWAUKEE WI	53202 Special Mercantile	\$392,200	\$4,072,800	\$4,465,000	32,686	60,069		\$6,694.62

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BID	Taxkey	C	Status	Property Address	Owner1	Owner2	Owner Mailing Address	Owner City State	Owner Property Class	Land	Improvement	Total	Lot Sq Ft	Bldg Sq Ft	Objection	Assessment
21	3922572100	2	Active	1114 N WATER	SSG PROPERTIES LLC		270 E HIGHLAND AVE STE E	MILWAUKEE WI	53202 Special Mercantile	\$204,800	\$1,106,200	\$1,311,000	17,068	12,778		\$1,965.65
21	3922870000	6	Active	270 E HIGHLAND	BLATZ CONDOMINIUM ASSOC	INC	700 N WATER ST #400	MILWAUKEE WI	53202 Special Mercantile	\$15,600	\$95,400	\$111,000	1,304	2,811		\$166.43
21	3922871000	1	Active	270 E HIGHLAND	BLATZ OFFICES LLC		270 E HIGHLAND AV, STE A	MILWAUKEE, WI	53202 Special Mercantile	\$8,200	\$121,800	\$130,000	682	1,471		\$194.92
21	3922872000	7	Active	270 E HIGHLAND	BLATZ OFFICES LLC		270 E HIGHLAND AV, STE A	MILWAUKEE, WI	53202 Special Mercantile	\$3,700	\$53,900	\$57,600	306	660		\$86.36
21	3922873000	2	Active	270 E HIGHLAND	BLATZ OFFICES LLC		270 E HIGHLAND AV, STE A	MILWAUKEE, WI	53202 Special Mercantile	\$5,300	\$19,000	\$24,300	443	956		\$36.43
21	3922874000	8	Active	270 E HIGHLAND	BLATZ OFFICES LLC		270 E HIGHLAND AV, STE A	MILWAUKEE, WI	53202 Special Mercantile	\$11,600	\$41,000	\$52,600	966	2,083		\$78.87
21	3922875000	3	Active	270 E HIGHLAND	BLATZ OFFICES LLC		270 E HIGHLAND AV, STE A	MILWAUKEE, WI	53202 Special Mercantile	\$8,000	\$28,700	\$36,700	665	1,434		\$55.03
21	3922922000	8	Active	1150 N WATER	DOC MILW LP	C/O DOC REALTY	1915 N WATER ST # 100	MILWAUKEE WI	53202 Special Mercantile	\$1,060,300	\$8,439,700	\$9,500,000	21,205	0		\$14,243.87
21	3930402100	8	Active	330 E KILBOURN	FLANDERS WESTBOROUGH	DELAWARE INC	330 E KILBOURN AV #565	MILWAUKEE, WI	53202 Special Mercantile			\$48,033,000	79,123	457,480	Obj*	\$72,018.50
21	3930412000	6	Active	1020 N BROADWAY	HISTORIC HOLDINGS LLC	C/O GROHMANN INDUST	1020 N BROADWAY	MILWAUKEE, WI	53202 Special Mercantile	\$149,900	\$2,750,100	\$2,900,000	12,492	37,673		\$4,348.13
21	3930451000	9	Active	925 E WELLS	CUDAHY TOWER APTS LLC		925 E WELLS ST	MILWAUKEE WI	53202 Mercantile Apartment	\$2,268,000	\$6,385,000	\$8,653,000	33,662	122,724		\$12,973.92
21	3930462000	9	Active	777 N CASS	NORTHWESTERN LIFE INS CO	N15NE	720 E WISCONSIN AVE	MILWAUKEE, WI	53202 Special Mercantile	\$3,228,800	\$4,894,200	\$8,123,000	71,751	0		\$12,179.26
21	3930471100	4	Active	920 E MASON	BRUCE M PECKERMAN	JEANETTE C PECKERMAN	920 E MASON ST	MILWAUKEE WI	53202 Special Mercantile	\$28,000	\$542,000	\$570,000	467	5,635		\$854.63
21	3930532000	9	Active	906 E MASON	BRUCE M PECKERMAN &	JEANETTE C PECKERMAN	920 E MASON ST	MILWAUKEE WI	53202 Special Mercantile	\$159,000	\$47,000	\$206,000	7,956	7,956		\$308.87
21	3930541000	8	Active	741 N MILWAUKEE	BRIAN CHARLES ZARLETTI		1021 MILWAUKEE AV	SO MILWAUKEE, WI	53172 Special Mercantile	\$18,800	\$559,200	\$578,000	470	2,300		\$866.63
21	3930581000	6	Active	714 N MILWAUKEE	SAKE II LLC		4168 N BARTLETT AV	MILWAUKEE, WI	53211 Special Mercantile	\$59,500	\$677,500	\$737,000	2,379	9,468		\$1,105.02
21	3930582000	1	Active	710 N MILWAUKEE	PLANET DEVELOPMENT LLC		710 N MILWAUKEE ST	MILWAUKEE WI	53202 Special Mercantile	\$58,300	\$501,700	\$560,000	2,330	6,522		\$839.64
21	3930601000	3	Active	555 E WELLS	CATHEDRAL PLACE LLC		788 N JEFFERSON ST #800	MILWAUKEE, WI	53202 Special Mercantile	\$697,700	\$31,788,300	\$32,486,000	17,442	200,000		\$48,708.03
21	3930602000	9	Active	535 E WELLS	CATHEDRAL PLACE LLC		788 N JEFFERSON ST STE 800	MILWAUKEE WI	53202 Special Mercantile	\$78,300	\$2,904,700	\$2,983,000	1,957	19,000	Obj	\$4,472.57
21	3930611000	8	Active	715 N MILWAUKEE	G/S PARTNERSHIP		PO BOX 648,	MILWAUKEE WI	53201 Special Mercantile	\$11,900	\$86,000	\$97,900	475	21,240		\$146.79
21	3930612000	3	Active	717 N MILWAUKEE	G/S PARTNERSHIP		PO BOX 648	MILWAUKEE WI	53201 Special Mercantile	\$37,300	\$154,700	\$192,000	1,491	21,240		\$287.88
21	3930613000	9	Active	719 N MILWAUKEE	G/S PARTNERSHIP		PO BOX 648	MILWAUKEE WI	53201 Special Mercantile	\$37,300	\$133,700	\$171,000	1,490	21,240		\$256.39
21	3930614000	4	Active	723 N MILWAUKEE	G/S PARTNERSHIP		PO BOX 648	MILWAUKEE WI	53201 Special Mercantile	\$36,000	\$90,000	\$126,000	1,440	21,240		\$188.92
21	3930631000	7	Active	924 E WELLS	UNIVERSITY CLUB OF MILWAUKE		924 E WELLS ST	MILWAUKEE WI	53202 Special Mercantile	\$1,832,600	\$672,400	\$2,505,000	18,326	53,220		\$3,755.88
21	3930791000	8	Active	724 N MILWAUKEE	PALERMATHEN LLC	C/O DEMETRIOS DIMITRC	1522 N PROSPECT AV #802	MILWAUKEE, WI	53202 Special Mercantile	\$119,800	\$532,200	\$652,000	4,791	9,200	Obj	\$977.58
21	3930792000	3	Active	722 N MILWAUKEE	PALERMATHEN LLC	C/O DEMETRIOS DIMITRC	1522 N PROSPECT AV #802	MILWAUKEE, WI	53202 Special Mercantile	\$63,100	\$261,900	\$325,000	2,524	6,080	Obj	\$487.29
21	3930857000	6	Active	825 N PROSPECT	UNIVERSITY CLUB TOWER LLC		825 N PROSPECT AV #PARK	MILWAUKEE WI	53202 Special Mercantile	\$0	\$1,400,000	\$1,400,000	0	0		\$2,099.10
21	3930871000	2	Active	768 N MILWAUKEE	WILSON BLDG LLC		788 N JEFFERSON ST, STE 800	MILWAUKEE, WI	53202 Special Mercantile	\$86,200	\$1,000	\$87,200	3,449	0		\$130.74
21	3930872000	8	Active	752 N MILWAUKEE	MONROE BUILDING LLC		788 N JEFFERSON ST # 800	MILWAUKEE WI	53202 Special Mercantile	\$359,300	\$3,841,700	\$4,201,000	14,370	44,194		\$6,298.79
21	3930931000	8	Active	770 N JEFFERSON	WASHINGTON SQUARE ASSN 111	LTD PARTNERSHIP	788 N JEFFERSON ST #800	MILWAUKEE WI	53202 Special Mercantile	\$609,600	\$1,921,400	\$2,531,000	15,240	86,400	Obj	\$3,794.87
21	3930932000	3	Active	506 E MASON	WASHINGTON SQUARE ASSN 111	LTD PARTNERSHIP	788 N JEFFERSON ST #800	MILWAUKEE WI	53202 Special Mercantile	\$609,600	\$2,994,400	\$3,604,000	15,240	0		\$5,403.67
21	3930942000	8	Active	711 E KILBOURN	701 E KILBOURN LLC		1840 FARWELL AVE STE 203	MILWAUKEE WI	53202 Special Mercantile	\$302,600	\$0	\$302,600	6,725	0		\$453.70
21	3960251000	3	Active	622 N CASS	US BANK NATIONAL ASSN	C/O AMY HERNESMAN	2800 E LAKE ST	MINNEAPOLIS, MN	55406 Special Mercantile	\$5,234,900	\$7,496,100	\$12,731,000	52,297	275,036		\$19,088.28
21	3960252100	5	Active	875 E WISCONSIN	875 EAST SPONSOR LLC	ET AL	10700 RESEARCH DR STE 1	WAUWATOSA WI	53226 Special Mercantile	\$6,201,600	\$49,829,400	\$56,031,000	61,954	209,000		\$84,010.34
21	3970102100	6	Active	401 N 3RD	CULLEN OAKLAND INC		PO BOX 112	ATLANTA, GA	30301 Special Mercantile	\$41,300	\$114,700	\$156,000	7,500	7,500		\$233.90
21	3970106112	1	Active	341 W ST PAUL	MENOMONEE RP LLC		1233 N MAYFAIR RD # 117	WAUWATOSA WI	53226 Special Mercantile	\$2,837,300	\$16,662,700	\$19,500,000	405,329	941,109		\$29,237.42
21	3970108111	4	Active	333 N PLANKINTON	PRITZLAFF REDEVELOPMENT LLC		10535 W COLLEGE AV	FRANKLIN, WI	53132 Special Mercantile	\$453,500	\$2,548,000	\$3,001,500	90,700	302,506		\$4,500.31
21	3970141100	9	Active	223 W WISCONSIN	GRAND AVE CITY MALL LLC		275 W WISCONSIN AV, STE 5	MILWAUKEE, WI	53203 Special Mercantile	\$103,300	\$1,494,700	\$1,598,000	1,878	18,572		\$2,395.97
21	3970152100	9	Active	300 W MICHIGAN	MIL-COURT I, LLC ET AL	MIL-COURT II, LLC	27200 AGOURA RD #201	CALABASAS, CA	91301 Special Mercantile	\$1,332,600	\$20,567,400	\$21,900,000	44,457	112,472		\$32,835.87
21	3970181110	4	Active	301 W WISCONSIN	BOSTCO LLC		301 W WISCONSIN AV	MILWAUKEE WI	53203 Special Mercantile	\$429,000	\$30,000	\$459,000	10,714	30,927		\$688.20
21	3970181112	0	Active	275 W WISCONSIN	GRAND AVE CITY MALL LLC		275 W WISCONSIN AVE STE 5	MILWAUKEE WI	53203 Special Mercantile	\$139,100	\$1,094,900	\$1,234,000	2,529	15,992		\$1,850.20
21	3970185000	2	Active	301 W WISCONSIN	BOSTCO LLC		301 W WISCONSIN AVE STE 400	MILWAUKEE WI	53203 Special Mercantile	\$779,200	\$1,869,800	\$2,649,000	14,167	40,924		\$3,971.79
21	3970192100	7	Active	360 W ST PAUL	PALMOLIVE BUILDING COMPANY LIMITED PARTNERSHIP		732 N JACKSON ST, STE 890	MILWAUKEE WI	53202 Special Mercantile	\$2,100	\$79,500	\$81,600	378	866		\$122.35
21	3970193100	2	Active	350 W ST PAUL	PALMOLIVE BUILDING COMPANY LIMITED PARTNERSHIP		732 N JACKSON ST STE 300	MILWAUKEE WI	53202 Special Mercantile	\$23,600	\$726,400	\$750,000	4,284	11,097		\$1,124.52
21	3970194100	8	Active	350 W ST PAUL	PALMOLIVE BUILDING COMPANY LIMITED PARTNERSHIP		732 N JACKSON ST STE 300	MILWAUKEE WI	53202 Special Mercantile	\$24,600	\$742,400	\$767,000	4,927	11,719		\$1,150.01
21	3970195100	3	Active	350 W ST PAUL	PALMOLIVE BUILDING COMPANY LIMITED PARTNERSHIP		732 N JACKSON ST STE 300	MILWAUKEE WI	53202 Special Mercantile	\$27,100	\$722,900	\$750,000	4,927	11,330		\$1,124.52
21	3970196100	9	Active	350 W ST PAUL	PALMOLIVE BUILDING COMPANY LIMITED PARTNERSHIP		732 N JACKSON ST STE 300	MILWAUKEE WI	53202 Special Mercantile	\$24,600	\$725,400	\$750,000	4,927	11,680		\$1,124.52
21	3970197100	4	Active	350 W ST PAUL	PALMOLIVE BUILDING COMPANY LIMITED PARTNERSHIP		732 N JACKSON ST STE 300	MILWAUKEE WI	53202 Special Mercantile	\$24,400	\$748,600	\$773,000	4,890	11,254		\$1,159.00
21	3970201000	8	Active	161 W WISCONSIN	GRAND AVE CITY MALL LLC		161 W WISCONSIN AV	MILWAUKEE, WI	53203 Special Mercantile	\$514,000	\$70,000	\$584,000	9,345	49,262		\$875.62
21	3970202000	3	Active	161 W WISCONSIN	GRAND AVE CITY MALL LLC		161 W WISCONSIN AV	MILWAUKEE, WI	53203 Special Mercantile	\$267,100	\$1,532,900	\$1,800,000	4,856	25,350		\$2,698.84
21	3970203000	9	Active	161 W WISCONSIN	GRAND AVE CITY MALL LLC		161 W WISCONSIN AV	MILWAUKEE, WI	53203 Special Mercantile	\$0	\$0	\$0	7,879	41,445		\$0.00
21	3970204000	4	Active	161 W WISCONSIN	GRAND AVE CITY MALL LLC		161 W WISCONSIN AV	MILWAUKEE, WI	53203 Special Mercantile	\$640,000	\$5,560,000	\$6,200,000	11,636	61,145		\$9,296.00
21	3970205000	X	Active	161 W WISCONSIN	GRAND AVE CITY MALL LLC		161 W WISCONSIN AV	MILWAUKEE, WI	53203 Special Mercantile	\$619,800	\$2,685,200	\$3,305,000	11,269	59,470		\$4,955.37
21	3970206000	5	Active	161 W WISCONSIN	SUNSET INVESTORS PLANKINTO LLC		10535 W COLLEGE AV	FRANKLIN, WI	53132 Special Mercantile	\$514,000	\$240,000	\$754,000	9,345	49,465		\$1,130.51
21	3970208100	2	Active	161 W WISCONSIN	SUNSET INVESTORS PLANKINTO LLC		10535 W COLLEGE AV	FRANKLIN, WI	53132 Special Mercantile	\$246,800	\$853,200	\$1,100,000	4,487	29,419		\$1,649.29
21	3970212000	8	Active	161 W WISCONSIN	SUNSET INVESTORS PLANKINTO LLC		10535 W COLLEGE AV	FRANKLIN, WI	53132 Special Mercantile	\$141,000	\$354,000	\$495,000	2,564	13,131		\$742.18
21	3970331000	5	Active	101 W WISCONSIN	IVORY RETAIL OFFICE	INVESTORS LLC	648 N PLANKINTON AVE	MILWAUKEE, WI	53203 Special Mercantile	\$158,000	\$342,000	\$500,000	7,890	89,639		\$749.68

																2010 BID
BID	Taxkey	C	Status	Property Address	Owner1	Owner2	Owner Mailing Address	Owner City State	Owner Property Class	Land	Improvement	Total	Lot Sq Ft	Bldg Sq Ft	Objection	Assessment
21	3970332000	0	Active	101 W WISCONSIN	IVORY RETAIL OFFICE	INVESTORS LLC	648 N PLANKINTON AVE	MILWAUKEE, WI	53203 Special Mercantile	\$262,200	\$4,587,800	\$4,850,000	13,098	73,442		\$7,271.87
21	3970333000	6	Active	101 W WISCONSIN	HISTORIC HOTEL MILWAUKEE	LLC	PO BOX 06019	CHICAGO IL	60606 Special Mercantile	\$473,900	\$13,126,100	\$13,600,000	23,671	133,188	Obj	\$20,391.22
21	3970334000	1	Active	101 W WISCONSIN	AMERICAN SOCIETY FOR	QUALITY INC	600 N PLANKINTON AV	MILWAUKEE, WI	53203 Special Mercantile	\$379,100	\$9,652,900	\$10,032,000	18,937	106,202		\$15,041.53
21	3970335000	7	Active	101 W WISCONSIN	IVORY RETAIL/OFFICE	INVESTORS LLC	648 N PLANKINTON AVE	MILWAUKEE, WI	53203 Special Mercantile	\$306,400	\$5,383,600	\$5,690,000	15,307	86,023	Obj	\$8,531.33
21	3970421000	4	Active	331 W WISCONSIN	BOSTCO LLC	C/O BONTON, ATTN: TAX	2801 E MARKET ST	YORK, PA	17402 Special Mercantile	\$770,800	\$2,609,200	\$3,380,000	19,277	129,798		\$5,067.82
21	3970422000	X	Active	331 W WISCONSIN	BOSTCO LLC	C/O BONTON, ATTN: TAX	2801 E MARKET ST	YORK, PA	17402 Special Mercantile	\$1,041,800	\$5,600,200	\$6,642,000	26,054	170,449		\$9,958.71
21	3970423000	5	Active	331 W WISCONSIN	BOSTCO LLC		301 W WISCONSIN AVE STE 400	MILWAUKEE WI	53203 Mercantile Apartment	\$525,000	\$7,867,000	\$8,392,000	30,009	196,285	Obj	\$12,582.58
21	3970531000	2	Active	176 W MICHIGAN	GRAND AVE CITY MALL LLC		275 W WISCONSIN AVE	MILWAUKEE, WI	53203 Special Mercantile	\$4,158,000	\$1,353,000	\$5,511,000	75,600	0		\$8,262.94
21	3970541100	3	Active	275 W WISCONSIN	GRAND AVE CITY MALL LLC		275 W WISCONSIN AVE STE 5	MILWAUKEE WI	53203 Special Mercantile	\$5,222,400	\$2,077,600	\$7,300,000	94,953	108,885		\$10,945.29
21	3970542000	2	Active	629 N BROADWAY	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$7,600	\$91,600	\$99,200	944	2,063		\$148.74
21	3970543000	8	Active	631 N BROADWAY	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$10,000	\$51,900	\$61,900	1,252	2,737		\$92.81
21	3970544000	3	Active	633 N BROADWAY	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$3,600	\$37,300	\$40,900	447	976		\$61.32
21	3970545000	9	Active	635 N BROADWAY	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$9,900	\$51,100	\$61,000	1,233	2,695		\$91.46
21	3970546000	4	Active	637 N BROADWAY	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$3,700	\$56,600	\$60,300	464	1,015		\$90.41
21	3970547000	X	Active	227 E WISCONSIN	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$20,800	\$120,200	\$141,000	2,600	5,682		\$211.41
21	3970548000	5	Active	225 E WISCONSIN	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$16,400	\$78,400	\$94,800	2,044	4,468		\$142.14
21	3970549000	0	Active	221 E WISCONSIN	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$12,700	\$68,500	\$81,200	1,588	3,472		\$121.75
21	3970550000	6	Active	223 E WISCONSIN	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$4,500	\$54,900	\$59,400	565	1,236		\$89.06
21	3970551000	1	Active	219 E WISCONSIN	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$12,600	\$134,400	\$147,000	1,570	3,432		\$220.41
21	3970552000	7	Active	217 E WISCONSIN	DTC LLC	C/O JOHN KLEMENT	10060 W LOOMIS RD	FRANKLIN WI	53132 Special Mercantile	\$4,800	\$55,700	\$60,500	604	1,320		\$90.71
21	3970764130	8	Active	627 N 2ND	GRAND AVE CITY MALL LLC		627 N 2ND ST	MILWAUKEE WI	53203 Special Mercantile	\$0	\$0	\$0	0	1,614		\$0.00
21	3970765200	8	Active	607 N 2ND	GRAND AVE CITY MALL LLC		607 N 2ND ST	MILWAUKEE WI	53203 Special Mercantile	\$0	\$0	\$0	0	0		\$0.00
21	3981202100	5	Active	635 N JAMES LOVELL	BADGER COACHES INC		5501 FEMRITE DR	MADISON WI	53718 Special Mercantile	\$240,000	\$212,000	\$452,000	12,000	8,750		\$677.71
21	3981204100	6	Active	701 W WISCONSIN	SHAFTON FAMILY LTD	PARTNERSHIP	5205 N IRONWOOD RD # 201	GLENDALE, WI	53217 Special Mercantile	\$259,200	\$1,142,800	\$1,402,000	18,000	28,557		\$2,102.10

TOTAL ASSESSED VALUE	\$2,012,182,400	Total 2010 BID Assessment	\$3,016,975.00
2010 Budget	\$3,016,975		
Multiplier	0.00149935		
Mill Rate	1.49935463		

APPENDIX D
Proposed 2010 Budget (Subject to Change)

BUSINESS IMPROVEMENT DISTRICT #21
CLEAN*SAFE*FRIENDLY
2010 BUDGET

INCOME

2010 BID #21 Assessments	\$3,016,975
Additional Income	<u>\$ 157,100</u>
TOTAL INCOME	\$3,174,075

EXPENSES

Clean Sweep Ambassador Program	
Sidewalk Cleaning	\$ 557,000
Landscaping	\$ 331,218
Graffiti Removal	<u>\$ 11,500</u>
	\$ 899,718 (28.3% of total)
Public Service Ambassador Program	\$ 888,000 (28.0% of total)
Administrative	\$ 448,154 (14.1% of total)
Public Information/Marketing/Business Retention/Recruitment	<u>\$ 938,203</u> (29.6% of total)
TOTAL EXPENSES	\$3,174,075



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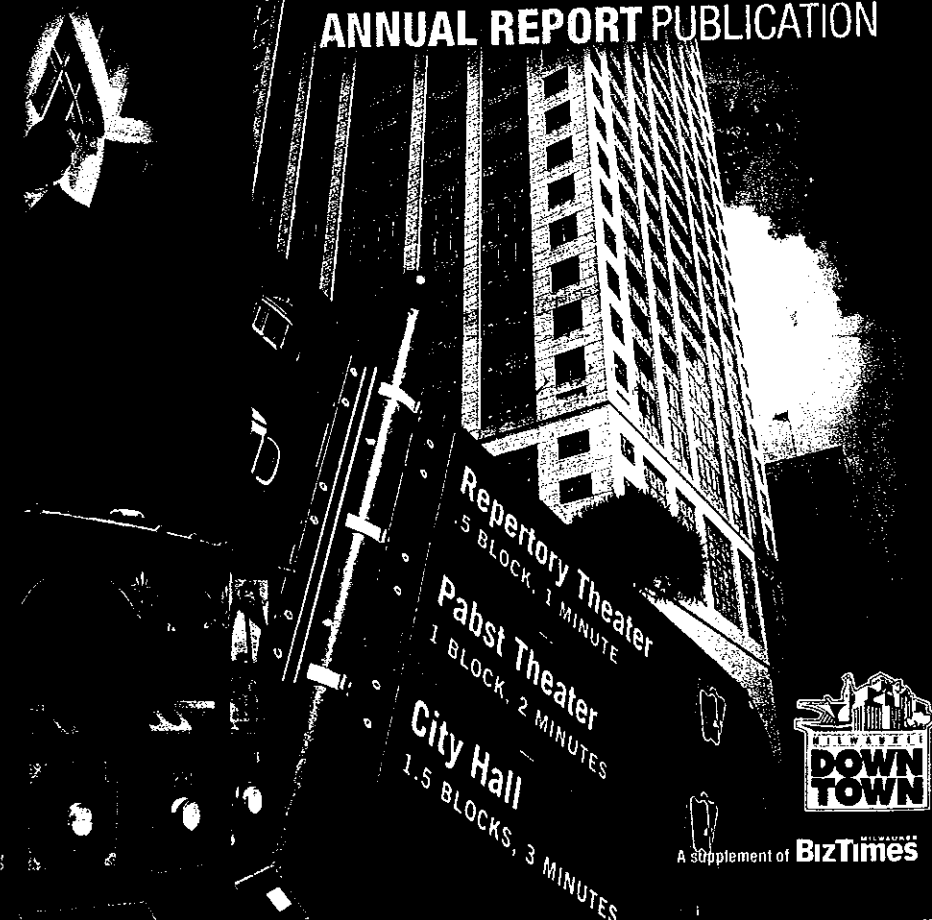
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MILWAUKEE DOWNTOWN 2008

ANNUAL REPORT PUBLICATION



A Supplement of **BizTimes**



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VISIT Milwaukee

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- 14. 2009 Initiatives

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LETTER FROM THE MAYOR

Milwaukee's downtown is dynamic. Perched on Lake Michigan, we exude a 'Fresh Coast' spirit of innovation and celebration. There's an energy here that you'll want to tap into, whether it's for business or pleasure. Turn any corner and you'll find a fresh take on our old world charm, from our Riverwalk to historic Milwaukee streets, our inspiring Milwaukee Art Museum to the bustling warehouse district of the Historic Third Ward. This is an affordable city to explore and an ideal place to launch a business. Or a boat.

The strength of our downtown is due to the commitment of our businesses, employees and residents who work together to address challenges and cheer on our 'wins.' The Milwaukee Downtown Business Improvement District is the backbone through it all, serving in numerous visible and invisible capacities to further the success of Milwaukee's buzz center.

I'd like to thank this year's Downtown Achievement Awards winners for their dedication and hard work that goes beyond the call of duty. It's efforts like these that will keep our downtown strong and growing, even during our most challenging times.

See you Downtown!

Tom Barrett
Mayor of Milwaukee



2008 YEAR IN REVIEW

Downtown Milwaukee plays a central role in Milwaukee's health and well being as a city. The Downtown renaissance that has been occurring these past 12 years has helped to elevate visibility and awareness of all that our downtown community has to offer including arts, culture, our beautiful built environment, the variety of things to do, a healthy housing stock, educational facilities, great businesses and our aesthetic surroundings. Downtown, like any other neighborhood has a personality and a vibe that attracts individuals looking for that unique and authentic experience.

2008 was a challenging yet productive year for Milwaukee Downtown, and we continue to recognize that we are the foundation for economic growth in our community. We remain focused on the many initiatives that are "behind the scenes" that enhance this community's quality of life. Clean, safe and friendly services continue to be our keystone while at the same time focusing on business retention and recruitment. Our existing businesses are important to us and we want to be sure that we do all that we can to provide an environment that enables our downtown businesses to thrive. Our CEO call program indicates that companies choose downtown Milwaukee as a place to do business because of proximity to clients, it's central and prestigious location and the vibrancy of the community. Downtown IS a great neighborhood to start and grow your business.

The year 2009 and beyond will provide even greater challenges but we are up to the task. Milwaukee Downtown, BID #21 will hold strong. We have developed a retail recruitment initiative that will focus efforts and attract unique retailers. We have expanded our boundaries and will strengthen neighborhoods previously not benefiting from our quality of life services.

We will have an opportunity to showcase to other downtown professionals from around the world that we are doing more with less when we host the International Downtown Association Annual Meeting September 12 - 15 right here in America's brightest emerging city - Milwaukee.

Won't you join us for the next wave of excitement?

See you 'round Downtown!

Beth Nicols
Executive Director
Milwaukee Downtown, BID #21
bethn@milwauekedowntown.com



Thomas Bernacchi
Chair
Milwaukee Downtown, BID #21



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1. Please check your primary business activity:
(Please check one number only)

21. Architecture/Engineering	30. Law	D. Senior or Executive VP
22. Business Services	31. Manufacturing	E. VP/Manager/Director/Supervisor
23. Communication	32. Miscellaneous Services	Other (Please Specify)
24. Construction	33. Real Estate	
25. Education	34. Retail	
26. Financial	35. Social Services	
27. Government	36. Utilities	
28. Health Services	37. Wholesale	
29. Insurance	Other (Please Specify)	

3. What is the no. of employees at this location?
A. 1-4
B. 5-9
C. 10-19
D. 20-49
E. 50-99
F. 100-249
G. 250-499
H. More than 500

4. Please indicate your company's sales volume:
A. Less than \$500,000
B. \$500,001 - \$999,999
C. \$1 - \$4.9 million
D. \$5 - \$9.9 million
E. \$10 - \$99.9 million
F. More than \$100 million

2. Which category best describes your job title?
A. Owner/Chairman/Partner
B. CEO/President
C. COO/CEO/General Manager/Other Officer

0918SC

04

2008 YEAR IN REVIEW
MILWAUKEE DOWNTOWN
WWW.MILWAUEKEDOWNTOWN.COM

DOWNTOWN ACHIEVEMENT AWARDS

BRICK AND MORTAR:

City Hall Restoration

The national competition for Milwaukee's City Hall was awarded to architect Henry Koch for his Flemish Renaissance Revival design. When completed in 1895, it was the third tallest structure in the nation. Falling victim to the effects of age and harsh weather, the century-old icon was in need of a comprehensive exterior restoration. Fortunately, City leaders responded with funding and vision to return the building to its original glory.

In December 2008, the scaffolding came down, unveiling a top-to-bottom \$75 million restoration by Engberg Anderson, Restoration Architect of Record, and re-built by J.P. Cullen and Sons, General Contractor. After more than six years of design and construction in which all exterior materials and details were restored or replaced in kind, the completed City Hall now stands proud as ever – a renewed symbol of Milwaukee's vibrant heritage and its future vitality. Milwaukee's City Hall was added to the National Register of Historic Places in 1973 and appropriately honored with National Historic Landmark status in 2008.

DOWNTOWN CHEERLEADER:

Cecilia Gilbert, Permits & Communication Manager – Department of Public Works

Known by many as the voice behind Milwaukee's fleet of salters and snow plows, Cecilia Gilbert, otherwise known as the "Queen", ensures Milwaukee ticks. With her savvy knowledge and understanding of city rules and regulations, downtown events and festivals operate successfully and efficiently. Cecilia is a trusted partner among all downtown organizations and serves as a valuable behind-the-scenes liaison between all the departments in City Hall and throughout the community. Beyond her 25+ years of dedicated service to the City of Milwaukee, she is a lifelong resident that lives and breathes downtown and is a frequent visitor and participant at nearly every downtown event.

CPR – BREATHING LIFE

BACK INTO THE CITY:

The Brewery

Eager to breathe new life into this aging brewing complex, Joseph J. Zilber tackled this project with a new sense of purpose and direction. Once the largest brewer in America, the Pabst Brewery founded in 1844 closed its doors in 1996. With over 20 acres of land and 1.3 million square feet of space, The Brewery began its new life at the start of 2009 as businesses and residents began to move into renovated historical structures, which offer incredible views and an historical sense of place.

Through a partnership with the City of Milwaukee and individual developers, The Brewery project team is setting a high standard of sustainability from preservation to the recycling of construction and demolition materials along with the most innovative stormwater management system in the downtown area. The Brewery will serve as another unique downtown community providing jobs, places to live, learn, shop and celebrate, and serve as an anchor and catalytic project yielding development along the entire Park East corridor.

DINING AND ENTERTAINMENT:

R.C. Schmidt

R.C. Schmidt has been a downtown visionary for more than two decades. Beginning with downtown's first brew pub, Water Street Brewery, he has continued to build upon his dining and nightlife legacy with his most recent venture, Trinity Three Irish Pubs, and the acquisition of the fabled Harp.

R.C. has an entrepreneurial drive, which has allowed his businesses to prosper and grow employing hundreds in Milwaukee's thriving service industry. His other downtown eateries include Louise's, Rudy's Mexican Restaurant and the Historic Turner Restaurant. As a hands-on owner, he can often be found welcoming diners or wiping down tables – all while mapping out a strategy for his next venture.

CORPORATE CITIZEN:

Madison Medical Affiliates

Madison Medical opened its doors in 1903 at 425 East Wisconsin in the Goldsmith Building. Originally known as the "Goldsmith Gang", Madison Medical has been providing the best in healthcare for Milwaukeeans for over a century. When the Goldsmith Building was torn down in the late 1970s, they moved to their current home at 788 North Jefferson where they continue to prosper, doubling in size in just the last four years. Today Madison Medical encompasses 40 physicians and a staff of 150 at four locations.

The heart and soul of the clinic remains downtown and Madison Medical has been a quiet contributor for a myriad of downtown programs and events. From their ongoing sponsorship of Jazz in the Park, Bastille Days and the Milwaukee Holiday Lights Festival to providing funding for programs of the Cathedral of St. John the Evangelist and local cultural institutions, they are a business committed to the vitality of downtown.

SPECIAL RECOGNITION AWARD:

Wisconsin Department of Transportation: Marquette Interchange Project

Completed ahead of schedule and under budget, the Marquette Interchange project stands as a testament to what thorough planning, intelligent design and listening can mean for future local, state and national projects. What many thought would be the demise of downtown through years of reconstruction, showed the resilience of the community. Educating travelers, providing real alternatives and involving the public with all facets of the project helped ensure a successful completion.

The completed blue and gold Marquette Interchange is attractive, safe, and provides easy and efficient access to Wisconsin's financial and cultural hub. Milwaukee Downtown was pleased to have assisted WisDOT in evolving the design through information and listening sessions, and through the distribution of literature and transportation fairs at 86 businesses. Downtown Milwaukee is open for business like never before with the completion of this vital transportation link.



Public Service Ambassadors

Milwaukee Downtown's Public Service Ambassadors (PSAs), otherwise known as downtown's walking concierges, are a mobile resource for workers, residents and guests. Experts on how to get around, where to dine, or how to use the multi-space LUKE parking meters, the PSAs logged 44,932 hours patrolling the district's 120+ square blocks on foot and bike to ensure downtown remains user-friendly to all its visitors.

With an ever-changing packet of informational brochures, this extensively trained team not only knows the lay of the land, they are also up to speed on the latest downtown happenings. Festivals, concerts, art exhibits, plays, family activities and more! The PSAs distributed over 505,000 pieces of literature detailing such events on foot and through the Traveling Information (TIK) and Bicycle Information Kiosks (BIK), boosting their overall distribution total to 5.3 million brochures since 2000.

Whether on foot, bike, chariot or staffing the information kiosks at over a dozen events, the PSAs continuous presence makes them an extra set of eyes and ears for Milwaukee's police and fire departments, which is a contributing factor to why the central business district is one of the safest neighborhoods in the city.

Clean Sweep Ambassadors

Few downtowns are as fortunate to have a group like Milwaukee's Clean Sweep Ambassadors (CSAs). The lean crew of 13 accomplishes a lot in just 12 months. Utilizing brooms, dustpans, pressure washers, and three Litter Hawks, the CSAs removed over 194,000 gallons of trash, bringing their sum to over 1.8 million gallons since 1998.

New in 2008 was a bazooka-fighting Gumbuster, which removed the toughest gum stains from sidewalks, saving pedestrians from the stickiest of situations and keeping downtown spotless.

Beyond ensuring the district's tidiness, the CSAs always manage to polish downtown off with a shine. The glitz and glam of the six-week Milwaukee Holiday Lights Festival is brought to life thanks to the crew's handiness. Wiring, installing and maintaining all the décor is no small task and one they take much pride in. During the 2008-2009 season, the CSAs single-handedly installed over 300,000 lights, over 60 larger-than-life holiday sculptures, and 99 Christmas trees to create "Community Spirit Park."

Graffiti Removal Team

Using a combination of eco-friendly chemical removers, paint, pressure washers and a little elbow grease, the Graffiti Removal Team eliminates the toughest tags from public and private property. Weather permitting, the team is onsite within 24 hours, proving to be an effective tactic in deterring future vandalism. Between 2007 and 2008, the number of graffiti tags reported declined by 79%.

Of the 307 graffiti tags reported, only four required the services of a graffiti removal contractor. The remaining 303 tags were removed by the Public Service Ambassador Graffiti Removal Team, which has saved Milwaukee Downtown over \$154,000 in removal services since the team's inception.

Landscape Crew

Planting new life into downtown with seasonal selections of red and yellow hibiscus shrubs, pink dragon wing begonias, cherry rose geraniums, lavender petunias and gold zinnias, the Landscape Crew tends to over 250 planters and hanging baskets in Schlitz Park and along Wisconsin Avenue, Old World Third Street, and the Milwaukee Riverwalk. Planters brimming with foliage and baskets with brilliant hues of color are aesthetic signs of our budding downtown.



MISSION: To assure a clean and friendly environment and promote downtown Milwaukee as the gathering place to live, learn, work, eat and play.

VISION: To be the leading force in creating a dynamic atmosphere in which to live, work, play and visit 24 hours a day, every day.

GOALS • Market and promote downtown Milwaukee as a clean, safe and friendly destination.

- Position the downtown Milwaukee management district to provide leadership for collaborative efforts to significantly improve the quality of life.
- Provide a positive, productive and nurturing environment that will attract new business and retain existing businesses downtown.
- Promote physical changes to make downtown a more comfortable and exciting place.

2008 BUDGET: Milwaukee Downtown, BID #21 is funded by commercial property assessments, grants and private contributions. The programs and projects implemented are intended to further enhance downtown Milwaukee's clean, safe and friendly image.

Public Service Ambassador Program: \$897,000 (29.0%)

Clean Sweep Ambassador Program: \$894,550 (29.0%)

• SIDEWALK CLEANING • LANDSCAPING • GRAFFITI REMOVAL

Public Information/Marketing: \$716,060 (23.2%)

Administrative: \$415,000 (13.4%)

Business Retention/Recruitment: \$166,000 (5.4%)

Total Budget: \$3,088,610

Business Retention & Recruitment

Collaboration with Milwaukee Development Corporation has allowed Milwaukee Downtown to gain downtown CEOs perspectives. Launched in 2007, the CEO Call Program is a retention and recruitment initiative to identify strengths and opportunities of the central business district. Phase 1 of the study entailed one-on-one interviews with CEOs who manage companies with 20+ employees. Phase 2, which was completed in December, included businesses with 10-19 employees. Both phases netted 135 CEO interviews. Feedback from the interviews is being used to gather information on the local workforce, business climate and to foster better opportunities for businesses considering locating downtown.

Friendly Receptions

Anyone who visits downtown Milwaukee raves about the neighborhood's friendliness. Newcomers get an especially warm greeting. Milwaukee Downtown, along with the East Town, Westown and Historic Third Ward associations, assemble goodie bags and baskets for the district's newest additions.

Whether it was welcoming new businesses such as Infinity Healthcare and National City bank or greeting the latest wave of residents, these packages are a tool for acclimating downtown users with area amenities. In 2008, 198 welcome baskets were delivered to new condo owners and 190 welcome wagon bags distributed to new employees.

Marquette Interchange Project

Aiding the Wisconsin Department of Transportation on the Marquette Interchange communication plan, Milwaukee Downtown ensured workers, visitors and residents stayed informed throughout all reconstruction phases.

Targeting key office buildings, Milwaukee Downtown's Public Service Ambassadors hosted 86 transit fairs to help businesses communicate with their customers that downtown remained accessible and open for business. In addition to educating businesses, the PSAs also distributed over 339,400 pieces of Marquette Interchange collateral to downtown guests and continue to distribute the final "Get Around Guide" to new visitors.

With the four-year, \$800-million project completed under budget and ahead of schedule, the Marquette Interchange is a success story that other transportation projects around the state and country will soon model. The much needed restructuring has made Wisconsin's busiest traffic hub safer, more efficient and aesthetically pleasing.

MEET IN MILWAUKEE

By Doug Neilson
VISCIT Milwaukee, President & CEO

With the recent demonization of legitimate business travel and hundreds of thousands of jobs at stake, the nationwide hospitality and tourism industry is working in a unified lobbying effort to promote business travel in the U.S.

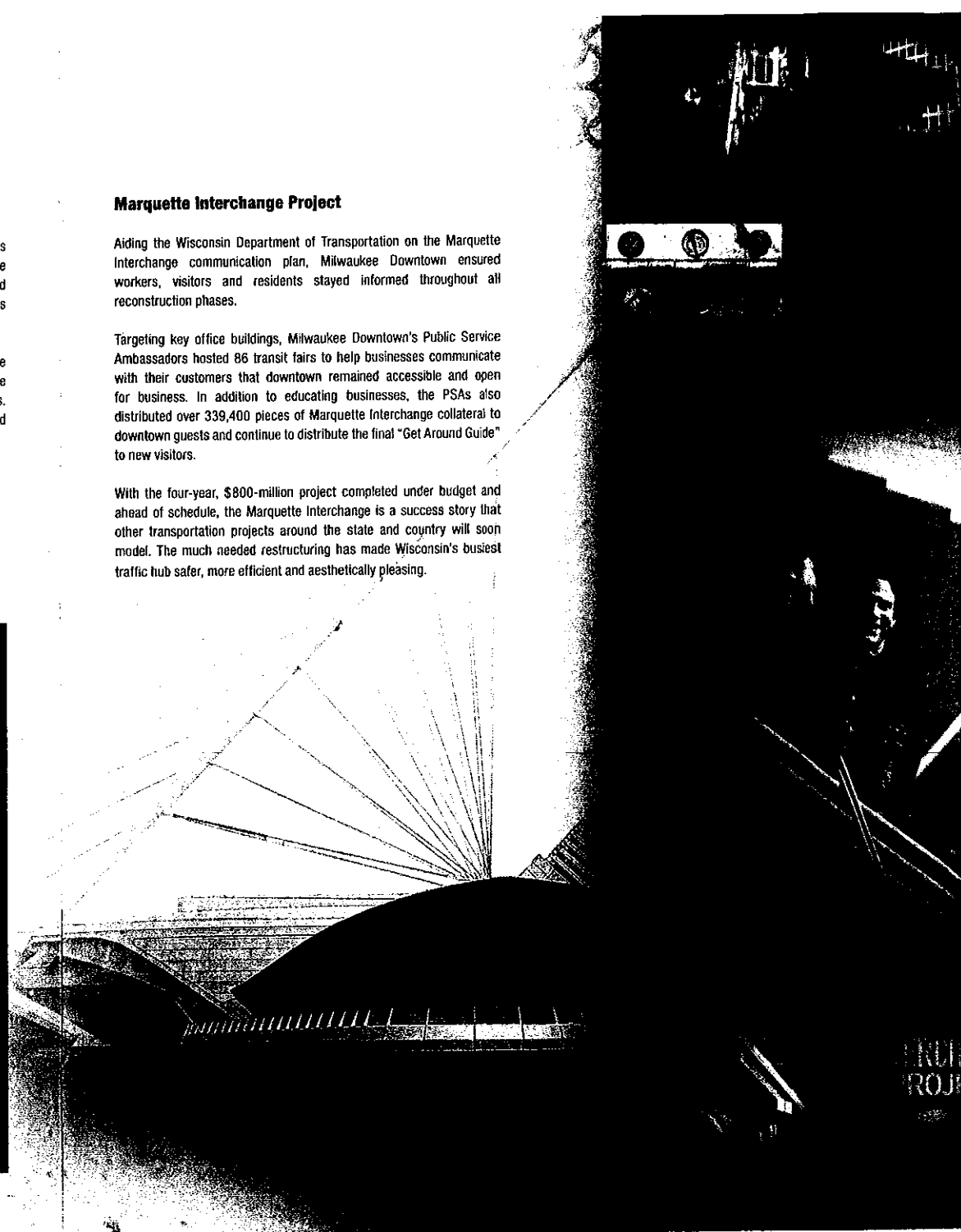
Tourism in the greater Milwaukee area generates \$2.6 billion annually, employs 65,000 people and contributes more than \$400 million in state and local taxes.

Important business is still conducted at face-to-face meetings and useful information is learned and imparted at industry conventions and trade shows. It's important that we work as a community to protect beneficial meetings, conventions and incentive travel.

Our message is simple: don't cancel your meeting or convention because of the recession or concern that your event might become the lead story on the evening news. Meeting in Milwaukee is good for the bottom line! Milwaukee *can* and always will be a value destination where visitors can convene productively.

Many of our local community and business leaders have long been champions of keeping their meetings in Milwaukee - they are to be applauded. Let's work together to keep more of our meetings in Milwaukee and leverage our affiliations with professional and charitable organizations to bring more national and regional meetings and conventions to our city.

For help in scheduling a meeting in Milwaukee, go to meet.visitmilwaukee.org and for more information on the importance of the meeting industry, go to www.meetingsmeanbusiness.com.



Downtown Dining Week

Among the great assets of downtown Milwaukee is its fabulous restaurants. Offering a range of locally owned ethnic eateries, contemporary steakhouses and cozy bistros, there's no shortage of epicurean pleasures. Downtown Dining Week, one of Milwaukee Downtown's most successful events, aims to showcase the city's best culinary talents.

Offering three-course lunches at \$10 and dinners at \$20, the third annual event packed 30 restaurants with more than 45,000 diners – over 63% reported a first-time dining experience at a participating restaurant. And while restaurants were challenged to accommodate unprecedented crowds, the food, service, presentation and ambiance remained uncompromised as more than three-quarters of all guests rated the restaurants' delivery with "excellent" marks.

Milwaukee Trolley Loop

Mass transit options are high on the agenda for Milwaukee Downtown. Leading the private funding for the Milwaukee Trolley Loop has been an undertaking for the organization to ensure downtown remains accessible to its guests. They, along with their collaborative partners known as the Loop Group, have sustained a summer trolley service for nearly 12 years.

Until 2008, Milwaukee County Transit System operated the trolleys funded by downtown businesses and neighborhood organizations. Due to changes in Federal Transportation Administration (FTA) regulations, Milwaukee County Transit System could no longer contract service for the upcoming season. Turning to private transportation operators, the Loop Group negotiated a two-year contract with Transit Express, which resulted in two brand new trolleys and the continuation of a free summer trolley service.

Operating Wednesdays – Saturdays for 10 weeks, the Milwaukee Trolley Loop connected over 19,000 riders to attractions and summer activities

throughout East Town, Westown and the Historic Third Ward. The 2009 season will expand to 14 weeks and include Schlitz Park and portions of Milwaukee's lower East Side.

Downtown Employee Appreciation Week

The 3rd Annual Downtown Employee Appreciation Week presented by Chase Tower at Water and Wisconsin proved to be a resounding success. Best described as a spirit week, the event rewards downtown's 78,000 employees with a wide range of perks. Free lunch, office challenge games and after-hour gatherings were just a few of the draws, which packed sidewalks and livened parks.

Participation in the office challenge games alone grew by 51% – an astonishing increase tracked through the passport program. With one of the most talented and spirited workforces in the nation, Downtown Employee Appreciation Week demonstrates why downtown Milwaukee is an exceptional place to work.

Milwaukee Holiday Lights Festival

Resurrecting holiday décor along Wisconsin Avenue, Milwaukee Downtown has been the lead investor and organizer behind the lights and holiday sculptures, which give downtown its annual festive flair. Bundling the activities occurring during the six-week festival into a comprehensive guide and operating a 40-minute Jingle Bus tour has made the Milwaukee Holiday Lights Festival a regional draw for families.

The festival's flip-switching ceremony, held in conjunction with the City/County Tree Lighting in Red Arrow Park, has become the city's largest holiday variety show. In just ten years, the Milwaukee Holiday Lights

Festival Kick-Off Extravaganza in Pere Marquette Park has grown to over 7,500 attendees.

The Jingle Bus pulls equally astonishing numbers. Operating 24 days throughout the season, over 7,100 passengers (99 passengers per hour) hopped aboard the Jingle Bus for a \$1 tour of downtown's lights and landmarks – some of which are preserved in the festival's annual holiday ornament. The 2008 ornament was the Milwaukee County Historical Society.

Downtown Branding Campaign

In addition to programming events, Milwaukee Downtown has taken a proactive role in branding downtown Milwaukee as a destination. In 2004, the organization launched an image campaign to promote the variety of things to do in downtown Milwaukee. At the close of the campaign, over 70% of the six-county sample population indicated high levels of awareness of downtown Milwaukee's offerings.

To follow up on the success, Milwaukee Downtown launched a new branding campaign in the summer of 2008. "Add a Little Downtown to Your Life" invited families, young professionals and empty nesters to experience the authentic, urban experiences that only downtown Milwaukee can offer. The campaign will continue through 2009 using television, print, radio, outdoor and online vehicles. Pre- and post-research will be conducted to measure the campaign's effectiveness.

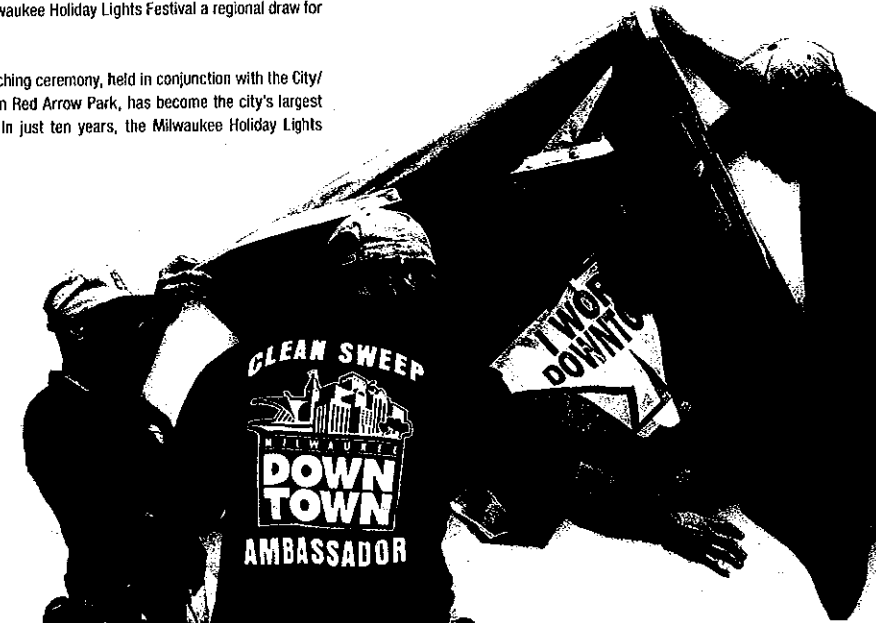
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Expanding BID Boundaries

Recognizing the value of Milwaukee Downtown's services, a number of property owners adjacent to BID #21 boundaries have petitioned for expansion of the district's boundaries. Growing to the north and west, January 1, 2009 marked the adoption of the organization's new boundaries with the East Pointe Marketplace at the north end of the district being the largest new area to BID #21.

Businesses within the new boundaries will benefit from core programs such as Public Service Ambassadors, Clean Sweep Ambassadors, landscaping, graffiti removal and marketing initiatives – all which will enhance the area's attractiveness and quality of life.

Comprehensive Merchandising Strategy / New Retail Recruiter

In 2008, Milwaukee Downtown unveiled plans to concentrate on retail development. Interviewing a number of retail specialists, Milwaukee Downtown hired Downtown Works – a consulting firm that specializes in cultivating retail districts in urban centers.

While Downtown Works began their market analysis, Milwaukee Downtown also announced the hunt for a retail recruiter. Responsibilities of the part-time position include interfacing between prospective retailers and landlords to match new retailers with appropriate spaces, maintaining

a property database and tenant prospect list, and working with existing retailers who need assistance with such issues as merchandising and marketing.

Hired in February 2009, Deanna Inniss will lead the recruitment effort and merchandising strategy developed by Downtown Works.

International Downtown Association Conference

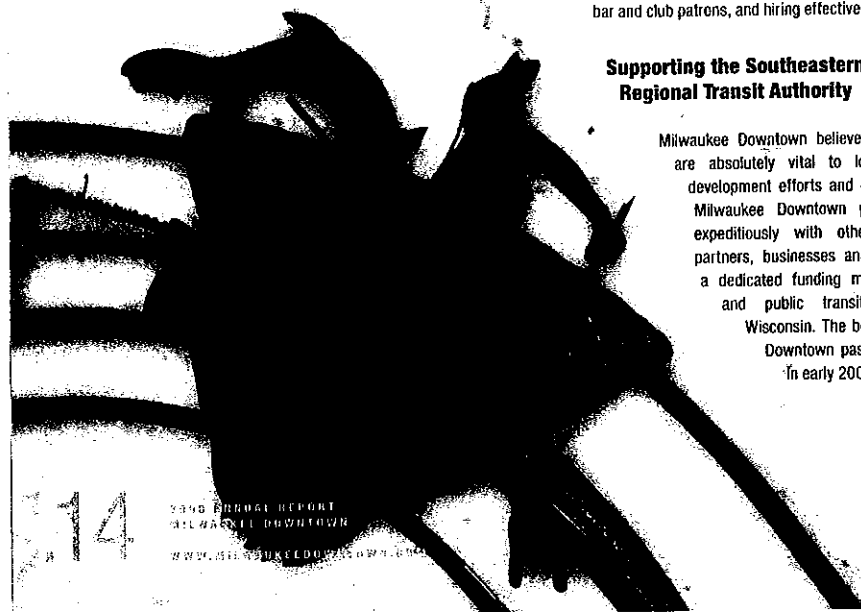
Downtown Milwaukee will welcome a distinguished group of downtown professionals, academia and travel writers during the International Downtown Association's Fall Conference, September 12 – 15, 2009. Milwaukee Downtown, along with the East Town, Westown and Historic Third Ward associations, are raising funds and developing itineraries to showcase local and regional attractions, as well as assembling spokespeople and moderators to lead sessions and workshops focused on Milwaukee's Urban Canvas. The conference is expected to bring 600 delegates.

Responsible Hospitality Institute

With a growing number of nightspots and residents moving into downtown, Milwaukee Downtown will engage the services of the Responsible Hospitality Institute – a nonprofit group that advises cities on the balance of nightlife alongside businesses and residences. The consultation will result in recommendations for the groups to coexist. Past recommendations have included setting standards of behavior for bar and club patrons, and hiring effective security.

Supporting the Southeastern Wisconsin Regional Transit Authority

Milwaukee Downtown believes that public transit systems are absolutely vital to local and regional economic development efforts and community growth. Therefore, Milwaukee Downtown pledges its efforts to work expeditiously with other regional and community partners, businesses and elected officials to develop a dedicated funding mechanism for a regional rail and public transit system in Southeastern Wisconsin. The board of directors of Milwaukee Downtown passed a resolution to this effect in early 2009.




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2009 ANNUAL REPORT
MILWAUKEE DOWNTOWN
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MILWAUKEE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT #21 AND AFFILIATE

FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2008

(With Summarized Totals for the Year Ended December 31, 2007)

MILWAUKEE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT #21 AND AFFILIATE

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MILWAUKEE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT #21 AND AFFILIATE
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2008
(With Summarized Totals for the Year Ended December 31, 2007)

	Unrestricted	
	2008	2007
REVENUE		
Assessment Income	\$ 2,852,110	\$ 2,693,211
City of Milwaukee	35,000	35,000
Contributions	50,000	50,000
Shops of Grand Avenue	---	4,000
Holiday Lights	37,319	113,604
Special Events Income	54,000	52,816
Trolley Loop	58,500	58,500
Interest Income	43,354	78,541
Ornament Revenue	9,214	15,971
Marquette Interchange Project	76,500	76,500
Miscellaneous Income	3,944	2,185
Total Revenue	<u>\$ 3,219,941</u>	<u>\$ 3,180,328</u>
EXPENSES		
Program	\$ 2,610,896	\$ 2,234,716
General and Administrative	<u>892,569</u>	<u>890,539</u>
Total Expenses	<u>\$ 3,503,465</u>	<u>\$ 3,125,255</u>
CHANGE IN NET ASSETS	\$ (283,524)	\$ 55,073
Net Assets at Beginning of Year	<u>902,166</u>	<u>847,093</u>
NET ASSETS AT END OF YEAR	<u>\$ 618,642</u>	<u>\$ 902,166</u>

The accompanying notes are an integral part of these financial statements.

Independent Auditor's Report

Board of Directors

Milwaukee Downtown Business Improvement District No. 21 and Affiliate

We have audited the accompanying balance sheet of Milwaukee Downtown Business Improvement District No. 21 and Affiliate (nonprofit organizations) as of December 31, 2008, and the related statements of activities and cash flows for the year then ended. These financial statements are the responsibility of Milwaukee Downtown Business Improvement District No. 21 and Affiliate's management. Our responsibility is to express an opinion on these financial statements based on our audit. The prior year summarized comparative information has been derived from the Organizations' 2007 financial statements and, in our report dated July 9, 2008, we expressed an unqualified opinion on those financial statements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Milwaukee Downtown Business Improvement District No. 21 and Affiliate as of December 31, 2008, and the changes in their net assets and their cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Our audit was performed for the purpose of forming an opinion on the basic financial statements of Milwaukee Downtown Business Improvement District No. 21 and Affiliate taken as a whole. The accompanying schedule of functional expenses and schedule of activities by organization are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

Ritz Holman LLP

RITZ HOLMAN LLP
Certified Public Accountants

Milwaukee, Wisconsin
July 7, 2009

Ritz Holman LLP

Serving businesses, nonprofits, individuals and trusts.

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330 East Kilbourn Avenue f. 414.271.7464
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MILWAUKEE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT #21 AND AFFILIATE
BALANCE SHEET
DECEMBER 31, 2008
(With Summarized Totals for December 31, 2007)

ASSETS

	<u>2008</u>	<u>2007</u>
CURRENT ASSETS		
Cash and Cash Equivalents	\$ 135,022	\$ 107,433
Accounts Receivable	8,914	67,293
Prepaid Expenses	15,878	18,902
Investments	779,035	718,829
Inventory	15,967	15,967
Total Current Assets	<u>\$ 954,816</u>	<u>\$ 928,424</u>
FIXED ASSETS		
Holiday Light Fixtures	\$ 290,302	\$ 247,447
Clean Sweep Equipment	170,846	203,290
Office Equipment	32,200	32,828
Leasehold Improvements	34,364	34,364
Website Design	12,354	10,279
Total Fixed Assets	<u>\$ 540,066</u>	<u>\$ 528,208</u>
Less: Accumulated Depreciation	<u>(320,216)</u>	<u>(298,700)</u>
Net Fixed Assets	<u>\$ 219,850</u>	<u>\$ 229,508</u>
TOTAL ASSETS	<u><u>\$ 1,174,666</u></u>	<u><u>\$ 1,157,932</u></u>

LIABILITIES AND NET ASSETS

LIABILITIES		
Accounts Payable	\$ 556,024	\$ 255,766
Total Liabilities	<u>\$ 556,024</u>	<u>\$ 255,766</u>
NET ASSETS		
Unrestricted	\$ 618,642	\$ 902,166
Total Net Assets	<u>\$ 618,642</u>	<u>\$ 902,166</u>
TOTAL LIABILITIES AND NET ASSETS	<u><u>\$ 1,174,666</u></u>	<u><u>\$ 1,157,932</u></u>

The accompanying notes are an integral part of these financial statements.

MILWAUKEE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT #21 AND AFFILIATE
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2008
(With Summarized Totals for the Year Ended December 31, 2007)

	<u>2008</u>	<u>2007</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ (283,524)	\$ 55,073
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
Depreciation	62,537	47,380
(Gain) Loss on Disposal of Assets	(3,000)	(250)
(Increase) Decrease in Accounts Receivable	58,379	(38,462)
(Increase) Decrease in Prepaid Expenses	3,024	(3,729)
(Increase) Decrease in Inventory	---	(1,844)
Increase (Decrease) in Accounts Payable	<u>300,258</u>	<u>52,113</u>
Net Cash Provided by Operating Activities	<u>\$ 137,674</u>	<u>\$ 110,281</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Investments	\$ (4,250,616)	\$ (3,742,000)
Sale of Investments	4,190,412	3,763,007
Proceeds From Sale of Assets	3,000	44,190
Purchase of Fixed Assets	<u>(52,881)</u>	<u>(110,564)</u>
Net Cash Used by Investing Activities	<u>\$ (110,085)</u>	<u>\$ (45,367)</u>
Net Increase in Cash and Cash Equivalents	\$ 27,589	\$ 64,914
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>107,433</u>	<u>42,519</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u><u>\$ 135,022</u></u>	<u><u>\$ 107,433</u></u>

The accompanying notes are an integral part of these financial statements.

MILWAUKEE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT #21 AND AFFILIATE

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2008

**MILWAUKEE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT #21 AND AFFILIATE
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2008**

NOTE A - Summary of Significant Accounting Policies

Organization

The Milwaukee Downtown Business Improvement District #21 (MDBID) was created by the Common Council of the City of Milwaukee pursuant to Wisconsin Statutes. The purpose of MDBID is to sustain the competitiveness of the downtown area of the City of Milwaukee and to ensure a safe, clean environment conducive to business activity.

Milwaukee Downtown Business Improvement District #21 is exempt from tax as an affiliate of a governmental unit under Section 501(a) of the Internal Revenue Code.

Combined Financial Statements

The combined financial statements include the accounts of Milwaukee Downtown Business Improvement District #21 and Milwaukee Downtown Incorporated (MDI). MDI is incorporated as a nonprofit organization exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code. The Organization is not classified as a private foundation. MDI's board of directors is appointed by MDBID. All significant intercompany transactions and accounts are eliminated.

Accounting Method

The financial statements of Milwaukee Downtown Business Improvement District #21 and Affiliate have been prepared on the accrual basis of accounting.

Basis of Presentation

Financial Statement presentation follows the recommendations of the Financial Accounting Standards Board in its Statement of Financial Accounting Standards SFAS No. 117, Financial Statements of Not-for-Profit Organizations. Under SFAS No. 117, the Organization is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. Assets of the restricted classes are created only by donor-imposed restrictions.

Restricted and Unrestricted Revenue

Contributions that are restricted by the donor are reported as increases in unrestricted net assets if the restrictions expire in the reporting period in which the revenue is recognized. All other donor-restricted contributions are reported as increases in temporarily or permanently restricted net assets, depending on the nature of the restrictions. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the Statement of Activities as net assets released from restrictions.

Cash and Cash Equivalents

For purposes of the statement of cash flows, cash and cash equivalents include all highly liquid debt instruments with original maturities of three months or less.

**MILWAUKEE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT #21 AND AFFILIATE
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2008**

NOTE A - Summary of Significant Accounting Policies (continued)

Contributions

Milwaukee Downtown Business Improvement District #21 and Affiliate account for contributions in accordance with the recommendations of the Financial Accounting Standards Board in SFAS No. 116, Accounting for Contributions Received and Contributions Made. In accordance with SFAS No. 116, contributions received are recorded as unrestricted, temporarily restricted, or permanently restricted support, depending on the existence or nature of any donor restrictions.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Inventory

Inventory consists of holiday ornaments which are recorded at cost.

Fixed Assets

Fixed Assets are recorded at cost. Depreciation is computed on a straight-line basis over the estimated useful lives of assets. The Organizations capitalize expenses greater than \$500.

Allowance for Uncollectible Accounts

Management believes all receivables will be collected in accordance with the terms of the agreement. Thus, no allowance for uncollectible accounts is necessary at year-end.

NOTE B - Comparative Financial Information

The financial information shown for 2007 in the accompanying financial statements is included to provide a basis of comparison with 2008 and presents summarized totals only.

NOTE C - Assessment Income

In order to provide revenues to support the MDBID's mission, the Common Council of the City of Milwaukee enforced an assessment on property located within a specified downtown area. The assessment is calculated based on the assessed values of the properties as of every Fall. The assessment levied on the downtown properties was \$.00153 for every dollar of assessed property value for the year ended December 31, 2008. Resulting assessment revenues recorded in 2008 were \$2,887,110.

**MILWAUKEE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT #21 AND AFFILIATE
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2008**

NOTE D - Commitments

MDBID has various management contracts for landscaping, graffiti removal, public service, street sweeping, and holiday lighting which now expire in 2009. Future payments for the next year are as follows:

2009	\$1,475,095
------	-------------

NOTE E - Grants to Others

The Organization awards grants to its affiliate, Milwaukee Downtown, Inc. The grant for the year ended December 31, 2008, was \$639,703 and is for the accomplishment of the Organization's objectives.

NOTE F - Leases

The Organization has a noncancelable operating lease for the rental of a building in Milwaukee, Wisconsin, that expires June 30, 2013.

The Organization has a 60-month copier lease with monthly payments of \$295.70. The lease ends on June 12, 2014.

Future minimum lease payments under operating leases that have remaining terms in excess of one year for the years ending December 31, are as follows:

2009	\$41,880
2010	43,778
2011	44,228
2012	44,708
2013	24,248
Thereafter	1,479

NOTE G - Investments

Investments represent mutual funds and commercial paper that are recorded at cost and approximate fair market value.

NOTE H - SEP Retirement Contribution

The Organization has a SEP plan that covers all employees who worked at MDBID for at least one year. Eligible wages are based on total calendar year wages. The Organization made a contribution of 10% of eligible wages and incurred expenses of \$17,806 during 2008.

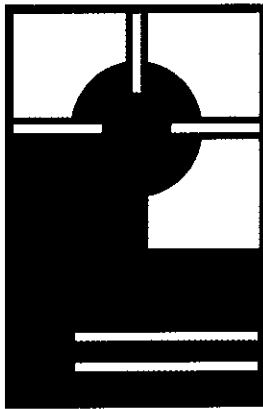
MILWAUKEE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT #21 AND AFFILIATE
SCHEDULE OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2008
(With Summarized Totals for the Year Ended December 31, 2007)

EXPENSES	Program	General and Administrative	2008 Total	2007 Total
Salaries and Wages	\$ 48,114	\$ 144,340	\$ 192,454	\$ 184,264
Contract Labor -				
Public Service Ambassadors	881,414	---	881,414	795,352
Clean Sweep Ambassadors	491,759	---	491,759	507,088
Planter Maintenance	271,833	---	271,833	207,933
Graffiti Removal	4,039	---	4,039	4,025
Employee Benefits	---	54,646	54,646	55,294
Payroll Taxes	---	12,079	12,079	11,616
Supplies	5,420	5,419	10,839	21,180
Telephone	---	8,308	8,308	7,204
Postage and Shipping	---	19,406	19,406	23,728
Occupancy	---	38,054	38,054	36,507
Equipment Rental and Maintenance	6,762	---	6,762	6,303
Insurance	---	22,142	22,142	24,161
Depreciation	62,537	---	62,537	47,380
Gain on Disposal of Equipment	(3,000)	---	(3,000)	(250)
Payroll Fees	---	1,911	1,911	1,988
Accounting Fees	---	35,755	35,755	26,159
Legal Fees	---	40,899	40,899	44,306
Dues, Licenses, and Permits	---	8,809	8,809	8,846
Bank Charges	---	347	347	753
Lights and Decorating	458,523	---	458,523	422,690
Trolley Loop	88,681	---	88,681	107,452
Contingency	294,814	---	294,814	80,087
Marketing	---	268,290	268,290	266,532
Awards and Promotions	---	8,937	8,937	4,033
Travel and Conferences	---	11,132	11,132	9,136
Annual Meeting	---	48,304	48,304	48,570
Recruitment	---	150,276	150,276	150,499
Meals and Entertainment	---	5,365	5,365	7,145
Website (parkmilwaukee.com)	---	---	---	10,000
Miscellaneous	---	8,150	8,150	5,274
TOTALS	\$ 2,610,896	\$ 892,569	\$ 3,503,465	\$ 3,125,255

MILWAUKEE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT #21 AND AFFILIATE
SCHEDULE OF ACTIVITIES BY ORGANIZATION
FOR THE YEAR ENDED DECEMBER 31, 2008
(With Summarized Totals for the Year Ended December 31, 2007)

	Milwaukee Downtown Business Improvement District #21	Milwaukee Downtown Inc. ("Affiliate")	2008 Total	2007 Total
REVENUE				
Assessment Income	\$ 2,852,110	\$ ---	\$ 2,852,110	\$ 2,693,211
City of Milwaukee	35,000	---	35,000	35,000
Contributions	50,000	---	50,000	50,000
Shops of Grand Avenue	---	---	---	4,000
Holiday Lights	---	37,319	37,319	113,604
Special Events Income	---	54,000	54,000	52,816
Trolley Loop	58,500	---	58,500	58,500
Interest Income	30,290	13,064	43,354	78,541
Ornament Revenue	---	9,214	9,214	15,971
Milwaukee Transportation Partners	76,500	---	76,500	76,500
Miscellaneous Income	3,944	---	3,944	2,185
TOTAL REVENUE	\$ 3,106,344	\$ 113,597	\$ 3,219,941	\$ 3,180,328
EXPENSES				
Salaries and Wages	\$ 192,454	\$ ---	\$ 192,454	\$ 184,264
Contract Labor -				
Public Service Ambassadors	881,414	---	881,414	795,352
Clean Sweep Ambassadors	491,759	---	491,759	507,088
Planter Maintenance	271,833	---	271,833	207,933
Graffiti Removal	4,039	---	4,039	4,025
Employee Benefits	54,646	---	54,646	55,294
Payroll Taxes	12,079	---	12,079	11,616
Supplies	10,839	---	10,839	21,180
Telephone	8,308	---	8,308	7,204
Postage and Shipping	19,406	---	19,406	23,728
Occupancy	38,054	---	38,054	36,507
Equipment Rental and Maintenance	6,762	---	6,762	6,303
Insurance	16,159	5,983	22,142	24,161
Depreciation	---	62,537	62,537	47,380
Gain of Disposal of Assets	---	(3,000)	(3,000)	(250)
Payroll Fees	1,911	---	1,911	1,988
Accounting Fees	26,764	8,991	35,755	26,159
Legal Fees	40,899	---	40,899	44,306
Dues, Licenses, and Permits	8,809	---	8,809	8,846
Bank Charges	---	347	347	753
Lights and Decorating	---	458,523	458,523	422,690
Trolley Loop	88,681	---	88,681	107,452
Contingency	294,814	---	294,814	80,087
Marketing	16,430	251,860	268,290	266,532
Awards and Promotions	8,937	---	8,937	4,033
Travel and Conferences	11,132	---	11,132	9,136
Annual Meeting	48,304	---	48,304	48,570
Recruitment	---	150,276	150,276	150,499
Meals and Entertainment	5,365	---	5,365	7,145
Website (parkmilwaukee.com)	---	---	---	10,000
Miscellaneous	866	7,284	8,150	5,274
TOTAL EXPENSES	\$ 2,560,664	\$ 942,801	\$ 3,503,465	\$ 3,125,255
CHANGE IN NET ASSETS BEFORE TRANSFER	\$ 545,680	\$ (829,204)	\$ (283,524)	\$ 55,073
TRANSFER	(639,308)	639,703	---	---
CHANGE IN NET ASSETS	\$ (93,628)	\$ (189,501)	\$ (283,524)	\$ 55,073

***Riverworks
Business Improvement District #25
Year 2010 Operating Plan***



RIVERWORKS
C E N T E R

Riverworks Business Improvement District #25 Annual Operating Plan Year Eleven (2010)

Introduction

In 1984, the Wisconsin Legislature created Sec. 66.608 of the Statutes enabling cities to establish Business Improvement Districts (BIDs) upon the petition of at least one property owner within the proposed district. The purpose of the law is “...to allow businesses and commercial property owners within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities.”

Section 66.608 (3) (b), Wis. Stats. Requires that a BID Board of Directors “...shall annually consider and make changes to the operating plan. The Board shall then submit the operating plan to the local legislative body for its approval.”

This plan details the elements that are required by Sec. 6.608 Wis. Stats. for operation of the Riverworks Business Improvement District #25 in Year Eleven. It re-emphasizes the primary mission of the Riverworks Business Improvement District to facilitate commercial and industrial development within the district.

Relationship To Milwaukee's Comprehensive Plan & Orderly Development Of The City

This Annual Operating Plan is consistent with the City of Milwaukee's planning efforts. Specifically, the City of Milwaukee has adopted and instituted a Renewal Plan for the Riverworks area and a tax incremental financing district. Further, the City has played a significant role in the planning and development of the reuse of the former AMC/Chrysler factory located off of Capitol Drive. It is also involved in plans to improve the appearance of East Capitol Drive, including the streetscape completed in the summer of 2003.

The business improvement district is a means for further formalizing the efforts of the Renewal Plan, the tax incremental financing district and the City of Milwaukee's efforts to find adaptive reuses for the former AMC/Chrysler factory site and attract more commerce to East Capitol Drive and the surrounding area.

District Boundaries

The boundaries of the Riverworks BID are the same as originally proposed. The Riverworks BID is generally bounded by Hope Street to the north, Keefe Avenue to the south, Humboldt Boulevard to the east and Port Washington Road to the west.

Proposed Operating Plan

The objective of the Riverworks BID is to maintain and promote the Riverworks Industrial and Commercial District for the benefit of the BID members. The BID plans to again contract with the Riverworks Development Corporation to promote to carry out the administrative functions of the BID.

The BID will undertake the following activities:

- ◆ *Install gateway signs and/or sign tower/pole signs in the area.*
- ◆ *Streetscape Improvement projects for Capitol Drive, Holton Street and Keefe Avenue corridors.*
- ◆ *Promote the area as a great place to work, live, play and do commerce.*
- ◆ *Coordinate with RBIDII 36 the possibility of creating a new TIF/TID for the Riverworks Center Area; which could include developing a market analysis of the area.*
- ◆ *Create Design Guidelines for the Riverworks BIDs.*
- ◆ *Pay the debt associated with the BID's contribution to the significant streetscape completed on East Capital Drive in 2003.*
- ◆ *Maintain the landscaping and other amenities owned by the BID on East Capital Drive, East Keefe Avenue and area side streets.*
- ◆ *Coordinate a district-wide litter and graffiti removal program.*
- ◆ *Safety program: Assist area businesses and property owners with Exterior Lighting and/or Exterior Cameras to their property through direct matching grants of funds up to \$3,000 or 40% of the project cost.*
- ◆ *Assist area business and property owners with improvements to their property facades through direct matching grants of funds up to \$5,000 or 40% of the project cost.*
- ◆ *Act as an ombudsman for BID members in seeking assistance, change, or services from the City, County, State, and Federal government.*
- ◆ *Coordinate business recruitment and development.*
- ◆ *Initiate positive media coverage regarding District development activities.*
- ◆ *Coordinate activities and promotional events with the Riverworks Business Improvement District # 36.*
- ◆ *Maintain the fiscal integrity of the BID.*

Budget

The proposed expenditures will be financed from funds collected through the BID assessment process, voluntary private contributions and public grants. The estimated assessed value of BID properties is **\$94,206,900**. This represents a **\$2,178,000** increase from the previous year's value of **\$92,028,100** indicative of the difference the BID is making to improve the area. The estimated assessment generated for the Year 2009 is \$212,157.

The budget for the Riverworks BID is detailed below.

	<u>REVENUE</u>	
BID ASSESSMENT		\$212,157
Program Funding Carried Forward		\$60,000
Interest Income		\$2,000
Miscellaneous		<u>\$100</u>
TOTAL REVENUE		274,257

EXPENSES

ADMINISTRATIVE SUPPORT

RDC Management	\$50,000	
Insurance Expense	\$1,100	
Account Services	\$1,200	
Office Rent	\$5,300	
Auditing Services	\$2,900	
Office Supplies	\$3,000	
Memberships	\$600	
Miscellaneous	<u>\$333</u>	
Subtotal		\$64,433

PUBLIC SAFETY & APPEARANCE PROGRAM

Street Sweeper	\$22,000	
Landscaping	\$16,000	
RBID Safety Program	\$5,000	
Equipment Purchase	\$4,000	
Maintenance/Replacement of Streetscape	\$26,000	
Maintenance Reserve	\$20,000	
Streetscape Lighting	\$3,467	
Graffiti Removal	<u>\$3,000</u>	
Subtotal		\$99,467

DEBT SERVICE

Capitol Drive Streetscape Project	<u>\$45,000</u>	
Subtotal		\$45,000

MARKETING & PROMOTIONS PROGRAM

Advertising/Newsletters/Report/Brochures/Banner	<u>\$6,357</u>	
Subtotal		\$6,357

BUSINESS & PROPERTY OWNER ASSISTANCE PROGRAM

Property Improvement Grants	\$15,000	
Safety and Security Grant Program	<u>\$9,000</u>	
Subtotal		\$24,000

SPECIAL IMPROVEMENT PROJECTS

Riverworks Center Improvement Project(s)	<u>\$10,000</u>	
		\$10,000

Budget Contingency	<u>\$25,000</u>	
		\$25,000

TOTAL EXPENSES		274,257
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Method Of Assessment

The method of assessment for the Year 2009 will remain the same as previous years. The principle behind the assessment methodology is that each parcel's owner should pay for District development in proportion to the benefits derived. Obviously, not every parcel within the District will benefit equally, but it is assumed that development of the District will produce at least some minimum benefit for all parcels. Thus, a \$125 minimum assessment has been applied to taxable properties. Additionally, a cap of \$1,500 for industrial properties and \$3,500 for commercial properties per parcel is applied.

The use of a minimum and maximum value is designed to reflect the expected benefits to the area by the BID. Since most of the proposed BID activities are district-wide and not property specific, the proposed minimum assessment is designed to spread the level of cost to all properties within the District. Above this minimum level, it is believed that there will be some additional benefits received based upon the value of the property. However, these benefits are not necessarily directly proportional to value. Therefore, a cap system is proposed since no one large property stands to gain significantly more benefits than other properties.

The Riverworks BID assessment method also addresses the differences between industrial and commercial properties. Although each type of property benefits from the formation of a BID and BID activities, commercial properties tend to see a more direct benefit. Therefore, the assessment method proposes two different cap levels, \$1,500 for industrial properties and \$3,500 for commercial properties.

BID-eligible properties are assessed in the following manner:

- ◆ For industrial and warehouse properties, the assessment is \$125 plus \$5/1,000 assessed value up to a maximum of \$1,500.
- ◆ For commercial properties, the assessment is \$125 plus \$5/1,000 assessed value up to a maximum of \$3,500.

The Business Improvement District law requires explicit consideration of certain classes of property. In compliance with the law, the following statement is provided:

- ◆ Section 66.608 (5) (a): *"Property known to be used exclusively for residential purposes will not be assessed."*
- ◆ Section 66.608(1)(f): As mentioned before, the district will contain property used exclusively for manufacturing purposes, as well as properties used in part of manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
- ◆ In accordance with the interpretation of the City Attorney regarding State Statute 66.608 (1) (b), property exempt from general real estate taxes has been excluded from the district.

City Role In District Operations

The City of Milwaukee has committed assistance to private property owners within the District to promote the area's development. To this end, the City of Milwaukee has played a

significant role in the creation of the Business Improvement District, and intends to assist in the implementation of the Operating Plan. In particular, the City of Milwaukee will:

- ◆ Provide assistance as appropriate to the BID Board of Directors.
- ◆ Monitor and when appropriate apply for outside funds, which could be used in support of the district.
- ◆ Collect BID assessments and maintain them in a segregated account.
- ◆ Disburse all District funds, no earlier than January 31st and no later than March 31st. Disbursement of the full amount assessed by the District shall be made without reference to the amount of assessments collected by the City by the date of disbursement.
- ◆ Obtain a copy of the annual audit from the BID Board of Directors as required per Sec. 66.608 (3) © of the BID law prior to September of the following year.
- ◆ Provide the Board of Directors through the Tax Commissioner's office on or before July 1 of each plan year with the official City of Milwaukee records on the assessed value of each tax key number within the district as of January 1 of each plan year and provide an update immediately prior to preparation of tax bills for purpose of calculating the actual BID assessments for the following plan year.
- ◆ Encourage the State of Wisconsin, County of Milwaukee and other units of government to support the activities of the BID.

The presentation of this plan to the City of Milwaukee shall be deemed a standing order of the Board of Directors under Sec. 66.608 (4) Wis. Stats. To disburse the BID assessments without necessity of an additional disbursement agreement, disbursement method or accounting method.

Budget authority made under this plan shall be shown in the City's budget as a line item.

Business Improvement District Board of Director

The Board will consist of nine (9) members, all of which will either own commercial or industrial property or operate a business within the BID. The Riverworks BID's residential outreach will be achieved through its partnership with Riverworks Development Corporation, a community based development corporation with residential and business Board representation. Board terms are three years. Officers are appointed by the board to one calendar year term.

Riverworks Development Corporation

The BID shall be a separate entity from the Riverworks Development Corporation. Riverworks Development Corporation shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with its contract with the BID Board of Directors. Riverworks Development Corporation shall provide the daily administrative support and program implementation required by the Business Improvement District. This contract shall be reviewed on an annual basis, and will require BID Board approval.

Any contract with the BID shall be exempt from the requirements of Sec 62.15, Wis. Stats. Because such contracts shall not be for the construction of improvements or provision of

materials. If the BID does contract for the construction of improvements or provision of materials, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required under Sec 66.608 (3) © Wis. Stats. , shall be deemed to fulfill the requirements of Sec. 62.15 (14) Wis. Stats. The BID Board of Directors and the City of Milwaukee shall comply with the provisions of Sec 66.60 before the City inserts assessments for this BID plan onto the tax bills for the parcels assessed thereunder, only to the extent required by law, to create a lien on the parcels assessed.

Severability And Expansion

The Riverworks BID will be created under authority of Sec. 66.608 of the Statutes of the State of Wisconsin. Should any court find any portion of this statute invalid or unconstitutional, said decision will not invalidate or terminate the BID, and this plan shall be amended to conform to the law without need for reestablishment. Should the Wisconsin State Legislature amend the statute to narrow or broaden the process of a BID so as amongst other things to exclude or include as assessable properties a certain class or classes of properties, then this BID plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual budget approval and without necessity to undertake any other act. All the above is specifically authorized under Section 66.608 (3) (b).

The Riverworks Business Improvement District Board of Directors will engage in a performance review after its fifteen (15) operating year to determine continuation of the business improvement district. This performance review also recognizes that the Statutes of the State allow for a petition of dissolution on an annual basis.

BUSINESS IMPROVEMENT DISTRICT NO. 26
MENOMONEE VALLEY BID
PROPOSED 2009-10 OPERATING PLAN

BID 26

July 28, 2009

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I. DISTRICT BOUNDARIES

Boundaries of the Menomonee Valley Business Improvement District ("district") are shown on the map in Appendix A of this plan. A listing of the properties included in the district is provided in Appendix B.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to contribute to the redevelopment of the Menomonee Valley and provide important business services to the businesses within the district.

B. Principle activities to be engaged in by the district during its 2009-10 fiscal year of operation will include:

- a. Recruiting to the District new businesses that will provide family supporting jobs and contribute to the Milwaukee economy.
- b. Facilitating the development of business resources for companies operating throughout the district.
- c. Assisting Valley employers in developing new and improving existing workforce linkages.
- d. Facilitating public transportation options for the Menomonee Valley to ensure Valley businesses are accessible to the surrounding workforce.
- e. Facilitating the planning of and fundraising for the Menomonee Valley Community Park to provide community greenspace, biking and walking trails, access to the Menomonee River, and make these amenities available to Valley employees, their families, and community members.
- f. Negotiating on behalf of the District with the City of Milwaukee, Wisconsin Department of Natural Resources, Department of Transportation, and other local, state and federal agencies having jurisdiction in regards to the Menomonee Valley.
- g. Developing options for site improvements throughout the District.
- h. Implementing a Graffiti Removal Project in the District whereby properties within the District boundary will be eligible to have graffiti removed at a minimal cost.
- i. Implementing a River Improvement Project to develop a long term solution to problems of debris collection and access to the Menomonee River at Emmber Lane, as well as initiating intermittent clean up activities as necessary to keep the River safe and clean.

- j. Administrative activities including, but not limited to, securing an independent certified audit, securing insurance for the activities of the District Board, and complying with the open meeting law, Subchapter V of Chapter 19 of the Wisconsin Statutes.

B. Proposed Expenditures

Proposed District Budget

INCOME

2009 Special Assessments.....	\$116,073.00
Menomonee Valley Business Association dues.....	\$1,400.00
Total Income.....	\$117,473.00

EXPENSES

Yearly contract with Menomonee Valley Partners, Inc., a 501 (c)(3) organization, to assist in staffing and implementation of activities outlined above.....	\$80,000.00
Contribution to Valley Employee Resource Calendar.....	\$7,000.00
Expenses for supplies, insurance, audit.....	\$4,500.00
Graffiti Removal and River Skimming Programs.....	\$3,000.00
Friends of the Hank Aaron State Trail Run/Walk.....	\$2,000.00
Dues to Milwaukee BID Council	\$100.00
Total Expenses.....	\$96,600.00

NET ASSETS at June 30, 2009.....	\$63,426.03
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C. Financing Method

It is proposed to raise \$116,073.00 through BID assessments (see Appendix B). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

D. Organization of BID Board

The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size - Seven
2. Composition - The majority of members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years.
4. Compensation - None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall follow rules of order ("by laws") to govern the conduct of its meetings.

E. Relationship to Menomonee Valley Partners, Inc.

The BID shall be a separate entity from Menomonee Valley Partners, Inc., notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

To support the District Board's budget for calendar year 2010, the City of Milwaukee shall levy in 2009 and carry into the tax rolls for inclusion in tax bills to be sent out in December 2009 special assessments on all properties in the District subject to special assessment. Property that is not tax-exempt shall be included in the property subject to special assessment. The District Board uses a special assessment formula, whereby each tax key number parcel is assessed the rate of \$1.50 per \$1,000 in assessed property value, subject to a minimum assessment per tax key number parcel of \$350 and a maximum assessment per tax key number parcel of \$2,500.

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment rate based on the assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$2,500 per parcel will be applied, and a minimum assessment of \$350 per parcel will be applied.

As of January 1, 2009, the property in the proposed district had a total assessed value of more than \$146 million. This plan proposed to assess the property in the district at a rate of \$1.50 per \$1,000.00 of assessed value, subject to the maximum and minimum assessments, for the purposes of the BID.

Appendix B shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1) (f) lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix B, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis

to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Menomonee Valley business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed

districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

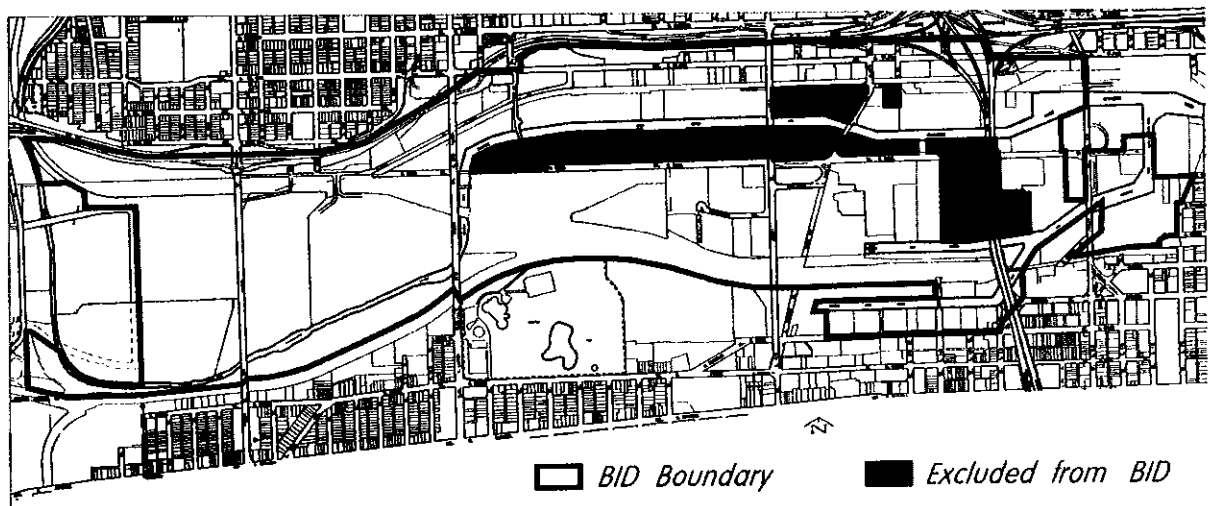
Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3) (b).

APPENDICES

A. DISTRICT BOUNDARIES

B. 2009 PROJECTED ASSESSMENTS

APPENDIX A: DISTRICT BOUNDARIES



APPENDIX B: 2009 PROJECTED ASSESSMENTS, SORTED BY TAX KEY

Taxkey	Owner Name	Property Address	Total Assessed Value	BID Assessment
3611587116	STATE OF WI DEPT OF TRANS	701 W ST PAUL	\$0	0
3611615120	STATE OF WISCONSIN	901 W HINMAN	\$0	0
3611617200	CITY OF MILWAUKEE	651 W ST PAUL	\$0	0
3970001113	HD MILW LLC	126 N 6TH	\$12,619,000	2500
3980181100	JRB VIII LLC	1118 W ST PAUL	\$57,700	350
3980184100	WIS DEPT TRANSPORTATION	940 W ST PAUL	\$0	0
3980303110	ST MARY'S CEMENT	712 W CANAL	\$1,632,000	2448
3980305112	ST MARY'S CEMENT	880 W CANAL	\$117,000	350
3980403100	JRB VIII LLC	324 N 12TH	\$1,881,900	2500
3980405112	STATE OF WISCONSIN	1027 W ST PAUL	\$0	0
3980409121	STATE OF WIS- DEPT OF TRANS	260 N 12TH	\$0	0
3980698100	READCO	1505 W ST PAUL	\$371,300	557
3980700100	READCO	1601 W ST PAUL	\$221,000	350
3980702000	WISC INVESTMENT CO LLC	1635 W ST PAUL	\$1,335,100	2003
3980705110	STONE PROPERTIES LLC	1701 W ST PAUL	\$417,900	627
3980705120	GARNET ABRASIVE & WATER	1719 W ST PAUL	\$231,000	350
3980707000	PATRICIA J OLIVOTTI TRUSTEE	1739 W ST PAUL	\$359,000	539
3980708000	ZZ INVESTMENTS LLC	1741 W ST PAUL	\$552,000	828
3980709100	ZZ INVESTMENTS LLC	1819 W ST PAUL	\$864,000	1296
3980713000	HENRY ALBERT & SANDRA ALBERT	1925 W ST PAUL	\$256,000	384
3980803112	CR INTERNATIONAL INC	405 N 12TH	\$1,229,700	1845
3980805000	ANCHOR ENTERPRISES II	315 N 12TH	\$712,100	1068
3980906111	GIUFFRE I LLC	1601 W MT VERNON	\$1,373,100	2060
3981212110	ANDREW G MUELLER	1200 W CANAL	\$540,100	810
3981231000	STANDARD ELECTRIC SUPPLY CO	222 N EMMER	\$1,000,000	1500
3981232100	481DA LLC	254 N EMMER	\$809,300	1214
3981241000	MYRIAD PROPERTY GROUP LLC	272 N 12TH	\$649,000	974
3981242000	ASTOR APTS LTD PTN	250 N 12TH	\$2,373,000	2500
3981261000	JOSEPH A SANTORO REAL	1205 W MT VERNON	\$620,000	930
3990013100	WISC INVESTMENT COMPANY LLC	1610 W ST PAUL	\$714,900	1072
3990026000	MONITOR CORP	1500 W ST PAUL	\$626,200	939
3990213111	ZZ INVESTMENTS LLC	1922 W ST PAUL	\$70,300	350
3990215110	LUCILLE L LIEBNER	1906 W ST PAUL	\$131,800	350
3990229110	PAIN ENTERPRISES INC	1816 W ST PAUL	\$217,000	350
3990231111	ZZ INVESTMENTS LLC	1800 W ST PAUL	\$35,000	350
3990243112	WISC INVESTMENT CO LLC	1712 W ST PAUL	\$98,100	350
3990271000	MELANIE SOBELMAN	1900 W ST PAUL	\$291,000	437
3990272000	YVONNE M ZAFFIRO REVOCABLE	1902 W ST PAUL	\$22,000	350
3999988100	ROBERT F ZELLMER	1418 W ST PAUL	\$918,900	1378
3999991100	CR INTERNATIONAL INC	407 N 13TH	\$1,075,000	1613

3999997100	1435 CORPORATION	1357 W ST PAUL	\$276,600	415
3999997200	READCO	324 N 15TH	\$571,000	857
3999999110	FOREST COUNTY POTAWATOMI	313 N 13TH	\$2,728,000	2500
4000401110	DOGS WORLD LLC	2501 W ST PAUL	\$397,800	597
4000774110	2326 LLC	2326 W ST PAUL	\$1,146,200	1719
4000784110	HENRY ALBERT & SANDRA ALBERT	2015 W ST PAUL	\$589,000	884
4000786110	2033 ASSOCIATES LLP	2033 W ST PAUL	\$330,700	496
4000788100	ARUNDEL LLC	2045 W ST PAUL	\$355,000	533
4000789100	BRENNAN FAMILY LIMITED	2101 W ST PAUL	\$792,000	1188
4000789210	2301 LLC	2301 W ST PAUL	\$905,600	1358
4009990000	ALMACEN DEVELOPMENT LLC	321 N 25TH	\$262,000	393
4009991110	ALMACEN DEVELOPMENT LLC	305 N 25TH	\$404,000	606
4009991215	2612 GREVES LLC	2612 W GREVES	\$1,142,500	1714
4009995115	RAYMOND F KUBACKI,	2401 W ST PAUL	\$934,000	1401
4009995117	GIUFFRE VIII LLC	200 N 25TH	\$2,000,000	2500
4009995118	GIUFFRE I LLC	2001 W MT VERNON	\$593,000	890
4009998111	DIEDRICH ACQUISITIONS LLC	2615 W GREVES	\$1,070,400	1606
4010409111	CITY OF MILWAUKEE	3002 W CANAL	\$0	0
4011401112	RED STAR PROPERTY LLC	2702 W GREVES	\$0	0
4019999110	THIELE TANNING CO	123 N 27TH	\$655,300	983
4230001000	JOHN F STIMAC JR	600 S 44TH	\$582,800	874
4239999017	STATE OF WISCONSIN, STATE	400 S 44TH	\$0	0
4249998110	REXNORD INDUSTRIES LLC	3001 W CANAL	\$10,455,600	2500
4259983122	FCPC PLANKINTON YARDS	2301 W CANAL	\$1,323,000	1985
4260022100	ALDRICH CHEMICAL CO INC	210 S EMMBER	\$959,800	1440
4260033120	EMMPACK FOODS INC	219 S EMMBER	\$3,089,100	2500
4260061110	EMMPAK FOODS INC	1513 W CANAL	\$532,000	798
4260071113	EMMPAK FOODS INC	1901 W CANAL	\$3,081,900	2500
4260111000	FOREST COUNTY POTAWATOMI	1611 W CANAL	\$595,000	893
4260131000	PFC INC	104 S EMMBER	\$563,000	845
4260132000	ZIEGLER BENCE PARTNERS 5 LLC	1207 W CANAL	\$9,500,000	2500
4260133000	EMMPACK FOODS INC	320 S EMMBER	\$1,119,900	1680
4269940111	FOREST COUNTY POTAWATOMI	305 S 16TH	\$809,200	1214
4269947111	FOREST COUNTY POTAWATOMI	338 S 17TH	\$12,052,000	2500
4269948112	FOREST COUNTY POTAWATOMI	320 S 19TH	\$12,052,000	2500
4269965112	SOO LINE RAILROAD COMPANY	500 S MUSKEGO	\$325,000	488
4269985000	MID-CITY FOUNDRY CO	1400 W BRUCE	\$326,900	490
4269986000	KPH INVESTMENTS LLC	1304 W BRUCE	\$600,000	900
4270101100	GEORGE A DAMMAN	754 W VIRGINIA	\$206,000	350
4270103100	LOON INVESTMENT COMPANY INC	800 W VIRGINIA	\$51,300	350
4270104100	AHMED A KAHIN	840 W VIRGINIA	\$634,900	952
4270203111	JOHN STOLLENWERK	131 S 7TH	\$352,800	529
4270203120	STATE OF WI	833 W CANAL	\$0	0
4270207100	HAROLD KLEIN & BERNARD KLEIN	754 W VIRGINIA	\$118,800	350
4270210112	SOO LINE RAILROAD COMPANY	904 W BRUCE	\$57,400	350

4270401110	OLSEN BROTHERS ENTERPRISES	920 W BRUCE	\$625,000	938
4270406110	WISCONSIN ELECTRIC POWER CO	1135 W CANAL	\$0	0
4270409121	RNC CANAL ST PROPERTY LLC	1201 W CANAL	\$1,200,000	1800
4270411120	SOO LINE RAILROAD COMPANY	1104 W BRUCE	\$294,300	441
4270418100	HURON TRANSPORTATION INC	470 S 11TH	\$638,000	957
4270422100	KARL H ZIELKE	902 W BRUCE	\$19,900	350
4270422200	DOMINGO MUNOZ	904 W BRUCE	\$65,200	350
4270425000	AKSS, LLC	1102 W BRUCE	\$611,000	917
4270426000	BERNARD KLEIN & HAROLD KLEIN	1134 W BRUCE	\$206,200	350
4270427000	BRUCE STREET PROPERTIES LLC	1230 W BRUCE	\$604,000	906
4270521211	BUILDING 41 LLC	615 W OREGON	\$30,000	350
4270542111	LONE STAR INDUSTRIES AKA	643 W CANAL	\$2,381,000	2500
4270571000	DRAKE ENVIRONMENTAL, INC	530 S 11TH	\$304,000	456
4270572000	BLACKHAWK DEVELOPMENT LLC	1000 W BRUCE	\$574,800	862
4270573000	BLACKHAWK DEVELOPMENT LLC	920 W BRUCE	\$225,000	350
4270574000	COMMUNITY WAREHOUSE INC	521 S 9TH	\$356,000	534
4280512114	BUILDING 41 LLC	339 W PITTSBURGH	\$2,282,300	2500
4280516110	BUILDING 41 LLC	220 S 6TH	\$274,100	411
3990281100	Canal Street LLC	1300 W. Canal Street	\$1,559,000	2339
4230014000	MULHANEY PROPERTIES LLC	3880 W. Milwaukee Rd	\$1,712,700	2500
4230016000	Caleffi North America, Inc.	3883 W. Milwaukee Rd.	\$2,600,000	2500
4230021000	Valtay, LLC	3602 W. Wheelhouse Rd.	\$3,818,000	2500
4240401000	Palermos Properties LLC	3301 W. Milwaukee Rd	\$8,693,200	2500
42300310006	HSI Industrial I LLC	3880 W. Canal Street	\$8,214,900	2500
42705410008	John Stollenwerk Milwaukee	841 W. Canal Street	\$412,200	618
			\$146,663,700	\$116,073

**Business Improvement District #26
2008-09 Annual Report**

The Menomonee Valley Business Improvement District (BID #26) Board of Directors adopted its 2008-09 Operating Plan in July 2008. In this program year the following administrative actions occurred:

Board of Directors

There were no new appointees to BID #26 in the 2008-09 year. The term of Ms. Cindy Coakley of Milwaukee Hydraulic has expired, and the Board will elect a new director to fill this position in the 2009-10 year.

Finances

The BID contracted with Komisar Brady to provide an audit. The BID assessment for 2008 totaled \$112,181.00. Per its Operating Plan, the BID paid \$80,000 to Menomonee Valley Partners, Inc. for staffing BID programs; \$10,000 to the operation of the #17 Canal Street bus route; \$1,000 for river skimming services; \$186 for graffiti removal services; \$1,750.00 for audit expenses; and has earmarked \$1,500 to reimburse MVP for payment of the BID Directors and Officers Insurance. The Board voted to make a contribution of \$2,000 to the Friends of the Hank Aaron State Trail in support of the 9th Annual Hank Aaron State Trail Run/Walk. In 2008, the Menomonee Valley Business Association dissolved as a separate entity and became a committee of the BID, transferring the MVBA account balance of \$5,758.48 to the BID account. The BID completed its 2008-09 fiscal year with \$63,426.03 in its account.

ACTIVITIES OF MENOMONEE VALLEY PARTNERS, INC. AS STAFF TO THE BID

In June 2008, BID #26 renewed its ongoing partnership with Menomonee Valley Partners, Inc. (MVP) through entering into a one-year agreement, through which the BID will contribute funding towards MVP's programmatic activities benefitting the BID. MVP facilitated various programs to improve the district in key areas, including safety, hospitality and maintenance, economic development, transportation, physical improvements and marketing and special events. The accomplishments and highlights of the past year include:

Graffiti Removal Program

The Board entered into an agreement in 2008 with the City of Milwaukee Department of Neighborhood Services, through which the City and the BID would each pay for half of the cost for removing graffiti from private parcels throughout the district. Graffiti costs in 2008 far exceeded the amount budgeted by the City and the BID. The City provided relief to the Valley by increasing the BID's contract amount at the end of the fiscal year to cover the costs. In early 2009 the BID created a not-to-exceed limit on each property to help provide funding resources throughout the year.

Milwaukee City-wide BID Council

The District Board has continued to participate in the Milwaukee Business Improvement District Council. BID staff Ms. Corey Zetts serves in a leadership role on the Council's Executive Committee as the Vice-President. The Council is working to educate all BID Districts on important issues and advocate on behalf of the BIDs in resolving issues that impact multiple BIDs, such as assessment issues with the City and expediting the nomination process for BID Board members.

Business Recruitment

MVP works to recruit to the district new businesses that provide family supporting jobs and contribute to the Milwaukee economy.

- In 2008, the BID welcomed the following businesses to the Valley: Derse, Prolitec, PGW Auto Glass, Sign-A-Rama, Engineers & Scientists of Milwaukee and Paolelex. Charter Wire broke ground for there new facility in the Menomonee Valley Industrial Center
- MVP hosted the third annual Menomonee Valley Real Estate Open House to showcase the progress of the Valley and highlight additional development opportunities within and surrounding the Valley
- MVP met regularly with brokers, real estate advisors, business owners, and others to direct interested parties toward development opportunities within the Menomonee Valley

Business Services

MVP provides services that help district businesses in various ways:

- Facilitated the programming updates to the Canal Street bus route (#17) to ensure Valley businesses are more accessible to the surrounding workforce
- Successfully sought additional funding from the Milwaukee County and Job Access and Reverse Commute program to continue the Route 17 bus through the entire 2009 year
- Organized the second and third Menomonee Valley Workforce Forum, bringing the spotlight to Valley businesses as they discussed strategic solutions for workforce recruitment and retention strategies
- Assisted Valley employers in developing new and improving existing workforce linkages through the Business Resource Committee
- Increased the capacity of the Safety Committee to not only focus on improving security throughout the Valley but to also provide training opportunities for Occupational Safety to all businesses
- Completed the 2nd Menomonee Valley Employee Resource Calendar, full of resources for Valley employees, from nearby housing and restaurant options to ways to get involved in Valley events
- Organized the bi-monthly Menomonee Valley Business Association luncheons, providing district businesses with updates on Valley happenings as well as networking opportunities

Park Planning

MVP facilitating the planning of the Menomonee Valley Community Park to provide community greenspace, biking and walking trails, access to the Menomonee River, and make these amenities available to Valley employees, their families, and community members.

- Sponsored the annual Hank Aaron State Trail 5K event, which brings over 1000 people to the Valley
- Leading the planning and fundraising for additional park construction
- Progressed the design of the Valley Passage, which will connect the Valley to the neighborhoods to the south
- Facilitated the 2nd year of programming of the Stewardship Program through which business “Stew Crews” adopt a section of the Valley, committing three hours per month to removing trash or planting along the Trail; two additional business/community partners joined the program this year
- Progress continues with the Seeds for the Future program through which six neighborhood schools learn about the Valley in their school then spend a day planting in their new community park.

Outreach and Marketing

MVP provides education, outreach and marketing regarding the needs and accomplishments of the District

- Distributes a business eNewsletter every other month, containing information that markets resources in and surrounding the Valley to Valley businesses
- Distributes a Valley eNewsletter to over 2500 individuals, promoting the developments of the District to the entire Milwaukee community
- Conducts outreach and promotion regarding redevelopment of the District, including presentations to legislators, professional associations, local civic groups, and national conferences.
- Promoted the Valley’s green space with an original site specific art installation by Wild Space Dance Company whose performance engaged the chimneys and the 35th St. viaduct stairway with exciting dance and movement, drawing new audiences to the Valley, as well as the Milwaukee River Challenge, which used the Menomonee River for the first time this past year
- Installation of environmental art using natural materials found in the Valley to create an archway to the park that was completed by youth in the Walker’s Point Center for the Arts Summer Program
- Maintenance of the www.RenewtheValley.org website as a resource for interested partners and businesses

Improvement Projects within the District

- Implemented a River Improvement Project for a long term solution to problems of debris collection and access to the Menomonee River at Emmber Lane, in partnership with Milwaukee Riverkeeper, City of Milwaukee, Department of Natural Resources, and district businesses
- Facilitated the development at 3700 W. Pierce Street by assisting the Urban Ecology Center in identifying the location for their Valley branch, scheduled to open in 2012

- Facilitated and formed a Community Advisory Committee to guide the community needs and concerns in the planning, design, and construction of the Valley Passage project
- Brokered the relationships to create a master agreement between eight parties (Dept. of Natural Resources, Dept of Transportation, Dept of Administration, City of Milwaukee, Redevelopment Authority, Stadium District, Miller Park, and Canadian Pacific Railway) involved in the land transactions, easements, and maintenance responsibilities for the Valley Passage project, scheduled to open in 2010
- Lead an RFP process to identify a design and engineering consultant team to work on behalf of the DOT on the Airline Yards and pedestrian bridges project, which will create 24 acres of park and two additional pedestrian bridges.

Administrative activities

- Securing an independent certified audit and securing insurance for the activities of the District Board
- Providing general staffing services to the work of the BID Board

BUSINESS IMPROVEMENT DISTRICT NO. 27
Burleigh Street Business Improvement District
PROPOSED OPERATING PLAN (Year Nine)

Draft
August 12, 2009

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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

Business improvement district assessments are quite similar to traditional special assessments wherein property owners are assessed for improvements or services that benefit them. Unlike the traditional special assessment, however, business improvement district assessments can be used to finance a wide range of activities, services, and improvements. Some BIDs in Wisconsin have funded physical improvements like street lighting or parking; others have funded business recruitment programs; others have promoted increased services in the district such as security or snow removal; still others have produced promotional and marketing materials and events.

The City of Milwaukee has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the Burleigh Street business area on Milwaukee's Northwest side (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the year ninth Operating Plan for the proposed Burleigh Street district. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development and UW Extension.

Section 66.608(3) (b), Wis. Stats. requires that a BID Board of Directors "...shall annually consider and make changes to the operating plan. The Board shall then submit the operating plan to the local legislative body for its approval." Given that, a grassroots and comprehensive planning process, consisting of business operators and property owners, did establish the primary mission of the Burleigh Street BID—to facilitate commercial development within the proposed District.

Development of the District through creation of the BID is proposed because:

1. The BID law provides a mechanism whereby private property owners can work together in conjunction with the City to develop the District.
2. Existing public funding sources used to help maintain and promote the District may not be sufficient. Continuing unified development efforts will have to be financed with new private resources as well as existing public dollars.
3. The District includes properties of varying types and sized. Some form of cost sharing is necessary because it is not feasible for a small group alone to support District development efforts. The BID Plan provides a fair and equitable mechanism for cost sharing which will benefit all businesses and properties within the District.
4. Use of the BID mechanism will help ensure that the entire District will be promoted and developed as expeditiously as possible.

B. Physical Setting

The boundaries of the proposed Burleigh Street BID follow Burleigh Street from Sherman Boulevard on the east, to 60th Street on the west and shall include all properties and buildings within these boundaries. While predominantly commercial in character, the District includes several residential properties. By statute residential properties are not assessed, as noted in Section IV B (2) of this document.

The Burleigh Street BID occupies a strategic location within Milwaukee's northwest side. It is one of the main shopping districts located between the major Routes 41 (Appleton Avenue) and 145 (Fond du Lac Avenue) and is accessed by Roosevelt Boulevard on the west and Sherman Boulevard on the east.

The Burleigh Street BID contains a large concentration of late 19th and early 20th century commercial buildings. Several individual buildings have a characteristic "Milwaukee" architectural quality providing a common denominator among the older stock.

The Burleigh Street BID location near major thoroughfares would help support its future role as a high-value commercial and residential area. Low density commercial uses might best be either selectively maintained or eventually phased out, given the area's higher density development potential.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are exhibited in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix D.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to: Maximize resources and implement activities to promote, manage, maintain and develop the District in ways that will result in neighborhood safety, improved area image and new business developments.

B. Proposed Activities – Year Nine

Principle activities to be engaged in by the district during its year ninth of operation will include:

- Put out timely information on topics such as police patrol, garbage clean-up, marketing opportunities, and other topics of local concern, to members, retailers and others in the form of articles, fliers, e-mails and other appropriate methods.
- Create a business directory and encourage businesses to relocate to the district.
- Direct and/or collaborate with other appropriate agencies in the implementation of streetscape and other long-range plans approved by the board of directors.
- Encourage all commercial buildings to be maintained graffiti-free and financially support and coordinate the means to accomplish this goal.
- Encourage and support façade improvements to properties within the BID.
- Advise area businesses on safety and security measures and to serve as liaison with the security offices of area institutions and the Milwaukee Police Department.
- Liaison with owners of private and public property to encourage quality maintenance and management of said property.
- Provide staff assistance to property owners and developers who are engaged in property improvements and redevelopment actions.
- Marketing and visual enhancement of the Commercial District
- Engage in building exterior enhancement work for select properties within the BID District.

Main Focus Areas and Projects – Year nine

Business Retention/Improvement/Development- \$500

- | | |
|----------------------------------|---------|
| a. Seminars | \$ 500 |
| b. Architectural service program | in-kind |

Building exterior enhancement work - \$7,500

\$ 7,500

Clean-up/Safety and Security- \$22,000

- | | |
|--------------------------------|-----------|
| a. Street clean-up/Maintenance | \$ 8,000 |
| b. Security-Cameras & Lights | \$ 14,000 |
| c. Adopt-a-Block program | in-kind |

Promotion/Marketing/Image Campaign- \$3,950

- | | |
|----------------------------------|----------|
| a. Neighborhood Coupon Book | in-kind |
| b. District Brochure | in-kind |
| c. Business Directory | in-kind |
| d. Marketing | \$ 1,500 |
| e. Planting and / or Landscaping | \$ 1,200 |
| f. Winter lighting project | \$ 250 |
| g. SPCA Newsletter | \$ 1,000 |

C. Total Expenditures

\$ 33,950

Proposed Budget — Year nine

Recognizing that it is beyond the resources and capacity of Business Improvement District No. 27 to address every significant issue affecting the district, the Board shall set priorities for expenditures based on cost effectiveness and fulfillment of the goals of the BID. Grants may be awarded during the program year that are not presently identified as such but fit within the intent of the Operating Plan.

The Board shall have the authority to revise the budget as necessary during the year to match the funds actually available. Functional expenditures anticipated being in these approximate amounts:

Consultative Expenses

Director/Manager services include work performance and incentives	\$ 22,500
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General Expenses

Rent	in-kind
Office Supplies and/or Equipment	\$ 250
Telephone	\$ 458
Postage	\$ 150
Printing	\$ 500
Insurance	\$ 1,379
Equipment including repair and maintenance	in-kind
Utilities	in-kind

Outside Services

Accountant (regular and audit)	\$ 4,300
Legal	in-kind

BID Programs (Ninth Year)

Business Retention/Improvement/Development	\$ 500
Building exterior enhancement work	\$ 7,500
Clean-up/Safety and Security	\$ 22,000
Promotion/Marketing/Image Campaign	\$ 3,950

Sub-Total

\$ 63,620

Miscellaneous and Contingency

\$ 123.74

Total

\$ 63,620.74

Except as identified herein, all expenditures will be incurred during the current Plan year. Any funds remaining on any budget line item above may be moved to another budget line item, as determined by the BID Board. Any unused funds remaining at the end of the year shall be used for the following Plan year. Of these funds fifty percent of the difference between the annual gross incomes vs. the expenditures will be held in reserve.

The BID Board may consider Grants made for financial hardships on a case-by-case basis. The BID Director/Manager has immediate authority to spend up to twenty five dollars without first obtaining Board approval. The petty cash items purchased are to be reviewed monthly. The BID Director/Manager is not authorized to spend over the total budgeted cost per project. The BID Board will not incur any long term debt which cumulatively exceeds twice the current operating budget without the consent of the majority of the board. Long term debt is defined as any debt with payments of principle and interest that exceeds twelve months.

If any additional funds are received by the BID, whether from gifts, grants, government programs, or other sources, they shall be expended for the purposes identified herein, and in the manner required by the source of such funds, or, if the funds have no restriction, in the manner determined by the BID Board. All physical improvements made with these funds shall be made in the BID District. The location of other expenditures shall be as determined by the BID Board. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

D. Financing Method

It is proposed to raise 63,620.74 through BID assessments (see Appendix D). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

The proposed expenditures will be financed from monies collected from the BID assessments. The BID assessment is levied by the City which shall be a lien against each of the non-exempt tax parcels of real property contained in the BID District. It is estimated that 100 percent of the BID budget will be raised through assessments (see Appendix D).

E. Organization of BID Board

The grassroots planning process that petitioned for the creation of the Burleigh Street BID will establish a slate of Director Candidates for Mayoral and Common Council approval as required by Wis. Stats. Section 66.608 (6).

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least six members and that a majority of the board members be owners or occupants of property within the district. For purposes of this section "member" means an individual owner-occupant of a parcel, or a representative of an entity owner of such parcel. No one individual, and no more than one representative of any entity, may hold more than one Board position. If, during the course of a term a Board member's situation changes, so that he/she no longer fits the definition for that seat, such as by selling their parcel, he/she shall continue to serve in that position until the end of that calendar year, and a new member fitting the requirements of that seat shall be appointed to complete that term, prior to the next January 1, with the members whose terms are expiring.

On or before December 1 of each year, the Board will submit its recommendations to the Mayor of the City of Milwaukee for seats of expiring Board members.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – at least six
2. Composition - All members shall be owners of BID assessed property or operators of businesses within the District. The board shall elect its Officers from among its members.
3. Term - New appointments to the Board shall be for a period of two years. Reappointments to the Board shall be for a period three of years.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order (“by laws”) to govern the conduct of its meetings. (see Exhibit One.)
9. Powers — It is intended that the BID Board shall have all powers authorized by law, and by their Plan including, but not limited to, the following powers:

- To manage the affairs of the District.
- To promote new investment and appreciation in value of existing investments.
- To contract on behalf of the BID.
- To develop, advertise and promote the existing and potential benefits of the District.
- To lease office space within the District.
- To undertake on its own account public improvements and/or to assist in development, underwriting or guaranteeing public improvements within the District.
- To apply for, accept, and use grants and gifts for these purposes.
- To elect officers, hire employees and contract out work as necessary to carry out these goals.
- To add to the security of the District.

10. Officers — The Board shall elect a Chairman, Vice-Chairperson, Treasurer and Secretary, from its members, any two of the four of which shall have the power to execute documents on behalf of the full Board, for the purposes authorized by the full Board. The Board may also give its staff limited ability to execute documents and/or to write checks to carry out the Plan.

F. Relationship to the Burleigh Street Community Development Corporation (BSCDC) and the Sherman Park Community Association (SPCA)

The BID shall be a separate entity from the Burleigh Street Community Development Corporation (BSCDC) and the Sherman Park Community Association (SPCA). The BSCDC and the SPCA shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for

its records generated in connection with the BID board. The BSCDC and the SPCA may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

The use of a minimum value is designed to reflect the expected benefits to the area by the BID. Since most of the proposed BID activities are District-wide and not property specific, the proposed minimum assessment is designed to spread the level of cost to all properties within the District. Above this minimum level, it is believed that there will be some additional benefits received based upon the value of the property.

As of August 6, 2009 the property in the proposed district had a total assessed value of \$17,166,013.00.

This plan proposed to assess the property in the district at a rate of \$3.70 per \$1,000.00 of assessed value, assessments less than \$150.00 but more than \$100.00 will be assessed a flat rate of \$150.00; assessments less than \$100.00 will be assessed a flat rate of \$100.00.

The maximum amount of assessment increase that the BID Board can affect can be no more than 25% greater than the assessment in the previous year without first obtaining a positive vote of property owners representing at least 50% of the assessed properties. Any assessment increase of 25% or less must be approved by a simple majority vote of assessed property owners at a special meeting called for that purpose with at least 5 days written notice given of that meeting.

Appendix D shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1) (f) lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.
4. When and if any amendment to the BID law is enacted, that will allow tax-exempt parcels to be included within the boundaries of BIDs any tax-exempt parcels that are excluded from the boundaries shown in Appendix C but which have frontage on BID 27 area shall be included in the district without need of separate action by the Common Council of the City of Milwaukee.

Privately owned tax exempt property adjoining the district that is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

Further, property which is presently not taxable within the BID district (e.g. wholly residential or partial residential property), which receive a benefit from district activities, may be asked to make a financial contribution to the district on a voluntary or other basis.

5. The BID has determined that properties which are zoned commercial, whether or not any substantial portion of the property is used for residential purposes or uses, is included within eligible property subject to BID assessments. In the event that there is a change in Wisconsin Law or in any applicable local municipal or other ordinance governing the regulation and operation of business improvement districts, our BID reserves the right to take steps as are necessary and deemed appropriate to prevent any disproportional assessment of such properties and either amend this Operating Plan or have its Board pass appropriate resolutions providing for the adjustment to the assessment of substantially residential property.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Burleigh Street BID business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the Board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year Nine activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year Nine conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

APPENDICES

APPENDIX A

STATUTE

1983 Wisconsin Act 184

AN ACT to create 66.608 of the statutes, relating to business improvement districts.
The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. Legislative declaration. It is declared that 83 WisAct 184

- (1) The continued vitality of the commercial business districts of this state, especially those in downtown and central city areas, is necessary to retain existing businesses in and attract new businesses to this state.
- (2) Declining public revenues emphasize the importance of assembling viable public-private partnerships to undertake revitalization of these districts.
- (3) The establishment of a business improvement district system benefits the health, safety, welfare and prosperity of the people of this state.
- (4) It is the purpose of this act to authorize cities, villages and towns to create one or more business improvement districts to allow business within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.

SECTION 2. 66.608 of the statutes is created to read:

66.608 Business improvement districts. (1) In this section:

- (a) "Board" means a business improvement district board appointed under sub: (3) (a).
- (b) "Business improvement district" means an area within a municipality consisting of contiguous parcels subject to general real estate taxes. Other than railroad right-of-way, and may include railroad rights-of way, rivers or highways continuously bounded by the parcels on at least one side.
- (c) "Chief executive officer" means a mayor, city manager, village president or town chairman.
- (d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.
- (e) "Municipality" means a city, village or town.
- (f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.
- 1m: Whether real property used exclusively for manufacturing purposes will be specially assessed.
2. The kind, number and location of all proposed expenditures within the business improvement district.
3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
5. A legal opinion that subds. 1 to 4 has been complied with.

(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

- (a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.
- (b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.
- (c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed

business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3) (a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted or amended and approved under this section, shall have all power necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all money collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a

detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5) (a) Real property used exclusively for residential purposes may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

APPENDIX B

PETITION

Petition for the Creation of a Business Improvement District

We, the undersigned owners of real property used for industrial and commercial purposes and located in the proposed business improvement district in Appendix A, hereby petition the City of Milwaukee, pursuant to the provision of Sec. 66.608 (2)(a), Stats. For the creation of a business improvement district for the area described in Appendix A.

Initial Petition submitted with year one plan on file with the City of Milwaukee and the BID office.

APPENDIX C

DISTRICT BOUNDARIES

Burleigh Street from Sherman Boulevard on the east to 60th Street on the west and shall include all properties and buildings within these boundaries.

APPENDIX D

PROJECTED ASSESSMENTS as of August 2009

Owner's / Operator's Name	Commercial Property Address	Taxkey/Account No.	Property Assessment Year 09	BID Assessment At \$3.70/\$1000 Assessed Value or Established Minimum
Living Epistle Church of Holiness Inc.	4300 W. Burleigh	288-0731-000	105,000	388.50
Jill L. Goldberg	4326 W. Burleigh	288-0732-000	101,000	373.70
T. Hull	4408 W. Burleigh	288-0704-000	186,000	688.20
Angela M. Lockett	4424 W. Burleigh	288-0705-000	63,900	236.43
Lee Tong Lo	4425 W. Burleigh	307-0802-000	71,800	265.66
Curtis Williams	4500-4506 W. Burleigh	288-0103-000	98,700	365.19
E. & J Byas & D. Bealin	4508-4514 W. Burleigh	288-0104-000	43,600	161.32
W. Harden	4515-4521 W. Burleigh	307-0675-000	187,000	691.90
Weststone Bank	4518-4526 W. Burleigh	288-0105-000	354,000	1,309.80
R. Sherrill	4523-4525 W. Burleigh	307-0674-000	54,000	199.80
D Wasmund	4532 W. Burleigh	288-0106-000	130,000	481.00
Wang Trust	4606 W. Burleigh	288-0123-000	116,000	429.20
A. Yee, J. Ng	4610-4614 W. Burleigh	288-0124-000	7,200	100.00
31st Street Holdings LLC	4616-4634 W. Burleigh	288-0125-000	289,000	1,069.30

Owner's / Operator's Name	Commercial Property Address	Taxkey/Account No.	Property Assessment Year 09	BID Assessment At \$3.70/\$1000 Assessed Value or Established Minimum
B L Martin Investments, LLC	4623 W. Burleigh	307-0501-100	311,000	1,150.70
PSRALM LTD	4642 W. Burleigh	288-0480-000	75,600	279.72
Mckplaco Inc	4704 W. Burleigh	288-0492-000	66,900	247.53
WESTSTONE BANK SSB	4705 W. Burleigh	307-0513-000	859,000	3,178.30
E. & R. Fleming	4712-4716 W. Burleigh	288-0493-000	82,800	306.36
P & C Rubitsky	4726-4728 W. Burleigh	288-0495-100	148,000	547.60
D & M Eisenbach	4731 W. Burleigh	307-0515-100-4	187,000	691.90
JO LLC	4800 W. Burleigh	288-0519-000	348,000	1,287.60
Bank Mutual	4812 W. Burleigh	288-0520-100	403,000	1,491.10
St Joseph's Hospital	4829-4833 W. Burleigh	307-0541-000	483,300	1,788.21
St Joseph's Hospital	4912 W. Burleigh	288-1161-000	146,000	540.20
St Joseph's Hospital	5000 W. Burleigh	307-0805-100	2,796,000	10,345.20
St. Joseph's Hospital	5020 W. Burleigh	288-1162-000	126,000	466.20
Covenant Health Care	5025 W. Burleigh	307-0805-200	4,785,000	17,704.50
Makbul Sajan	5100 W. Burleigh	289-0965-000	544,300	2,013.91

Owner's / Operator's Name	Commercial Property Address	Taxkey/Account No.	Property Assessment Year 09	BID Assessment At \$3.70/\$1000 Assessed Value or Established Minimum
Burleigh Realty	5300-5304 W. Burleigh	289-1096-000	195,000	721.50
M. & R Grisby	5301 W. Burleigh	306-0430-000	175,000	647.50
Burleigh LLC	5312 W. Burleigh	289-1097-000	835,000	3089.50
Comprehensive Neuropsychiatric Serv	5325 W. Burleigh	306-0459-100	171,000	632.70
CV LLC	5401 W. Burleigh	306-0461-000	122,000	451.40
St Joseph's Hospital	5408 W. Burleigh	289-0318-000	316,000	1169.20
M. & R Grisby	5425 W. Burleigh	306-0489-000	110,000	407.00
Angela Corona	5501 W. Burleigh	306-0203-000	201,000	743.70
Amazing Ministries Worship	5506 W. Burleigh	289-0341-100	25,713	100.00
B L Braden	5512 W. Burleigh	289-0340-000	90,400	334.48
Dale Floyd	5520 W. Burleigh	289-0339-000	267,000	987.90
Irvin Bostwick	5606 W. Burleigh	289-0367-000	263,000	973.10
D. Karagianis	5616 W. Burleigh	289-0368-000	134,000	495.80
L Herman	5625 W. Burleigh	306-9998-000	44,400	164.28
Alledi & Associates	5632 W. Burleigh	289-0370-000	141,000	521.70

Owner's / Operator's Name	Commercial Property Address	Taxkey/Account No.	Property Assessment Year 09	BID Assessment At \$3.70/\$1000 Assessed Value or Established Minimum
M. & D. Schmidt	5701 W. Burleigh	306-0101-000	172,000	636.40
Northern Motors, LLC	5716 W. Burleigh	289-0371-100	119,000	440.30
R & V Rost	5722 W. Burleigh	289-0373-000	90,600	335.22
Pak Rentals & Construction LLC	5725 W. Burleigh	306-0102-000	126,000	466.20
D. Amos	5800 W. Burleigh	289-0383-000	108,000	399.60
Barbara Sage	5814 W. Burleigh	289-0385-000	115,200	426.24
Jewish Community Funeral Home Service Inc	5820 W. Burleigh	289-0386-000	142,700	527.99
Jewish Community Funeral Home Service Inc.	5919 W. Burleigh	289-0374-100	32,900	150.00
Totals			\$17,166,013.0	\$63,620.74

Properties listed below are included in the BID zone to establish geographic Continuity only. They are not subject to any BID tax assessments.

Name	Address	Tax-key #	Category	Assessment
Dieudonne Mananga George Azeha	4325 W Burleigh	307-0625-000	RESIDENTIAL	Not Applicable
J D Kelly	4409 W Burleigh	307-0627-000	RESIDENTIAL	Not Applicable
L & G Thompson	4419 W Burleigh	307-0626-000	RESIDENTIAL	Not Applicable
The Power of G-d Full Gospel Baptist Church	4600-4602 W Burleigh	288-0122-000	EXEMPT	Not Applicable
SGWD Properties Inv, LLC	4720 W Burleigh	288-0494-000	RESIDENTIAL	Not Applicable
Pentecost Evangelical Lutheran Church	5226 W Burleigh	289-0991-000	EXEMPT	Not Applicable
Rosalie Manor, Inc	4803 W Burleigh	307-0583-100	RESIDENTIAL	Not Applicable
Amazing Ministries Worship	5412-5430 W Burleigh	289-0317-000	EXEMPT	Not Applicable
Central Assembly of God	5511 W. Burleigh	306-0201-000	EXEMPT	Not Applicable
Tina Bates	5601 W. Burleigh	306-9995-000	RESIDENTIAL	Not Applicable
Peter Evans	5611 W Burleigh	306-9996-000	RESIDENTIAL	Not Applicable
R Merriweather	5615 W Burleigh	306-9997-000	RESIDENTIAL	Not Applicable
J Yourkovich	5624 W Burleigh	289-0369-000	RESIDENTIAL	Not Applicable
FAMILY MONTESSORI SCHOOL LTD	5806 W Burleigh	2890384000	EXEMPT	Not Applicable
St. Anne's Cathedral Holy Church of Deliverance Inc.	5831 W Burleigh	306-1501-000	EXEMPT	Not Applicable
EASTER SEAL SOC FOUND INC	3090 N 53RD ST 53210	3060428100	EXEMPT	Not Applicable
Mary De Buhr	3287 N. 48 th St	288-040-8000	RESIDENTIAL	Not Applicable
Congregation Beth Jehudah	3116 thru 3118 N 52 nd St.	289-0967-000	EXEMPT	Not Applicable
Pentecost Evangelical Lutheran Church	3117-3119 N 52 nd St	289-0990-000	EXEMPT	Not Applicable
Benjamin Smith	3125 N. 52 nd St	289-0989-000	RESIDENTIAL	Not Applicable
Arlene M Bucholtz Revocable Living Trust	3116-3118 N 53 rd St	289-0992-000	RESIDENTIAL	Not Applicable
Mary Talsky	3170 N 55 th St.	289-030-7000	RESIDENTIAL	Not Applicable

APPENDIX E

CITY ATTORNEY'S OPINION

Original City Attorney's opinion submitted with year one plan on file with the City of Milwaukee and the BID office.

EXHIBIT ONE

BY LAWS

BOARD OF DIRECTORS BURLEIGH STREET BUSINESS IMPROVEMENT DISTRICT

1.0 **Objectives**

1.1 The objective of the Board shall be those set forth in section 66.608 Wisconsin Statutes, and in the operating plan adopted by the City of Milwaukee for the Burleigh Street Business Improvement District.

2.0 **Officers and Their Duties**

2.1 The officers of the Board shall consist of a Chair and Vice-Chair, a Secretary, and a Treasurer.

2.2 The Chair shall preside at all meetings and hearings of the Board and shall perform such duties as are customarily exercised by a presiding officer. In addition, the Chair may appoint general or special committees if and when the occasion requires.

2.3 The Vice-Chair shall perform the duties of the Chair in the latter's resignation, absence or inability to act.

2.4 The Secretary shall keep the permanent minutes of the Board; file copies of the minutes, reports and records of the Board with the City Clerk; see that all notices are duly given in accordance with the provisions of these bylaws, or as required by law; and, in general, perform all duties incident to the office of Secretary.

2.5 The Treasurer shall have charge and custody of and be responsible for all funds and securities of the BID. The Treasurer shall perform all the duties incident to the office of Treasurer. The Treasurer and Chair shall prepare or have prepared an annual operating budget showing income and expenses, shall present it to the Board for approval and shall prepare or have prepared the annual audit required by law.

2.6 The Board may assign other duties to each officer as may from time to time be deemed necessary. The officers shall be required to fulfill all duties so assigned by the Board.

3.0 **Election of Officers**

3.1 The officers shall be elected at the first meeting in January to serve for one (1) year or until their successors have been elected, and their term of office shall begin at the meeting at which they are elected.

4.0 **Meetings**

4.1 The Board shall hold regularly scheduled meetings. At least one week written notice, delivered to the members and the City Clerk, shall be necessary to schedule a meeting of the Board.

- 4.2 A quorum of the Board shall consist of a simple majority of the current members of the Board of Directors. A current member is defined as someone who has accepted nomination to the Board, has been approved and sworn by the Common Council of the City of Milwaukee.
- 4.3 Special meetings may be called by the Chair or at the request of three (3) members of the Board.
- 4.4 All meetings shall be open to the public, except those specified in section 19.85 Wisconsin Statutes.
- 4.5 Attendance and voting at all meetings shall be in person unless the President deems it necessary to conduct meetings and voting by telephone or proxy.

5.0 Hearings

- 5.1 Prior to submitting its annual operating plan to the Common Council of the City of Milwaukee, the Board shall hold a public hearing on the proposed plan. Written notice of the hearing shall be mailed to all owners of property within the BID at least one week prior to the hearing. The notice shall state that copies of the operating plan are available from the Board on request.
- 5.2 In addition to the annual hearing on the operating plan, the Board may hold public hearings or informational meetings when it decides such hearings will be in the public interest.

6.0 Financial

- 6.1 The Board shall open such bank account, checking account, or other accounts with a financial institution in the City of Milwaukee, as the Board may deem necessary or advisable.
- 6.2 The officers shall be the authorized signers of checks or withdrawal orders in connection with any such account. The signatures of two (2) officers shall be required on any check or for any withdrawal.
- 6.3 The Secretary shall certify the names and signatures of the current officers to the financial institution and the financial institution shall be fully protected in relying on any such certification by the Secretary until it receives written notice of change in such office or signing authority.
- 6.4 All invoices for goods supplied or services rendered to the BID shall be approved for payment by the Chair and payment will be made by procedures established by the Chair and the Treasurer.

7.0 Board Membership

- 7.1 A Board member may resign by submitting a written resignation to the Secretary.
- 7.2 A Board member may be removed from the Board for cause by a two-thirds vote of the membership of the Board after notice and opportunity for a hearing are afforded the member in question. A Board member who fails to attend more than 4 meetings per year, without good cause, may be removed from the Board.
- 7.3 Upon a vacancy being created on the Board, the Board shall notify the Mayor and petition the Mayor to appoint a replacement.
- 7.4 A Board member who has submitted a written resignation or whose term has expired shall continue to serve on the Board, if otherwise able, until a successor is confirmed by the Common Council.

8.0 Amendment

- 8.1 These bylaws may be amended, to the extent not in conflict with section 66.608 Wisconsin Statutes or the operating plan, by an amendment adopted by two-thirds vote of the Board, provided advance notice of the amendment was previously forwarded to each member of the Board, at least one week before the meeting.

9.0 **Parliamentary Authority**

- 9.1 The rules contained in the current edition of Robert's Rules of Order shall govern the Board in all cases which are applicable and in which they are not inconsistent with these bylaws, the operating plan, and any statutes applicable.

EXHIBIT TWO

BUSINESS IMPROVEMENT DISTRICT

OFFICERS

James Hiller: Chair

Barbara Sage: Secretary

Irvin Bostwick: Vice-Chair

Ethel Washington: Treasurer

BUSINESS IMPROVEMENT DISTRICT

<u>BOARD MEMBER</u>	<u>TERM EXPIRES</u>
Irvin Bostwick	3/11/12
James Hiller	3/9/12
Paul Rubitsky	2/19/12
Barbara Sage	4/12/10
Abigail Navti Abongwa*	
Ethel Washington	3/23/12
* Appointment pending confirmation by the Common Council/Mayor's office	

BUSINESS IMPROVEMENT DISTRICT #27 ANNUAL REPORT

Business Improvement District #27 has succeeded in a number of accomplishments this year. Our biggest success was in the area of aesthetic improvement. A significant amount of graffiti, much of it gang-related, was removed. As of right now, the entire BID-27 area appears to be graffiti-free. Flowers were planted at numerous locations on the street from Sherman Blvd -60th street on Burleigh. Twice-weekly litter removals are implemented. A reliable person was found to carry out this task. Additionally, twice-weekly street sweeping services are conducted. The buildings' at 4712 W. Burleigh- (Eastside) and 4704 W. Burleigh exteriors were repainted. A number of broken windows at the following locations: 4408 W. Burleigh, 4604-4606 W. Burleigh, and 4711 W. Burleigh were replaced. The buildings at 4508, 4510, 4512, and 4514 received tuck pointing. The cumulative result of these changes is a noticeably more appealing, prosperous-looking Burleigh Street. Buildings that were unpleasant for years have been restored sufficiently to add to the streetscape instead of detracting from it. The vacant lot at 4610-4614 W. Burleigh was turned into an enjoyable community green space. The entire BID-27 area has become more walk able and pleasant for the public.

BID-27 has continued to work closely with the Milwaukee Police Department to promote public safety. Planning is underway to place more security cameras in multiple public spots along Burleigh Street this year. This project will provide constant monitoring and help law-enforcement to solve otherwise unsolvable crimes.

1 2880103000	365.19 8E
2 2880104000	161.32 8E
3 2880105000	1309.80 8E
4 2880106000	481.00 8E
6 2880123000	429.20 8E
7 2880124000	100.00 8E
8 2880125000	1069.30 8E
9 2880480000	279.72 8E
10 2880492000	247.53 8E
11 2880493000	306.36 8E
12 2880495100	547.60 8E
13 2880519000	1287.60 8E
14 2880520100	1491.10 8E
15 2880704000	688.20 8E
16 2880705000	236.43 8E
17 2880731000	388.50 8E
18 2880732000	373.70 8E
19 2881161000	540.20 8E
20 2881162000	466.20 8E
21 2881163000	100.00 8E
22 2890318000	1169.20 8E
23 2890339000	987.90 8E
24 2890340000	334.48 8E
25 2890341100	100.00 8E
26 2890367000	973.10 8E
27 2890368000	495.80 8E
28 2890370000	521.70 8E
29 2890371100	440.30 8E
30 2890373000	335.22 8E
31 2890374100	150.00 8E
32 2890383000	399.60 8E
33 2890385000	426.24 8E
34 2890386000	527.99 8E
35 28903965000	2013.91 8E
36 2891096000	721.50 8E
37 2891097000	3089.50 8E
38 3060101000	636.40 8E

39 3060102000 466.20 8E
40 3060203000 743.70 8E
41 3060430000 647.50 8E
42 3060459100 632.70 8E
43 3060461000 451.40 8E
44 3060489000 407.00 8E
45 3069998000 164.28 8E
46 3070501100 1150.70 8E
47 3070513000 3178.30 8E
48 3070515100 691.90 8E
49 3070541000 1788.21 8E
50 3070674000 199.80 8E
51 3070675000 691.90 8E
52 3070802000 265.66 8E
53 3070805100 10345.20 8E
54 3070805200 17704.50 8E

63720.74 * off by one hundred dollars unable to find the problem

Owner's / Operator's Name	Commercial Property Address	Taxkey/Account No.	Property Assessment Year 09	BID Assessment At \$3.70/\$1000 Assessed Value or Established Minimum
Living Epistle Church of Holiness Inc.	4300 W. Burleigh	288-0731-000	\$ 105,000.00	\$ 388.50
Jill L. Goldberg	4326 W. Burleigh	288-0732-000	\$ 101,000.00	\$ 373.70
T. Hull	4408 W. Burleigh	288-0704-000	\$ 186,000.00	\$ 688.20
Angela M. Lockett	4424 W. Burleigh	288-0705-000	\$ 63,900.00	\$ 236.43
Lee Tong Lo	4425 W. Burleigh	307-0802-000	\$ 71,800.00	\$ 265.66
Curtis Williams	4500-4506 W. Burleigh	288-0103-000	\$ 98,700.00	\$ 365.19
E. & J Byas & D. Bealin	4508-4514 W. Burleigh	288-0104-000	\$ 43,600.00	\$ 161.32
W. Harden	4515-4521 W. Burleigh	307-0675-000	\$ 187,000.00	\$ 691.90
Weststone Bank	4518-4526 W. Burleigh	288-0105-000	\$ 354,000.00	\$ 1,309.80
R. Sherrill	4523-4525 W. Burleigh	307-0674-000	\$ 54,000.00	\$ 199.80
D Wasmund	4532 W. Burleigh	288-0106-000	\$ 130,000.00	\$ 481.00
Wang Trust	4606 W. Burleigh	288-0123-000	\$ 116,000.00	\$ 429.20
A. Yee, J. Ng	4610-4614 W. Burleigh	288-0124-000	\$ 7,200.00	\$ 100.00
31st Street Holdings LLC	4616-4634 W. Burleigh	288-0125-000	\$ 289,000.00	\$ 1,069.30
B L Martin Investments, LLC	4623 W. Burleigh	307-0501-100	\$ 311,000.00	\$ 1,150.70
PSRBM LTD	4642 W. Burleigh	288-0480-000	\$ 75,600.00	\$ 279.72
Mckplaco Inc	4704 W. Burleigh	288-0492-000	\$ 66,900.00	\$ 247.53
WESTSTONE BANK SSB	4705 W. Burleigh	307-0513-000	\$ 859,000.00	\$ 3,178.30
E. & R. Fleming	4712-4716 W. Burleigh	288-0493-000	\$ 82,800.00	\$ 306.36
P & C Rubitsky	4726-4728 W. Burleigh	288-0495-100	\$ 148,000.00	\$ 547.60
D & M Eisenbach	4731 W. Burleigh	307-0515-100-4	\$ 187,000.00	\$ 691.90
JO LLC	4800 W. Burleigh	288-0519-000	\$ 348,000.00	\$ 1,287.60
Mutual Savings Bank	4812 W. Burleigh	288-0520-100	\$ 403,000.00	\$ 1,491.10
St Joseph's Hospital	4829-4833 W. Burleigh	307-0541-000	\$ 483,300.00	\$ 1,788.21
St Joseph's Hospital	4912 W. Burleigh	288-1161-000	\$ 146,000.00	\$ 540.20
St Joseph's Hospital	5000 W. Burleigh	307-0805-100	\$ 2,796,000.00	\$ 10,345.20
St. Joseph's Hospital	5020 W. Burleigh	288-1162-000	\$ 126,000.00	\$ 466.20
Covenant Health Care	5025 W. Burleigh	307-0805-200	\$ 4,785,000.00	\$ 17,704.50
Makbul Sajan	5100 W. Burleigh	289-0965-000	\$ 544,300.00	\$ 2,013.91
Burleigh Realty	5300-5304 W. Burleigh	289-1096-000	\$ 195,000.00	\$ 721.50
M. & R Grisby	5301 W. Burleigh	306-0430-000	\$ 175,000.00	\$ 647.50
Burleigh LLC	5312 W. Burleigh	289-1097-000	\$ 835,000.00	\$ 3,089.50
Comprehensive Neuropsychiatric Serv	5325 W. Burleigh	306-0459-100	\$ 171,000.00	\$ 632.70

CV LLC	5401 W. Burleigh	306-0461-000	\$ 122,000.00	\$ 451.40
St Joseph's Hospital	5408 W. Burleigh	289-0318-000	\$ 316,000.00	\$ 1,169.20
M. & R Grisby	5425 W. Burleigh	306-0489-000	\$ 110,000.00	\$ 407.00
Angela Corona	5501 W. Burleigh	306-0203-000	\$ 201,000.00	\$ 743.70
Amazing Ministries Worship	5506 W. Burleigh	289-0341-100	\$ 25,713.00	\$ 100.00
B L Braden	5512 W. Burleigh	289-0340-000	\$ 90,400.00	\$ 334.48
Dale Floyd	5520 W. Burleigh	289-0339-000	\$ 267,000.00	\$ 987.90
Irvin Bostwick	5606 W. Burleigh	289-0367-000	\$ 263,000.00	\$ 973.10
D. Karagianis	5616 W. Burleigh	289-0368-000	\$ 134,000.00	\$ 495.80
L Herrman	5625 W. Burleigh	306-9998-000	\$ 44,400.00	\$ 164.28
Alledi & Associates	5632 W. Burleigh	289-0370-000	\$ 141,000.00	\$ 521.70
M. & D. Schmidt	5701 W. Burleigh	306-0101-000	\$ 172,000.00	\$ 636.40
Northern Motors, LLC	5716 W. Burleigh	289-0371-100	\$ 119,000.00	\$ 440.30
R & V Rost	5722 W. Burleigh	289-0373-000	\$ 90,600.00	\$ 335.22
Pak Rentals & Construction LLC	5725 W. Burleigh	306-0102-000	\$ 126,000.00	\$ 466.20
D. Amos	5800 W. Burleigh	289-0383-000	\$ 108,000.00	\$ 399.60
Barbara Sage	5814 W. Burleigh	289-0385-000	\$ 115,200.00	\$ 426.24
Milwaukee Funeral Services LLC	5820 W. Burleigh	289-0386-000	\$ 142,700.00	\$ 527.99
Milwaukee Funeral Services LLC	5919 W. Burleigh	289-0374-100	\$ 32,900.00	\$ 150.00
	Totals		\$ 17,166,013.00	\$ 63,620.74

BUSINESS IMPROVEMENT DISTRICT NO. 28

BID 28 North Avenue Gateway District

PROPOSED OPERATING PLAN



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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is “to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the North Avenue Gateway ~~BID 28~~ business area on Milwaukee's North Side (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed North Avenue Gateway BID 28 district. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

B. Physical Setting

The District covers a commercial area on North Avenue from 27th St west to Sherman Blvd.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix D.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to:

- Improve the Image of the Target Area.
- Improve negative perceptions of crime/safety in the target area.
- Increase the number and variety of businesses in the target area.
- Coordinate public improvements in the Gateway District.
- Protect and preserve the historical significance and integrity of structures in the target area.

B. Proposed Activities – Year One

Principle activities to be engaged in by the district during its first year of operation will include:

- Continue the “Ambassador Program” providing the following services:
 - Coordinate and provide street cleanups on a daily bases.
 - Visit with each business owner to confer concerns

- Interact with homeowners as an avenue to develop block clubs, neighborhood watches
- Street Security ie. Camera's, personnel etc.
- Coordinate events in the district in collaboration with the Main street Initiative
- Window Breakage Fund
- Audit
- Provide a short term Business loan fund to support business development in the BID
- Event Planning

C. Proposed Expenditures -- Year One

Proposed Budget

Items	Expenditure
BID Short Term Loan Fund	\$8,000
Ambassador Program	\$9,300
Street Security	\$6,000
Window Breakage Fund	\$5,903
Event Planning	\$1,000
Audit	\$4,000
Management Fee	\$10,000
Total	\$44,203

D. Financing Method

It is proposed to raise ~~\$44,203~~ through BID assessments (see Appendix D). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – Five

2. Composition - At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.

3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.

4. Compensation – None

5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.

6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.

7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.

8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order (“by laws”) to govern the conduct of its meetings.

F. Relationship to the North Avenue Community Development Corporation

The BID shall be a separate entity from the North Avenue Community Development Corporation, notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$1,500 per parcel will be applied and a minimum of \$150 per parcel will be applied.

As of January 1, 2009, the property in the proposed district had a total assessed value of over \$17,186,000. This plan proposed to assess the property in the district at a rate of .0444 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID. Appendix D shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1) (f) 1m: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the North Avenue Gateway BID 28 business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.

2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B.Amendment, Severability and Expansion

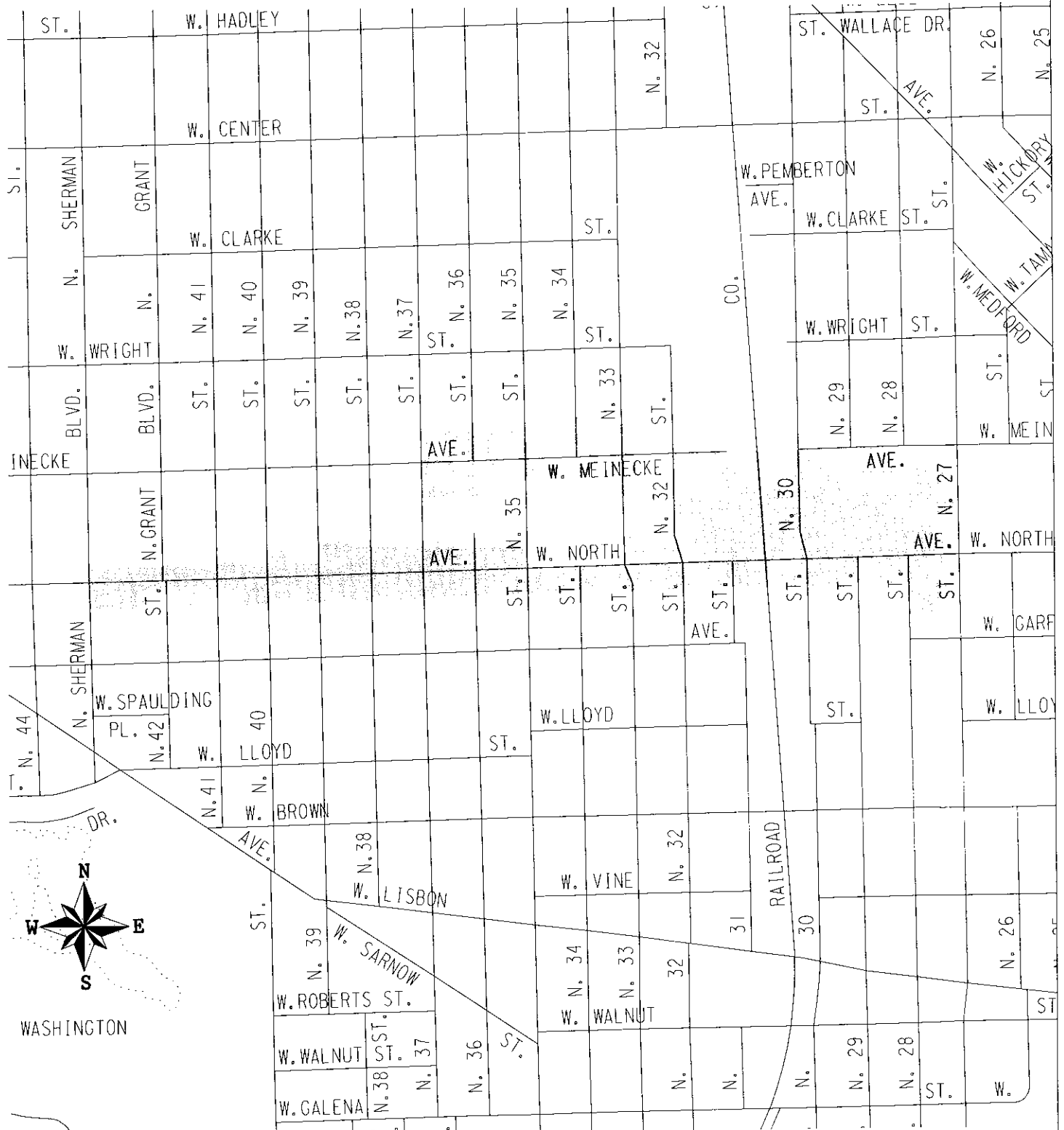
This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

APPENDICES

- A. ASSESSMENTS FOR 2009**
- B. MAP OF NORTH AVENUE GATEWAY DISTRICT BOUNDARIES**
- C. 2009 ANNUAL REPORT**

BID 28 - North Avenue Gateway.



BUSINESS IMPROVEMENT DISTRICT #28

ANNUAL REPORT

2009

GLASS REPLACEMENT: The BID has set up a \$7,000.00 fund to provide glass replacement assistance to several local businesses, paying up to 50% up to a maximum of \$750 for replacing glass as a result of vandalism in the district. There have been several requests so far for glass replacement claims.

TRASH/CLEANUP: The BID continues to focus on keeping the area clean of trash, including some problem residential neighborhoods. The BID partnering with the Ambassadors Program provided resources through cleaning crews which began in January.

SECURITY: The BID has determined that the installation of security cameras are necessary and has invested \$12,000 for a system this year with anticipated expansion next year.

LANDSCAPING: The BID focused on removing weeds, maintaining vacant lots, as part of the cleaning from NACDC and the Ambassadors Program resources.

2009 ROAD CONSTRUCTION: The District was scheduled to be re-paved in 2009 from 31st to Sherman Blvd. Although, road construction for sewer change-over was began early spring in 2008 and continues to cause traffic congestion and has become problematic for most business along the corridor. The District is working to coordinate the re-paving including beautification efforts with the DCD and the DPW to plan the 2009/2010 project and to ensure that the project has minimal affect on local businesses. The scope also includes bump-outs, and peripherals.

BUSINESS LOAN INITIATIVES: The District agreed to provide short-term business loans to five (5) businesses due to the re-pavement project. The road repaving has caused many businesses a reduction of up to 90% of their forecasted revenue. Some were on the verge of closure.

NEW BUSINESSES ATTRACTED TO AREA: The BID has attracted a number of new businesses to the area, including; North Avenue Furniture, Presch Ceramics, a ceramic arts & scrap booking memoirs; Luxurious Styles, women's bags, shoes and accessories; Cricket Wireless and PMG Tutoring.

NEIGHBORHOOD COMMUNITY AMBASSADORS: The Neighborhood Ambassador Program provides work crews that work along the corridor in clean ups, hot spot assessments; encourage business on keeping areas clean, litter free, and weed free landscaping; report on abandon cars, crime and prostitute loitering. Inform businesses on police department and aldermanic 15th district contacts. Pass out flyers and brochures of corridor businesses.

The Ambassadors provided 34 students of Mayor Barrett Initiative Summer Youth Program [ages 17 to 24], the largest single participating group in the City of Milwaukee. Placed students in businesses to assist business owners and job shadowing; thus being exposed to the operation of a business. The ambassadors worked in two BID's: 28, 32; LAND, and Washington Park. This is the third year partnering with UMOS for community ambassador [W2 participants]. Job training on janitorial and environmental services. Worked on five (5) Tax credit projects providing janitorial services; also worked with Help Keep Milwaukee Green Program.

BUSINESS IMPROVEMENT DISTRICT NO.29

ATKINSON CAPITOL TEUTONIA

PROPOSED OPERATING PLAN

LOGO

Draft

August 24, 2009

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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the Atkinson Capitol Teutonia business area on Milwaukee's North Side (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Atkinson Capitol Teutonia district. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

B. Physical Setting

The vast majority of the ACT Triangle is made up of residential properties. Of the nearly 8,000 total parcels in and immediately surrounding the ACT Triangle, approximately 200 are commercial or industrial in nature. Thirty parcels are institutional (schools, churches, municipal and government facilities). Eighty-four parcels are vacant lots, boarded up properties, or residential units owned by the City of Milwaukee, some other governmental unit, or a lending institution as a result of foreclosure, tax delinquency or public nuisance.

The overwhelming majority of the housing is single-family detached homes. The second most prevalent type of land use is duplex housing. There are a few three and four flat units. The area surrounding the intersection of West Capitol Drive, Atkinson Avenue and Teutonia Avenue supports a number of apartment buildings. The apparent largest of these, a 55 unit complex located at the intersection of Roosevelt Drive and Teutonia is a boarded up property.

An estimated 70% of the housing in the ACT area was built prior to World War II. Much of this housing stock was built in the 1920's and 1930's. While the housing stock is not in danger of falling down, it has become expensive to maintain. This has caused much maintenance to be deferred, and has led to blight conditions.

There is a significant portion of newer housing at the northeast corner of the ACT Triangle. This housing stock differs greatly from the majority of the community's housing. It is brick or faced, and is evident of styles popular after World War II. Furthermore, lot and parcel sizes are larger in this section of the neighborhood.

The median value of a house in the ACT area in 1990 was estimated at \$36,718.00. Current estimates place the median value of a house in this neighborhood at \$46,110.00. This represents an increase of just over 25.5% in the eight years since the 1990 Census

was conducted. Recent housing sales do not exactly support the estimated current housing value. Single-family residential sales in 1997 and 1998 averaged \$37,100.00. Duplex sales averaged just over \$42,550.00.

II. DISTRICT BOUNDARIES

The potential boundaries for the ACT Business Improvement District extend from the 800 to 2600 block of Atkinson Avenue, the 2000 to 2700 Block of Capitol Drive and the 3700 to 4300 block of Teutonia Avenue.

Boundaries of the proposed district are shown on the map in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix D.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to: Encourage new business development, expand current business activity and assist in redevelopment, promotion, and maintenance of the ACT commercial district.

B. Proposed Activities – Year One

Principle activities to be engaged in by the district during its first year of operation will include:

- a. Develop and implement new marketing strategy
- b. Create partnerships with public and private sector to enhance development and reinvestment.
- c. Enhance safety and security in the district.
- d. Maintain newly finished Streetscape project

C. Proposed Expenditures – Year One

The principal expense of the district in 2010 shall be used to fund business technical assistance and maintenance projects. The BID #29 will contract with Northwest Side Community Development Corporation to manage proposed activities for the BID. The BID will also help fund the ACT BID Day event.

Proposed Budget

Atkinson Capitol Teutonia BID#29	
	2010 Budget
ADMINISTRATIVE SERVICES	
Contractual Services	
Support Staff	60,000.
Accounting Services	
2009 Audit	4000.00
General Expenses	
Postage & Copies	1000
Utilities	3000
Streetscape Upkeep	4000
PROGRAM ACTIVITIES	
Marketing/Advertising	6000
ACT EVENTS	3000
TOTAL Proposed Budget for 2010	
\$81,000.	

Financing Method

It is proposed to raise 92,862.62 through BID assessments (see Appendix D). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

The Board's primary responsibility will be the implementation of this operating plan. The current BID #29 Board of Directors is comprised as follows:

Willie Cunningham, President
Wanda Scruggs, Vice-President
Cherry Perkins, Treasurer
Jaclynne Lopez

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – Five
2. Composition - At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

C. Relationship to the Atkinson Capitol Teutonia Business Association.

The BID shall be a separate entity from the Atkinson Capitol Teutonia Business Association, notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

BID-eligible properties are assessed in the following manner:

1. An unimproved tax parcel is assessed at a rate of \$4/1,000 of assessed value up to a maximum BID assessment of \$1,500. No minimum assessment is applied to unimproved parcels.
2. There is a \$125 minimum assessment on all BID- eligible improved tax parcels valued at \$10,000 or less.
 1. For improved tax parcels valued over \$10,000, the assessment is \$125 plus \$4/1,000 of assessed value for the amount over \$10,000, up to a maximum of \$1,500.

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$1500. per parcel will be applied.

As of January 1, 2008, the property in the proposed district had a total assessed value of over \$29 million. This plan proposed to assess the property in the district at a rate of \$4.00 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID.

Appendix D shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1) (f) 1m: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has

been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Atkinson Capitol Teutonia business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.

6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

APPENDICES

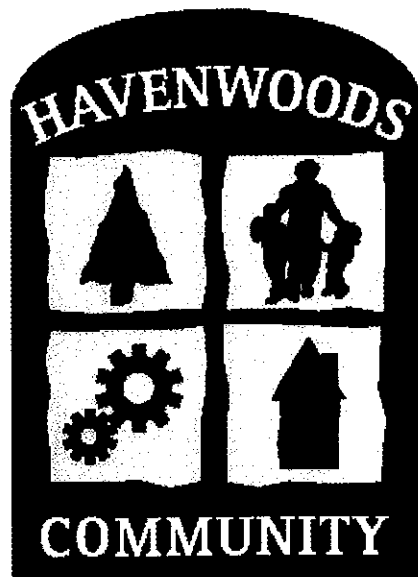
- A. STATUTE**
- B. PETITION**
- C. PROPOSED DISTRICT BOUNDARIES**
- D. YEAR ONE PROJECTED ASSESSMENTS**
- E. CITY ATTORNEY'S OPINION**

BUSINESS IMPROVEMENT DISTRICT NO. 31

Havenwoods

PROPOSED OPERATING PLAN

2010



I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the Havenwoods business area on Milwaukee's far northwest side. (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Havenwoods district. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

B. Physical Setting

The physical setting of the BID District being proposed consists of industrial and retail businesses.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix D.

The boundaries were drawn with the intent of including industrial and retail businesses while excluding the optimum amount of residential properties. The boundaries go from W. Silver Spring Drive to W. Good Hope Road. The boundaries east and west vary throughout the district. The most easterly boundary is N. 52nd St. and the most westerly boundary is N. 77th St. Please refer to the attached map for exact boundaries

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to market the industrial and the retail corridor to attract more businesses to the Havenwoods Neighborhood. Additional objectives include neighborhood revitalization, community organizing, and increased safety.

Currently the Havenwoods neighborhood is home to over 200 acres of vacant industrially zoned land that needs to be developed. The anticipated result of forming this BID and improving the business corridors will be the creation of family supporting jobs and increase tax revenue for the City of Milwaukee.

Additional objectives include:

- Providing economic development support to the district.
- Developing real estate marketing strategies
- Providing advocacy at City, State and Federal levels.
- Seek additional funding mechanisms for activities outlined below.

B. Proposed Activities

These proposed activities will result in enhanced neighborhood image and safety, increased investment and increased property values.

Principle activities to be engaged in by the district in 2009 will include:

- a. Market the "Havenwoods Industrial Park" to developers, realtors and various investors for the potential for new industry.
- b. Promote Façade Grant program for Havenwoods commercial building owners.
- c. Serve as Liaison between city service providers such as DNS, Milwaukee Police and DPW.
- d. Liaison with owner of private and public property to encourage quality maintenance of said property.
- e. Liaison with economic development programs from public and private institutions.
- f. Graffiti Abatement Program
- g. Promote Homeownership
- h. Participate in the Healthy Neighborhoods Initiative
- i. Acquisition of key properties in need of development.
- j. Refurbishing of Railroad Bridges

C. Proposed Expenditures

Proposed Budget

The Board has established priorities for expenditures based on objectives of the BID. Grants may be awarded to the partnering organization (Havenwoods Economic Development Corporation) to implement the plan to achieve the BID's objectives.

A) Proposed Budget

Revenues

Carry Over from 2009 (projected estimate) \$ 120,000.00

BID Assessment \$ 170,000.00

\$ 290,000.00

Total Revenue

Expenses

General Operating \$ 90,000.00

Railroad bridge Painting \$ 60,000.00

Annual audit \$ 2000.00

D&O Insurance \$ 1,400.00

Liability Insurance \$ 1500.00

Façade grant Program \$ 20,000.00

Maintenance Costs for W. Silver spring Drive \$ 10,000.00

Maintenance Costs fo N. 76th St. \$ 5,000.00

Contingency Fund for Operations and Development \$ 60,000.00

Total Expenses \$ 249,900.00

D. Financing Method

It is proposed to raise 175,000.00 through BID assessments (see Appendix D). Block Grant funding of \$51,000 and 25,000.00 from private foundations assist in financing the activities of the BID. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the

Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size - Seven
2. Composition - At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation - None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to the ~~Havenwoods of local business association.~~

The BID shall be a separate entity from the ~~Havenwoods Economic Development Corporation~~, notwithstanding the fact that members, officers and directors of each may be shared. HEDC shall

remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

This describes the assessment method most commonly used by Milwaukee BIDs. Other methods are possible. DCD staff can assist in developing other methods to fit the proposed BID's circumstances.

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$7,000 for retail parcel and a maximum assessment of \$5,000 per industrial parcel will be applied. A minimum of \$400.00 will be required of retail parcels and \$300.00 for industrial parcels.

These amounts translate to \$1.00 per \$1,000 in assessed value for industrial parcels and \$1.20 per \$1,000 in assess value for retail parcels.

As of January 1, 2010, the property in the proposed district had a total assessed value of over .179,902,600.00.

This plan proposed to assess the property in the district at a rate of .12% of assessed value for retail property and a rate of .10% for industrial property, subject to the maximum assessment, for the purposes of the BID.

Appendix D shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1) (f) 1m: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
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The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

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4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
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Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3) (b).

APPENDICES

- A. STATUTE
- B. PETITION
- C. PROPOSED DISTRICT BOUNDARIES
- D. YEAR ONE PROJECTED ASSESSMENTS
- E. CITY ATTORNEY'S OPINION

BID	Taxkey	Property Address	Owner Zip	Property Class	Land	Improvement	
31	1060052000	7120 W GOOD HOPE	53092	Local Commercial	\$74,900	\$297,100	\$31
31	1060081000	7100 W GOOD HOPE	53223	Local Commercial	\$205,300	\$482,700	\$61
31	1060082000	7030 W GOOD HOPE	53223	Local Commercial	\$466,300	\$0	\$41
31	1060091000	7200 W GOOD HOPE	53046	Local Commercial	\$115,000	\$242,000	\$31
31	1060101000	7240 W GOOD HOPE	53209	Local Commercial	\$74,900	\$210,100	\$21
31	1069992121	7110 W GOOD HOPE	53223	Local Commercial	\$52,500	\$97,400	\$11
31	1069993211	7020 W GOOD HOPE	53223	Local Commercial	\$48,800	\$50,100	\$1
31	1069995211	6922 W GOOD HOPE	53218	Local Commercial	\$78,200	\$132,000	\$21
31	1180271000	6863 N 76TH	30350	Local Commercial	\$105,100	\$34,900	\$11
31	1180272000	6835 N 76TH	97228	Local Commercial	\$101,900	\$367,100	\$41
31	1189991200	7125 N 76TH	53150	Local Commercial	\$72,500	\$81,500	\$11
31	1189992200	7111 N 76TH	53223	Local Commercial	\$63,000	\$213,000	\$21
31	1190021000	6900 N 76TH	53217	Local Commercial	\$138,400	\$120,600	\$21
31	1190031000	6920 N 76TH	53119	Local Commercial	\$115,800	\$478,200	\$51
31	1190032000	6930 N 76TH	53223	Local Commercial	\$117,400	\$366,600	\$41
31	1190041000	7000 N 76TH	53051	Local Commercial	\$213,600	\$0	\$21
31	1190042000	7000 N 76TH	60603	Local Commercial	\$101,800	\$23,200	\$11
31	1190052000	7455 W GOOD HOPE	30339	Local Commercial	\$214,600	\$603,400	\$81
31	1199988100	6940 N 76TH	53051	Local Commercial	\$147,000	\$80,000	\$21
31	1199990120	7016 N 76TH	53217	Local Commercial	\$105,300	\$212,700	\$31
31	1199997110	7003 W GOOD HOPE	53122	Local Commercial	\$85,800	\$0	\$11
31	1400272000	6418 W MILL	53005	Local Commercial	\$42,000	\$0	\$11
31	1409998100	6324 W MILL	53223	Local Commercial	\$11,000	\$0	\$11
31	1410001112	6404 N 76TH	53051	Local Commercial	\$99,000	\$671,000	\$71
31	1530369100	6309 N 76TH	53151	Local Commercial	\$88,900	\$192,600	\$21
31	1530370100	6267 N 76TH	53225	Local Commercial	\$55,900	\$230,100	\$21
31	1539983110	6001 N 77TH	53218	Local Commercial	\$19,200	\$213,800	\$21

31	1539984100	7740 W FLORIST	53218	Local Commercial	\$38,400	\$151,600	\$19
31	1539986110	7626 W FLORIST	53224	Local Commercial	\$24,500	\$455,500	\$41
31	1539988111	6005 N 76TH	53218	Local Commercial	\$33,600	\$128,400	\$16
31	1540011111	6122 N 76TH	53216	Local Commercial	\$49,000	\$242,200	\$29
31	1540022100	7400 W DOUGLAS	60641	Local Commercial	\$64,100	\$618,900	\$61
31	1540051000	6900 W FLORIST	53210	Local Commercial	\$250,900	\$0	\$25
31	1540052000	7200 W FLORIST	53210	Local Commercial	\$156,800	\$0	\$16
31	1540053000	6150 N 73RD	53210	Local Commercial	\$26,300	\$0	\$3
31	1549979100	7000 W DOUGLAS	53225	Local Commercial	\$105,500	\$0	\$11
31	1549981110	6300 N 76TH	53224	Local Commercial	\$150,000	\$395,000	\$55
31	1549982100	7415 W MILL	53218	Local Commercial	\$78,500	\$241,500	\$33
31	1549984200	7427 W MILL	53218	Local Commercial	\$42,000	\$128,000	\$13
31	1549986110	6270 N 76TH	53219	Local Commercial	\$74,500	\$147,500	\$22
31	1549987111	6260 N 76TH	53218	Local Commercial	\$109,500	\$355,500	\$46
31	1549991111	7201 W MILL	60603	Local Commercial	\$321,000	\$19,500	\$33
31	1549996100	6815 W MILL	53218	Local Commercial	\$311,000	\$0	\$31
31	1550402000	6215 W DOUGLAS	53218	Local Commercial	\$127,700	\$238,100	\$36
31	1550431100	6180 N 64TH	53225	Local Commercial	\$34,200	\$132,800	\$17
31	1550442000	6301 W DOUGLAS	53218	Local Commercial	\$46,600	\$591,400	\$65
31	1550452110	6210 W DOUGLAS	53218	Local Commercial	\$83,200	\$308,800	\$39
31	1559985300	6239 N 60TH	53218	Local Commercial	\$86,500	\$0	\$9
31	1559987110	6242 N 64TH	53218	Local Commercial	\$139,300	\$267,700	\$40
31	1559999111	6301 W MILL	53076	Local Commercial	\$527,000	\$251,000	\$77
31	1560012100	5920 W BENDER	53589	Local Commercial	\$70,500	\$335,500	\$41
31	1560021100	6140 N 60TH	53051	Local Commercial	\$54,000	\$156,000	\$22
31	1560041000	5225 W MILL	53103	Local Commercial	\$11,800	\$78,800	\$9
31	1560042000	5214 W WOOLWORTH	53225	Local Commercial	\$10,400	\$50,600	\$10
31	1560043000	5235 W MILL	53103	Commercial	\$11,700	\$0	\$1

31	1569964120	5515 W MILL	53218	Local Commercial	\$17,500	\$6,000	\$:
31	1569973120	5629 W WOOLWORTH	53223	Local Commercial	\$23,600	\$296,400	\$3:
31	1569989110	5302 W WOOLWORTH	89134	Local Commercial	\$17,000	\$142,000	\$1:
31	1569991125	5320 W WOOLWORTH	53225	Local Commercial	\$15,400	\$161,600	\$1:
31	1569996116	5714 W FLORIST	53217	Local Commercial	\$17,600	\$130,800	\$1:
31	1569996122	5800 W DOUGLAS	53051	Local Commercial	\$50,900	\$531,100	\$5:
31	1569996132	5711 W DOUGLAS	53218	Local Commercial	\$31,400	\$322,600	\$3:
31	1569996138	5635 W DOUGLAS	53066	Local Commercial	\$67,100	\$322,900	\$3:
31	1569996143	6000 N 60TH	38139	Local Commercial	\$39,300	\$496,700	\$5:
31	1569996163	5600 W DOUGLAS	53218	Local Commercial	\$109,400	\$528,600	\$6:
31	1730301000	5901 N 55TH	53218	Local Commercial	\$21,000	\$8,200	\$:
31	1730321111	5873 N 55TH	53218	Local Commercial	\$378,500	\$562,000	\$9:
31	1730322000	5889 N 55TH	80155	Local Commercial	\$40,800	\$3,000	\$:
31	1730332000	5933 N 55TH	53218	Local Commercial	\$37,500	\$485,500	\$5:
31	1740769000	6432 W SILVER SPRING	53132	Local Commercial	\$10,500	\$86,100	\$:
31	1740770000	6414 W SILVER SPRING	53132	Local Commercial	\$22,100	\$136,900	\$1:
31	1749995100	6204 W SILVER SPRING	53223	Local Commercial	\$38,700	\$283,300	\$3:
31	1749996110	6220 W SILVER SPRING	53051	Local Commercial	\$29,500	\$183,500	\$2:
31	1750201110	7525 W FLORIST	53012	Local Commercial	\$63,200	\$162,800	\$2:
31	1750205100	5950 N 76TH	53217	Local Commercial	\$28,800	\$218,600	\$2:
31	1750207110	5902 N 76TH	53221	Local Commercial	\$122,400	\$1,304,600	\$1,4:
31	1760365111	7605 W FLORIST 5803 W SILVER	53223	Local Commercial	\$79,700	\$255,300	\$3:
31	1901701100	SPRING	60062	Local Commercial	\$285,100	\$1,557,900	\$1,8:
31	1559984111	6401 W. Mill Road		Local Mercantile			\$:
31	1760082110	5653 N. 76th St.		Local Mercantile			1:
31	1760079110	5665 N. 76th St.		Local Mercantile			\$2:
31	1760301110	5925 N. 76th St.		Local Mercantile			\$:
31	1530432000	6030 N. 77th St.		Local Mercantile			\$6:

31	1530431000	6060 N. 77th St.		Local				41
				Mercantile				
31	1549983100	6366 N. 76th St.		Local				\$71
				Mercantile				\$
31	1400253000	6471 N. Industrial		Local				496,300.0
				Mercantile				\$
31	1400271000	6433 N. Industrial		Local				95,300.00
				Mercantile				\$
31	1409989212	6480 N. Industrial Road		Local				294,000.0
				Mercantile				\$
31	1400311000	6300 W. Mill Raod		Local				4,164,000
				Mercantile				\$
31	1400211000	6580 N. Industrial		Local				596,000.0
				Mercantile				
31	1199991211	7050 N 76TH	53223	Manufacturing	\$525,100	\$1,273,100		\$1,71
31	1209997111	6321 W GOOD HOPE	53201	Manufacturing	\$2,723,100	\$9,216,800		\$11,91
31	1409985123	6565 N 60TH	53223	Manufacturing	\$598,900	\$1,204,300		\$1,81
31	1539998100	6103 N 76TH	53218	Manufacturing	\$141,900	\$595,300		\$71
31	1549994110	6937 W MILL	53218	Manufacturing	\$204,700	\$1,749,500		\$1,91
31	1549995110	6925 W MILL	53218	Manufacturing	\$138,500	\$351,300		\$41
31	1550404000	6143 N 60TH	53218	Manufacturing	\$108,000	\$1,543,200		\$1,61
31	1550441000	6333 W DOUGLAS	53218	Manufacturing	\$82,500	\$730,700		\$81
31	1550461000	6200 N 64TH	53092	Manufacturing	\$64,500	\$459,200		\$51
31	1550462000	6300 W DOUGLAS	53218	Manufacturing	\$107,600	\$487,100		\$51
31	1559983200	6161 N 64TH	60601	Manufacturing	\$786,400	\$3,625,600		\$4,41
31	1559984411	6305 N 64TH	53218	Manufacturing	\$106,200	\$766,800		\$81
31	1559989134	6060 W DOUGLAS	53218	Manufacturing	\$120,900	\$1,472,400		\$1,51
31	1559989135	6120 W DOUGLAS	53218	Manufacturing	\$235,900	\$866,000		\$1,11
31	1560002110	5901 W BENDER	53218	Manufacturing	\$44,000	\$557,500		\$61
31	1560003100	5801 W BENDER	53218	Manufacturing	\$56,800	\$598,500		\$61
31	1560006100	5709 W BENDER	53076	Manufacturing	\$201,800	\$2,787,000		\$2,91
31	1560007100	5720 W BENDER	53072	Manufacturing	\$186,300	\$28,900		\$21
31	1560022100	6160 N 60TH	53218	Manufacturing	\$22,400	\$279,500		\$31
31	1560024111	6192 N 60TH	53218	Manufacturing	\$68,600	\$39,700		\$11
31	1560031000	5737 W MILL	53218	Manufacturing	\$216,800	\$1,350,100		\$1,51
31	1569964115	5501 W MILL	60173	Manufacturing	\$78,000	\$766,400		\$81
31	1569993110	5407 W MILL	60173	Manufacturing	\$39,900	\$10,500		\$1
31	1569994121	5409 W WOOLWORTH	53207	Manufacturing	\$37,300	\$462,200		\$41
31	1569996114	5724 W FLORIST	53218	Manufacturing	\$14,800	\$168,600		\$11
31	1569996117	5600 W FLORIST	53218	Manufacturing	\$77,600	\$390,200		\$41
31	1569996124	5700 W DOUGLAS	53218	Manufacturing	\$58,600	\$389,900		\$41
31	1569996126	5730 W DOUGLAS	53218	Manufacturing	\$31,700	\$419,400		\$41
31	1569996133	5632 W FLORIST	53218	Manufacturing	\$95,200	\$0		\$1
31	1569996135	5607 W DOUGLAS	53218	Manufacturing	\$84,500	\$563,700		\$61
31	1569996145	5734 W FLORIST	53095	Manufacturing	\$9,300	\$163,400		\$11
31	1569996148	5529 W DOUGLAS	53218	Manufacturing	\$94,200	\$0		\$1
31	1569996149	5500 W FLORIST	53218	Manufacturing	\$71,500	\$892,000		\$91
31	1569996157	5500 W DOUGLAS	53218	Manufacturing	\$58,300	\$610,900		\$61
31	1569997100	6360 N 60TH	53218	Manufacturing	\$188,500	\$1,285,700		\$1,41
31	1730331000	5515 W FLORIST	53218	Manufacturing	\$37,000	\$429,500		\$41
31	1739993111	5840 N 60TH	53218	Manufacturing	\$323,000	\$545,600		\$81
31	1739994110	5880 N 60TH	53224	Manufacturing	\$154,200	\$797,900		\$91

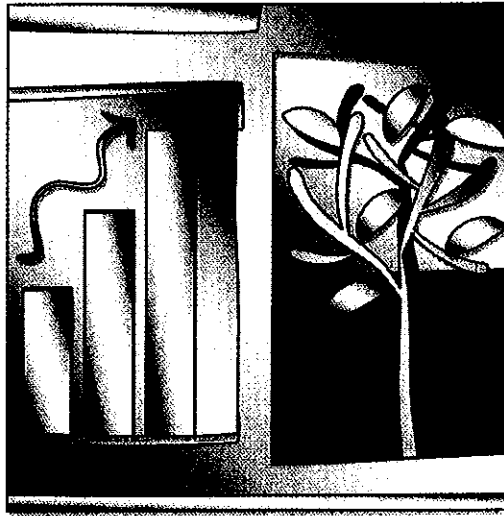
31	1739994124	5915 N 55TH	53218	Manufacturing	\$17,000	\$212,300	\$21
31	1400212000	6565 N. Industrial		Manufacturing			\$ 1,041,800
31	1400281000	6600 N. Industrial Road		Manufacturing			\$ 2,670,800
31	1410752000	6750 N. Industrial		Manufacturing			\$ 529,000.0
31	1060001000	7500 W GOOD HOPE	55406	Special Mercantile	\$250,100	\$809,200	\$1,04
31	1060013000	7420 W GOOD HOPE	53208	Special Mercantile	\$97,700	\$314,300	\$41
31	1060111000	7334 W GOOD HOPE	53223	Special Mercantile	\$230,100	\$529,900	\$76
31	1060112000	7330 W GOOD HOPE	53005	Special Mercantile	\$154,600	\$616,200	\$76
31	1069991116	7320 W GOOD HOPE	53223	Special Mercantile	\$167,400	\$426,500	\$59
31	1069994211	7000 W GOOD HOPE	53045	Special Mercantile	\$131,600	\$718,400	\$86
31	1070233000	7630 W GOOD HOPE	53223	Special Mercantile	\$142,300	\$448,700	\$59
31	1079994210	7600 W GOOD HOPE	53223	Special Mercantile	\$220,500	\$399,000	\$61
31	1180273000	6829 N 76TH	53005	Special Mercantile	\$217,600	\$669,800	\$86
31	1189994223	7141 N 76TH	53209	Special Mercantile	\$855,200	\$2,662,800	\$3,5
31	1190004000	7519 W GOOD HOPE	53217	Special Mercantile	\$214,000	\$320,000	\$51
31	1190011000	7515 W GOOD HOPE	53092	Special Mercantile	\$274,000	\$910,000	\$1,1
31	1190012000	7140 N 76TH	53051	Special Mercantile	\$127,900	\$167,100	\$21
31	1190013000	7130 N 76TH	10022	Special Mercantile	\$309,100	\$851,900	\$1,1
31	1190051000	7401 W GOOD HOPE	30348	Special Mercantile	\$2,148,000	\$6,401,000	\$8,5
31	1190053000	7335 W GOOD HOPE	53213	Special Mercantile	\$225,000	\$1,275,000	\$1,5
31	1209996110	6701 W GOOD HOPE	60018	Special Mercantile	\$570,500	\$3,900,500	\$4,4
31	1410002110	6574 N 76TH	60045	Special Mercantile	\$90,100	\$0	\$1
31	1410048100	6610 N 76TH	53223	Special Mercantile	\$91,200	\$127,800	\$21
31	1410762000	6761 N INDUSTRIAL	60603	Special Mercantile	\$104,900	\$1,577,100	\$1,6
31	1410781100	6550 N 76TH	53158	Special Mercantile	\$549,600	\$1,655,400	\$2,2
31	1410791000	6544 N 76TH	33102	Special Mercantile	\$107,600	\$588,400	\$61
31	1410813000	6406 N 76TH	60045	Special Mercantile	\$596,600	\$3,026,400	\$3,6
31	1410814000	6442 N 76TH	60015	Special Mercantile	\$259,700	\$1,934,000	\$2,1
31	1429984115	7610 W MILL	53005	Special	\$112,500	\$139,500	\$21

				Mercantile			
				Special			
31	1530365100	6325 N 76TH	53218	Mercantile	\$176,200	\$1,117,800	\$1,29
				Special			
31	1540002100	6330 N 76TH	02895	Mercantile	\$214,700	\$2,203,100	\$2,4
				Special			
31	1540041000	7320 W FLORIST	53218	Mercantile	\$348,700	\$251,300	\$60
				Special			
31	1540042000	6000 N 76TH	53218	Mercantile	\$377,600	\$1,513,400	\$1,8
				Special			
31	1549988121	6230 N 76TH	53215	Mercantile	\$117,200	\$597,400	\$7
				Special			
31	1549989210	7323 W MILL	53090	Mercantile	\$56,700	\$75,300	\$1
				Special			
31	1549993100	7029 W MILL	53092	Mercantile	\$234,100	\$1,565,900	\$1,8
				Special			
31	1550411100	6555 W MILL	53218	Mercantile	\$104,000	\$1,224,000	\$1,3
				Special			
31	1550412100	6551 W MILL	53092	Mercantile	\$227,500	\$1,222,500	\$1,4
				Special			
31	1550421000	6121 W DOUGLAS	44101	Mercantile	\$63,000	\$650,000	\$7
				Special			
31	1559983100	6101 N 64TH	53072	Mercantile	\$897,300	\$5,137,700	\$6,0
				Special			
31	1559984311	6353 N 64TH	53218	Mercantile	\$101,500	\$904,500	\$1,0
				Special			
31	1569964130	5521 W MILL	60143	Mercantile	\$30,500	\$13,500	\$
				Special			
31	1569965113	5611 W MILL	60143	Mercantile	\$68,000	\$1,228,000	\$1,2
				Special			
31	1569965120	5611 W WOOLWORTH	53218	Mercantile	\$88,500	\$709,500	\$7
				Special			
31	1569993211	5341 W WOOLWORTH	53217	Mercantile	\$275,500	\$994,500	\$1,2
				Special			
31	1569995110	5519 W WOOLWORTH	53218	Mercantile	\$140,600	\$1,448,400	\$1,5
				Special			
31	1569996141	6030 N 60TH	60445	Mercantile	\$180,000	\$1,115,000	\$1,2
				Special			
31	1569996164	5901 W DOUGLAS	53218	Mercantile	\$58,100	\$336,900	\$3
				Special			
31	1569996165	5777 W DOUGLAS	53218	Mercantile	\$50,200	\$657,800	\$7
				Special			
31	1579966100	4609 W WOOLWORTH	53224	Mercantile	\$184,600	\$1,774,400	\$1,9
				Special			
31	1739992111	5960 N 60TH	53201	Mercantile	\$690,500	\$1,040,500	\$1,7
		6410 W SILVER		Special			
31	1740771000	SPRING	53218	Mercantile	\$99,300	\$1,028,800	\$1,1
		6000 W SILVER		Special			
31	1741017113	SPRING	53217	Mercantile	\$184,100	\$1,512,900	\$1,6
		6120 W SILVER		Special			
31	1741020110	SPRING	53217	Mercantile	\$33,000	\$316,000	\$3
		6350 W SILVER		Special			
31	1749990100	SPRING	60065	Mercantile	\$173,300	\$328,700	\$5
		6330 W SILVER		Special			
31	1749999000	SPRING	53218	Mercantile	\$102,100	\$651,900	\$7
				Special			
31	1750537110	5656 N 76TH	53218	Mercantile	\$258,300	\$930,100	\$1,1

			Mercantile	
			Special	\$
31	1550301000	6601-6671 W. Mill Road	Mercantile	4,143,000
		7221 W. Green Tree	Special	
31	1410761100	Road	Mercantile	\$11,220,000
			Special	\$
31	1410763000	6731 N. Industrial	Mercantile	1,682,000
			Special	\$
31	1410764000	6731 N. Industrial	Mercantile	1,682,000
			Special	\$
31	1400241000	6655 N. Industrial Road	Mercantile	319,000.00
			Special	\$
31	1400242000	6635 N. Industrial	Mercantile	69,200.00
			Special	\$
31	1400251000	6565 N. Industrial	Mercantile	383,000.00
			Special	\$
31	1400261000	6541 N. Industrial	Mercantile	50,000.00
			Special	\$
31	1400292000	6659 N. Industrial Road	Mercantile	507,000.00

BUSINESS IMPROVEMENT DISTRICT NO. 32

**MARKETPLACE BID 32
PROPOSED OPERATING PLAN 2010**



Date August 21, 2009

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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is “to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the Marketplace BID 32 business area on Milwaukee's North Side on North Avenue between I-43 and 27th Streets and Fond du Lac Avenue between 17th and 27th Street (see Appendix C). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Marketplace district. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

B. Physical Setting

The Districts covers a commercial area on North Avenue from I-43 to 27th and Fond du Lac from 17th to 27th Streets. This area involves several major commercial nodes; North and Fond du Lac Avenues, Center Street, 27th and Fond du Lac Ave and Teutonia and North Avenue. It creates a great opportunity for increasing human capital, business and employment growth.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix D.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

STRATEGIC GOALS

- Develop comprehensive BID 32 Commercial Property Inventory
- Cultivate and enhance resources to implement BID 32's Strategic Plan
- Active engagement of BID Property Owners
- Active engagement of BID Business Owners
- Develop comprehensive BID Marketing Strategy

KEY STRATEGIC FOCUS AREAS

- Façade Improvement
- Commercial Corridor Clean-up
- Streetscaping and Lighting Project

- Support Business Development (Classes/Workshops)
- Safety / Security Initiatives

FOCUS AREAS FOR 2010

Begin to incorporate Main Street Operational approach in organizational development and planning

Planning and materials preparation for monthly BID meetings and designated committees

Conduct follow-up on various administrative and financial functions needed to operate effectively as an organization to plan and implement the key projects for the Target Area

Conduct board and organizational activities as outlined in Action Plan to strengthen the BID to better serve businesses and promote the Target Area

Resolve existing and future issues concerning public improvements and safety aspects taken on by the BID # 32

Develop relationship with various governmental and community based organizations that serve and support the target area

Plan and implement project related and grant incentive programs that support area businesses that promote a positive business climate for the area, based on Survey conducted in 2007

B. Proposed Activities – Year One, 2005 Operation Plan

- Implement a Commercial Corridor clean-up initiative
- Implement a façade/sign lighting
- Implement a safety/security Initiative
- Create Business development loan fund

Principle activities to be engaged by the district for 2010 include:

Ongoing BID Marketing Plan

- Promote BID quarterly via radio, print media and sponsored events
- Develop a Website
- Develop a community newsletter - BID32 Review
- Façade upgrade of businesses along the corridor
- Security improvements and lighting enhancement incentives

C. Proposed 2010 Budget Expenditures – See Appendix E

Proposed Budget – \$92,917

D. Financing Method

It is proposed to raise \$92,917 through BID assessments (see Appendix D). If other resources are raised (grants, program revenue, etc.) they will also be used to fund the BID budget. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – Five
2. Composition - At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

- F. Relationship to the Marketplace BID 32 and the local business association: there is no local business association formed at this time.

If a local business and merchants association is formed or created in the Marketplace BID area it shall be a separate entity from the local business association, notwithstanding the fact that

members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

Marketplace BID 32 assess the property in the district at a rate of \$6 per \$1,000 or calculated at .006/1000 of assessed value, subject to the maximum assessment of \$1,500 and a minimum assessment of \$300 for the purposes of the BID. DCD staff can assist in developing other methods to fit the proposed BID's circumstances.

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$1,500 per parcel will be applied.

As of January 1, 2009, the property in the proposed district had a total assessed value of over \$29,102,600. This plan proposed to assess the property in the district at a rate of \$6 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID.

Appendix D shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1) (f) 1m: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has

been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Marketplace BID business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.

6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

7. VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B.Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3) (b).

APPENDICES

A - Annual Update and Report of Activities and Accomplishments

B – 2008 Audit: presented upon completion

C – District Boundaries Map

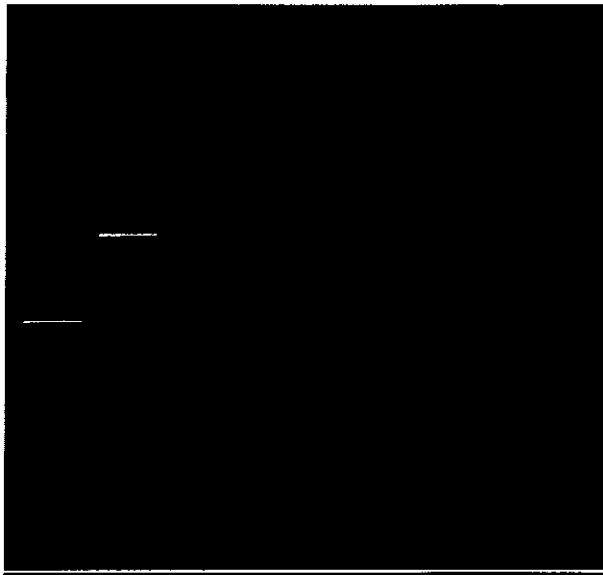
D – Projected Assessment

E – Proposed Budget/Expenditures

F – Marketplace BID 32 Boards of Directors

Appendix A

Marketplace Business Improvement
District 32
Annual Report 2009



August 21, 2009

Marketplace Business Improvement District 32
2009 Annual Report



Goal: Improve the image of the Target Area

Activities:

- Coordinate weekly clean-up of the Bid through NAP program.
- Consultation with Artists, Web Designers and others to develop marketing direction.
- Attended community outreach meetings regarding strategies for improving image and marketing for Marketplace BID 32; CPC, CRAG, Make Milwaukee Green Coalition (Campaign Against Violence) and the BID Council.
- Consistent neighborhood business walks to communicate goals and on-going activities of the BID that are helping promote a more positive image of the area.

Goal: Improve the negative perceptions of crime/safety in the Target Area



Activities:

- Met with District 3 Community Prosecution unit to develop strategies to improve consumer confidence regarding safety along North Avenue.
- Attended community outreach meetings regarding strategies for improving image and marketing for Marketplace BID 32 (CPC, CRAG, and BID Council).
- Supported planned development for Sojourner Family Peace and Justice Center.
- Coordinate Neighborhood Business walks to communicate goals and ongoing activities of the BID that are helping promote a more positive image of the area.

Goal: Increase the number and variety of businesses in the Target Area



Activities:

- Held business consultation meetings with current and potential business owners
- Ongoing meetings with Great Lakes Capital Fund for future investments in BID 32.
- Held meetings with sales reps, and businesses interested in the BID (Sam's Club, Insurance Reps, potential collaboration and program partners).
- Consultation and technical assistance with property owner on Fond du Lac regarding long vacant property to facilitate in locating new tenant (CAV).
- Meetings and presentations with African Women Entrepreneurs (AWE) about an African Village Concept to be developed in BID 32 area.
- Neighborhood Tours and meetings with Commonwealth Development to promote new development in the area.
- Meetings and on-going conversations with Sojourner Family Peace and Justice Center Development.
- Supported Planned Development on Fond du Lac Ave with Community Development Advocates.
- Neighborhood Tours conducted with various developers and investors.

Goal: Coordinate public improvements in the North Avenue Marketplace District



Activities:

- Meetings with DCD and DPW regarding various improvement projects.
- Meeting with DCD regarding Streetscape project.

Goal: Protect and preserve the historical significance and integrity of structures in the Target Area



Activities:

- Worked with and supported activities of the Walnut Way Conservation Corp (WWCC) Neighborhood Advocacy to reduce number of unhealthy fast food restaurants in the area.
- Worked with WWCC and DCD to explore Green Renewal Overlay (GRO) Zone.
- Promoted Façade Improvement Grants to BID 32 Business and Property Owners
- Developed collaborative relationship with Housing Resources, INC, to introduce Individual Development Accounts (IDA's) to BID 32 business community.
- Participated in Lindsay Heights Neighborhood Initiative meetings.
- Researched and developing database of historic structures in the BID. Researching guidelines, development requirements, and funding sources available for rehabilitation and preservation.

Goal: Façade improvement



Activities:

- Developed and created new Safety/Security and Façade Grant application for Bid 32 Businesses.

Goal: Commercial Corridor Clean-up



Activities:

- Coordinated NAP Program with NACDC
- Resolved Waste Container issue with Wausau Tile
- Ongoing partnership with DNS and DPW resolving any concerns related to cleanliness and code issues in BID 32.

Goal: Streetscape and Lighting Project



Activities:

- Meetings with DCD and DPW regarding various improvement projects.
- Meeting with DCD regarding Streetscape project.

Goal: Support Business Development (Classes / Workshops)



Activities:

- Developed business workshops and met with potential workshops presenters.
- Reviewed, visited, and researched spaces for business development workshops.

- Developed documents and protocols for business development workshops.
- Created/Developed Marketplace BID Survey to gather information regarding needs and input of BID 32 businesses.
- Follow up with Alderman Hines' office related to new businesses on North Avenue specific to licensing requirements.
- Meetings and exploration of funding opportunities for IDA's (with collaborative partner, HRI)
- Consultation with Businesses on North Avenue in preparation to go before CPC.
- Business survey and outreach to business on Fond Du Lac Avenue.

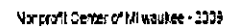
Goal: Safety/ Security Initiatives



Activities:

- Outreach and follow-up to Milwaukee Police Department- Safety and Security Grants
- Coordinated and conducted research utilizing city of Milwaukee statistics and referencing Fondy/North Strategic Plan.
- Met with District 3 Community Prosecution unit to develop strategies to improve consumer confidence regarding safety along North Avenue.

Marketplace Business Improvement District 32 Area Map



BUSINESS IMPROVEMENT DISTRICT NO. 35
Kinnickinnic River Business Improvement District

OPERATING PLAN
2010

Approved by BID Board:
September 15, 2009

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APPENDICES

A	STATUTE
B	PETITION
C	DISTRICT BOUNDARIES
D	YEAR 6 ASSESSMENTS - GENERAL OPERATIONS
E	YEAR 6 ASSESSMENTS - LOAN REPAYMENT

I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created S. 66.1109 of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee received a petition from property owners which requested creation of a Business Improvement District for the purpose of revitalizing and improving the business area on the Kinnickinnic River bordering the 12th and the 14th Aldermanic District's on Milwaukee's Southside. (See Appendix B.) The BID law requires that every district have an annual Operating Plan. This document is the sixth year Operating Plan for the Kinnickinnic River Business Improvement District. The BID Board prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

B. Physical Setting

The BID area lays just North of Becher Street, the gateway to the Bay View business district. The area to the immediate south is experiencing a renaissance with substantial investment in small businesses and housing in the last decade. New restaurants and businesses are moving to the area on a regular basis and homebuyers are seeking opportunities to live in the neighborhood. The BID area lies just north of Becher Street and is directly East of I94 and West of Kinnickinnic Avenue.

The BID includes twelve (12) properties which have river frontage along the Kinnickinnic River; many of which are home to marine related businesses. Boat storage, marine repair, an antique boat restorer, and a marine construction business share the three-block area with a thriving fire restoration business, and other small commercial firms.

II. DISTRICT BOUNDARIES

The BID District is made up of properties that stretch along the Kinnickinnic River banks, bounded by the Becher Street Bridge on the south and the Kinnickinnic Avenue Bridge on the East. (See Appendix C.)

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The Objective of the Kinnickinnic River BID is to maintain and promote the KK-Becher commercial district for the benefit of the members.

B. Planned Activities – Year 6

Principle activities to be engaged in by the district during its sixth year of operation will include:

- a. Assist businesses and property owners with improvements to their riverfronts.
- b. Provide oversight and technical assistance on the KK River Environmental Restoration Project.

- c. Promote and market the Business Improvement District and the City of Milwaukee.
- d. Maintain the fiscal integrity of the BID.
- e. Act as an ombudsman for the BID members seeking assistance, change of service from the City, County, State, and Federal agencies.
- f. Initiate positive media coverage regarding the BID district's activities.
- g. Assist the Department of City Development in connection with the Southeast Side Area Comprehensive Plan.
- h. Assist BID members with issues regarding public safety and security. Develop plans for a "Business Block Watch" for the BID neighborhood.
- i. Develop a Streetscape Plan for maintaining the public landscape along Becher Street, S. 4th Street and S. 1st Street. (First impressions set the tone for visitors.)

C. Planned Expenditures – Year 6

Budget:

The expenditures will be financed from funds collected through the BID assessment process, voluntary private contributions and public grants. The estimated assessed value of BID properties is \$5,250,900.00.

The budget for the BID is as follows:

Revenue	
1. BID annual assessment	\$8,226.59
2. Interest income	-0-
3. Miscellaneous (contributions, grants, gifts)	-0-
Total Revenue:	\$8,226.59
Expenses	
1. Administration	
Payroll	\$ - 0 -
Taxes	- 0 -
2. Office materials	100.00
3. Postage	100.00
4. Professional Fees	
Consulting	-0-
Legal	2,500.00
Accounting	- 0 -
Auditing	2,500.00
5. Insurance	1,000.00
6. Promotion/Public Relations	400.00
7. River maintenance	1,500.00
8. Miscellaneous	126.59
Total Expenses:	\$8,226.59

Financing Method

It is proposed to raise **\$8,226.59** through BID assessments (Appendix D). The BID will also apply for loans and grants through the City of Milwaukee as well as available grants from the Wisconsin Department of Natural Resources, the US Environmental Protection Agency, the US Army Corp of Engineers, the Port of Milwaukee, and the Milwaukee Metropolitan Sewer District. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

C. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

The BID board be structured and operate as follows:

1. Board Size – Seven (7)
2. Composition - A majority of Board members shall be owners or occupants of property within the district. Any non-owner or non-occupant of a property within the district appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The BID shall have no employees in calendar year 2010. To carry out the activities described in the Plan of Operation, the Board will contract for services as needed.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

D. Relationship to the KK River Revitalization Association, Inc.

The BID shall be a separate entity from the KK River Revitalization Association, Inc., notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method - General Operations

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that lineal foot of riverfront of each property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment per lineal foot of river frontage of the property was selected as the basic assessment methodology for this BID.

The total KK River frontage of properties in the BID is 3,385.43 feet. This plan proposes to assess the property in the district at a rate of \$2.43 per lineal foot of riverfront of each property for general BID operations. Appendix D shows the projected BID assessment for each property included in the district for this purpose.

B. Assessment Rate and Method - Loan Repayment

In addition to the funds required for General Operations, it is proposed to raise an additional **\$11,070.94**, which together with \$16,173.50 of BID funds will be applied to payments of principal and interest in 2010 as required under the terms of the BID's Promissory Note to the City of Milwaukee dated December 1, 2008. This plan proposes to assess the parcels in the district for this purpose in direct proportion to the percentage of the loan funds that were applied for the benefit of the parcel in Year 1. Appendix E shows the projected BID assessment for each such parcel for this purpose.

C. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes and property exempted from the general property taxes under the State Statute 70.11 will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Kinnickinnic River-Becher business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The BID statute establishes a specific process for reviewing and approving operating plans. Pursuant to the statutory requirements, the following process will be followed:

1. The BID shall submit its proposed Operating Plan to the Department of City Development.

2. The Zoning, Neighborhoods and Development Committee of the Common Council will review the proposed Operating Plan at a public meeting and will make a recommendation to the full Common Council.
3. The Common Council will act on the proposed Operating Plan.
4. If adopted by the Common Council, the proposed Operating Plan is sent to the Mayor for his approval.
5. If approved by the Mayor, this 2010 Operating Plan for the BID is approved and the Mayor will appoint new members to the Board to replace Board members approved whose terms have expired or who have resigned.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

"EXHIBIT D"

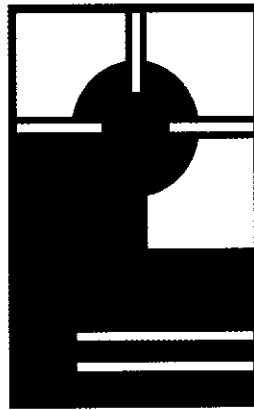
BID NO. 35 (KK River) - 2010 ASSESSMENTS - General Operations

TAX KEY	PROPERTY	Frontage	Rate per LF	
		LF	\$	2.43
466-1155-000	2005 S KK	162.85	\$	395.73
467-000-1110	2011 S 1ST	152.16	\$	369.75
467-0005-000	218 W BECHER	345.65	\$	839.93
467-0006-100	222 W BECHER	0	\$	-
467-0103-100	138 E BECHER	173	\$	420.39
467-0104-110	2018R S 1ST	373.37	\$	907.29
467-9982-100	2078 S 4TH	374.23	\$	909.38
467-9981-110	2000 S 4TH	343.66	\$	835.09
467-0008-111	2029 S 1ST	222.64	\$	541.02
467-9990-110	1958 S 1ST	560.68	\$	1,362.45
467-9992-220	1933 S 1ST	677.19	\$	1,645.56
467-9992-230	1933 S 1ST	0	\$	-
		3385.43	\$	8,226.59

EXHIBIT E**BID NO. 35 (KK River) - 2010 ASSESSMENTS - Loan Repayment**

TAX KEY	PROPERTY	LOAN/GRANT	% OF	2010 LOAN REPAYMENT
		FUNDS RECEIVED	LOAN/GRANT FUNDS YEAR 1	
466-1155-000	2005 S. KINNICKINNIC	0.00	0.0000000	0.00
467-000-1110	2011 S 1ST	\$29,415.85	0.0607983	\$673.09
467-0005-000	218 W BECHER	0.00	0.0000000	0.00
467-0006-100	222 W BECHER	0.00	0.0000000	0.00
467-0103-100	138 E BECHER	\$33,377.73	0.0689870	\$763.75
467-0104-110	2018R S 1ST	\$72,247.51	0.1493252	\$1,653.17
467-9982-100	2078 S 4TH	0.00	0.0000000	0.00
467-9981-110	2000 S 4TH	\$66,436.97	0.1373157	\$1,520.21
467-0008-111	2029 S 1ST	\$43,041.17	0.0889599	\$984.87
467-9990-110	1958 S 1ST	\$108,391.67	0.2240300	\$2,480.22
467-9992-220	1933 S 1ST	\$130,915.60	0.2705838	\$2,995.63
467-9992-230	1933 S 1ST	0.00	0.0000000	0.00
		483,826.50	1.00	

***Riverworks
Business Improvement District II #36
Year 2010 Operating Plan***



RIVERWORKS
C E N T E R

Riverworks Business Improvement District II Proposed Annual Operating Plan Year Five (2009)

Introduction

In 1984, the Wisconsin Legislature created Sec. 66.608 of the Statutes enabling cities to establish Business Improvement Districts (BIDs) upon the petition of at least one property owner within the proposed district. The purpose of the law is “...to allow businesses and commercial property owners within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities.”

Section 66.608 (3) (b), Wis. Stats. Requires that a BID Board of Directors “...shall annually consider and make changes to the operating plan. The Board shall then submit the operating plan to the local legislative body for its approval.”

This plan details the elements that are required by Sec. 6.608 Wis. Stats. for operation of the Riverworks Business Improvement District II in Year Six. It re-emphasizes the primary mission of the Riverworks Business Improvement District II to facilitate commercial and industrial development within the district.

Relationship To Milwaukee's Comprehensive Plan & Orderly Development Of The City

This Annual Operating Plan is consistent with the City of Milwaukee's planning efforts. Specifically, the City of Milwaukee has adopted and instituted a Renewal Plan for the Riverworks area and a tax incremental financing district. Further, the City has played a significant role in the planning and development of the reuse of the former AMC/Chrysler factory located off of Capitol Drive. This involves the plans to improve the appearance of North Holton Street, including the City recently purchased the CMC old railroad corridor between Keefe Avenue and Auer Avenue for redevelopment into a recreational trail.

The business improvement district is a means for further formalizing the efforts of the Renewal Plan, the tax incremental financing district and the City of Milwaukee's efforts to find adaptive reuses for the former AMC/Chrysler factory site and attract more commerce to East Capitol Drive and the surrounding area.

District Boundaries

The boundaries of the Riverworks BID II are generally bounded by 1st Street to the west, Pierce Street to the east Concordia Avenue to the south and Keefe Avenue to the north.

Proposed Operating Plan

The objective of the Riverworks BID II is to maintain and promote the Riverworks Industrial and Commercial District for the benefit of the BID members. The BID plans to again contract with the Riverworks Development Corporation to promote to carry out the administrative functions of the BID.

The BID will undertake the following activities:

- ◆ *Promote the area as a great place to work, live, play and do commerce.*
- ◆ *Coordinate with RBID 25 the possibility of creating a new TIF/TID for the Riverworks Center Area; which could include developing a market analysis of the area.*
- ◆ *Pay the debt associated with the BID's contribution to the significant streetscape completed on Holton Street in 2009.*
- ◆ *Create Design Guidelines for the Riverworks BIDs.*
- ◆ *Streetscape Improvement projects for Holton Street and Keefe Avenue corridors.*
- ◆ *Make additional improvements to the Beerline Recreational Trail, aka Linear Park.*
- ◆ *Maintain the landscaping and other amenities owned by the BID that are installed on Holton Street, Keefe Avenue and area side streets and the recreational trail from Keefe Avenue to Auer Avenue.*
- ◆ *Install hanging flower baskets, gateway signs, pole signs or sign towers in the area*
- ◆ *Coordinate a district-wide litter and graffiti removal program.*
- ◆ *Assist area business and property owners with improvements to their property facades through direct matching grants of funds up to \$3,000 or 40% of the project cost.*
- ◆ *Safety program: Assist area businesses and property owners with Exterior Lighting and/or Exterior Cameras to their property through direct matching grants of funds up to \$1,800 or 40% of the project cost.*
- ◆ *Act as an ombudsman for BID members in seeking assistance, change, or services from the City, County, State, and Federal government.*
- ◆ *Coordinate business recruitment and development.*
- ◆ *Initiate positive media coverage regarding District development activities.*
- ◆ *Maintain the fiscal integrity of the BID.*
- ◆ *Coordinate activities and promotional events with the Riverworks Business Improvement District # 25.*

Budget

The proposed expenditures will be financed from funds collected through the BID assessment process, voluntary private contributions and public grants. The estimated assessed value of BID properties is **\$9,061,800**. This represents a **\$179,200** decrease from the previous year's value of **\$9,241,000** indicative of the difference the BID is making to improve the area. The estimated assessment generated for the Year **2009** is **\$47,095**.

The budget for the Riverworks BID is detailed below.

<u>REVENUE</u>	
BID ASSESSMENT	\$47,095
Program Funding Carried Forward	\$50,000
Interest Income	\$100
Misc.	\$50
TOTAL REVENUE	<u>\$97,245</u>
<u>EXPENSES</u>	
ADMINISTRATIVE SUPPORT	
RDC Management	\$12,000
Insurance Expense	\$1,000
Auditing Services	\$2,000
Office Supplies	\$300
Misc.	\$200
Subtotal	\$15,500
PUBLIC SAFETY & APPEARANCE PROGRAM	
Equipment Purchase	\$2,000
Landscaping / Maintenance	\$15,000
Street Sweeper	\$10,000
Safety Grant Program	\$6,000
Graffiti Removal	\$3,000
Subtotal	\$36,000
MARKETING & PROMOTIONS PROGRAM	
Advertising/Newsletters/Brochures/Reports/website/ Meetings	\$4,245
Subtotal	\$4,245
BUSINESS & PROPERTY OWNER ASSISTANCE PROGRAM	
Property Improvement Grants	\$15,000
Subtotal	\$15,000
DEBT SERVICE	
Holton Street Streetscape Project	<u>\$11,500</u>
Subtotal	\$11,500
SPECIAL IMPROVEMENT PROJECTS	
Holton Street/Keefe Avenue/ Recreational Trail	\$5,000
Subtotal	\$5,000
Budget Contingency	\$10,000
TOTAL EXPENSES	<u>\$97,245</u>

Method Of Assessment

The method of assessment for the Year 2009 will be as follows. The principle behind the assessment methodology is that each parcel's owner should pay for District development in proportion to the benefits derived. Obviously, not every parcel within the District will benefit equally, but it is assumed that development of the District will produce at least some minimum benefit for all parcels. Thus, a \$125 minimum assessment has been applied to taxable properties. Additionally, a cap of \$1,500 for industrial properties and \$3,500 for commercial properties per parcel is applied.

The use of a minimum and maximum value is designed to reflect the expected benefits to the area by the BID. Since most of the proposed BID activities are district-wide and not property specific, the proposed minimum assessment is designed to spread the level of cost to all properties within the District. Above this minimum level, it is believed that there will be some additional benefits received based upon the value of the property. However, these benefits are not necessarily directly proportional to value. Therefore, a cap system is proposed since no one large property stands to gain significantly more benefits than other properties.

The Riverworks BID II assessment method also addresses the differences between industrial and commercial properties. Although each type of property benefits from the formation of a BID and BID activities, commercial properties tend to see a more direct benefit. Therefore, the assessment method proposes two different cap levels, \$1,500 for industrial properties and \$3,500 for commercial properties.

BID-eligible properties are assessed in the following manner:

- ◆ For industrial and warehouse properties, the assessment is \$125 plus \$5/1,000 assessed value up to a maximum of \$1,500.
- ◆ For commercial properties, the assessment is \$125 plus \$5/1,000 assessed value up to a maximum of \$3,500.
- ◆ The Business Improvement District law requires explicit consideration of certain classes of property. In compliance with the law, the following statement is provided: Section 66.608 (5) (a): *"Property known to be used exclusively for residential purposes will not be assessed."*
- ◆ Section 66.608(1)(f): As mentioned before, the district will contain property used exclusively for manufacturing purposes, as well as properties used in part of manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
- ◆ In accordance with the interpretation of the City Attorney regarding State Statute 66.608 (1) (b), property exempt from general real estate taxes has been excluded from the district.

City Role In District Operations

The City of Milwaukee has committed assistance to private property owners within the District to promote the area's development. To this end, the City of Milwaukee has played a

significant role in the creation of the Business Improvement District, and intends to assist in the implementation of the Operating Plan. In particular, the City of Milwaukee will:

- ◆ Provide assistance as appropriate to the BID Board of Directors.
- ◆ Monitor and when appropriate apply for outside funds, which could be used in support of the district.
- ◆ Collect BID assessments and maintain them in a segregated account.
- ◆ Disburse all District funds, no earlier than January 31st and no later than March 31st. Disbursement of the full amount assessed by the District shall be made without reference to the amount of assessments collected by the City by the date of disbursement.
- ◆ Obtain a copy of the annual audit from the BID Board of Directors as required per Sec. 66.608 (3) © of the BID law prior to September of the following year.
- ◆ Provide the Board of Directors through the Tax Commissioner's office on or before July 1 of each plan year with the official City of Milwaukee records on the assessed value of each tax key number within the district as of January 1 of each plan year and provide an update immediately prior to preparation of tax bills for purpose of calculating the actual BID assessments for the following plan year.
- ◆ Encourage the State of Wisconsin, County of Milwaukee and other units of government to support the activities of the BID.

The presentation of this plan to the City of Milwaukee shall be deemed a standing order of the Board of Directors under Sec. 66.608 (4) Wis. Stats. To disburse the BID assessments without necessity of an additional disbursement agreement, disbursement method or accounting method.

Budget authority made under this plan shall be shown in the City's budget as a line item.

Business Improvement District Board of Director

The Board will consist of seven members: One (1) possible Member from the existing Riverworks BID #25 and Six (6) Members from Riverworks BIDII or all Seven (7) Members from Riverworks BIDII; all of which will either own commercial or industrial property or operate a business within the BIDs. The Riverworks BIDII's residential outreach will be achieved through its partnership with Riverworks Development Corporation, a community based development corporation with residential and business Board representation. Board terms are three years. Officers are appointed by the board to one calendar year term.

Riverworks Development Corporation

The BID shall be a separate entity from the Riverworks Development Corporation. Riverworks Development Corporation shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with its contract with the BID Board of Directors. Riverworks Development Corporation shall provide the daily administrative support and program implementation required by the Business Improvement District. This contract shall be reviewed on an annual basis, and will require BID Board approval.

Any contract with the BID shall be exempt from the requirements of Sec 62.15, Wis. Stats. Because such contracts shall not be for the construction of improvements or provision of materials. If the BID does contract for the construction of improvements or provision of materials, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required under Sec 66.608 (3) © Wis. Stats. , shall be deemed to fulfill the requirements of Sec. 62.15 (14) Wis. Stats. The BID Board of Directors and the City of Milwaukee shall comply with the provisions of Sec 66.60 before the City inserts assessments for this BID plan onto the tax bills for the parcels assessed thereunder, only to the extent required by law, to create a lien on the parcels assessed.

Severability And Expansion

The Riverworks BID II will be created under authority of Sec. 66.608 of the Statutes of the State of Wisconsin. Should any court find any portion of this statute invalid or unconstitutional, said decision will not invalidate or terminate the BID, and this plan shall be amended to conform to the law without need for reestablishment. Should the Wisconsin State Legislature amend the statute to narrow or broaden the process of a BID so as amongst other things to exclude or include as assessable properties a certain class or classes of properties, then this BID plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual budget approval and without necessity to undertake any other act.

All the above is specifically authorized under Section 66.608 (3) (b).

The Riverworks Business Improvement District II Board of Directors will engage in a performance review after its fifth operating year to determine continuation of the business improvement district. This performance review also recognizes that the Statutes of the State allow for a petition of dissolution on an annual basis.

Rc#	Taxkey #	Assessment	CC
1	2810213000	\$170.00	80
2	2810217000	\$390.00	80
3	2810403000	\$775.00	80
4	2810404000	\$580.50	80
5	2810517100	\$1,241.00	80
6	2810523110	\$2,570.00	80
7	2810524100	\$366.50	80
8	2810525000	\$3,075.00	80
9	2810630000	\$1,500.00	80
10	2810642000	\$1,065.00	80
11	2810659000	\$140.00	80
12	2810701110	\$755.00	80
13	2811602000	\$810.00	80
14	2811603000	\$170.00	80
15	2811748000	\$1,500.00	80
16	2811851000	\$1,050.00	80
17	2811852000	\$820.00	80
18	2811853000	\$1,500.00	80
19	2811901000	\$3,500.00	80
20	2812106111	\$1,500.00	80
21	2812109000	\$578.00	80
22	2812113000	\$1,025.00	80
23	2812601000	\$1,125.00	80
24	2812638100	\$1,500.00	80
25	2812642000	\$3,500.00	80
26	2812646100	\$903.50	80
27	2812648110	\$1,930.00	80
28	2812650000	\$449.50	80
29	2812654110	\$981.00	80
30	2812655000	\$904.50	80
31	2812670000	\$373.50	80
32	2812678000	\$3,500.00	80
33	2812679000	\$870.00	80
34	2812684000	\$170.00	80
35	2812686000	\$695.00	80
36	2812687000	\$170.00	80
37	2812688000	\$461.50	80
38	2812689000	\$579.50	80
39	2819976120	\$232.50	80
40	2821901000	\$1,642.00	80
41	2822602110	\$412.00	80
42	2822604000	\$790.00	80
43	2822625000	\$141.50	80
44	2822626000	\$542.00	80
45	2829986000	\$141.00	80

Total	<u>\$47,095.00</u>
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BUSINESS IMPROVEMENT DISTRICT NO. 37
30th STREET INDUSTRIAL & ECONOMIC CORRIDOR
OPERATING PLAN
FOR 2010

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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created S. 66.1109 of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is “to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” (1983 Wisconsin Act 184, Section 1, legislative declaration.)

A Business Improvement District was approved by the City of Milwaukee in 2005 for the purposes of revitalizing and improving the 30th Street Industrial & Economic Corridor on Milwaukee’s north side. The BID law requires that every district have an annual Operating Plan. This document is the Operating Plan for 2010 of the 30th Street Industrial & Economic Corridor district (BID #37).

B. Physical Setting

BID #37 includes the industrial and commercial businesses located along the Canadian Pacific rail line on the north side of the City of Milwaukee.

II. DISTRICT BOUNDARIES

Boundaries of BID #37 are shown on the map in Appendix A of this plan. The boundaries were drawn to include industrial and commercial properties while excluding residential properties whenever possible. The northern boundary is Ruby Avenue and the southern boundary goes just south of Brown Street. The east and west boundaries vary throughout the district, but generally the western boundary is North 35th Street and the eastern boundary is North 27th Street. A listing of the properties included in the district is provided in Appendix B.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of BID #37 is to revitalize the 30th Street Industrial & Economic Corridor while creating an area that will attract and retain industrial and commercial businesses, thus creating quality jobs with family supporting wages for central city residents. Additional plan objectives include:

- Improving the safety and security of the area
- Improving the image of the area
- Providing technical assistance and economic development support to businesses
- Attracting new businesses to the area
- Coordinating economic development projects

B. Proposed Activities—2010

Principal activities to be engaged in by the district during its fifth year of operation will include:

- Continued implementation of streetscape improvements based on design guidelines completed in 2007
- Coordination of public art project(s) in the district
- Aesthetic enhancements such as graffiti removal, litter clean ups and preventing illegal dumping
- Safety and security initiatives including program staff to develop and coordinate such initiatives and a fund for safety & security projects
- Marketing materials and services to assist with business recruitment and retention

C. Proposed Expenditures

Infrastructure Improvements Streetscape Implementation	\$50,000
Safety & Security Program Staff Fund for Safety & Security Initiatives	\$45,000
Public Art Project	\$50,000
Aesthetic Enhancements Graffiti Removal Litter Clean Ups Abatement of Illegal Dumping	\$10,000
Accounting/ Audit	\$5000
Marketing	\$5500
Office & Management Administrative services and office/ program expenses provided by the 30 th Street Industrial Corridor Corporation	\$48,000
Miscellaneous	\$2845
TOTAL	\$216,345

Projected Revenues

Assessments	\$166,345
Projected Carry Over Funds from 2009	\$50,000
TOTAL	\$216,345

Reserve Funds

Reserve Fund for Capital Improvements	\$150,000
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D. Financing Method

It is proposed to raise approximately \$166,345 through BID assessments (see Appendix B). Expenses exceeding the assessments may be covered by 2009 carry over revenues. In addition, the BID may apply for grants for additional funding for projects. The BID Board shall have the authority and

responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of the BID Board

The Mayor appoints members to the district board ("board"). The board's primary responsibility is implementation of this Operating Plan. This requires the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be comprised of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – The BID board shall include a minimum of five members.
 2. Composition – At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
 3. Term – Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
 4. Compensation – None
 5. Meetings – All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
 6. Record Keeping – Files and records of the board's affairs shall be kept pursuant to public record requirements.
 7. Staffing – The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
 8. Meetings – The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("bylaws") to govern the conduct of its meetings.
- F. Relationship to the 30th Street Industrial Corridor Corporation
- The BID shall be a separate entity from the 30th Street Industrial Corridor Corporation (The Corridor), notwithstanding the fact that members, officers and directors of each may be shared. The Corridor shall remain a private organization, not subject to the open meeting law and not subject to the public record law except for its records generated in connection with the BID board. The Corridor may, and it is intended, shall, contract with the BID to provided services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The annual assessment for the BID's operating expenses will be levied against each property within the district in direct proportion to the current assessed value of each property as of the date the district held its public hearing for this 210 Operating Plan. No property owner within the district shall be eligible to receive or be subject to any reductions or increases in its assessment for the 2010 Operating Plan as a result of a decrease or increase in the assessed value for their property occurring after such date. In addition, the amount of assessment levied against a particular property may change from year to year if the assessed value of that property changes relative to other properties within the district.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method described previously. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$5,000 and a minimum assessment of \$300 per parcel will be applied.

As of January 1, 2009, the property in the proposed district had a total assessed value of over \$67 million. Appendix B shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1) (f) 1m: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109 (5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix C, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109 (1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in BID #37 and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district to promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement District and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official city records of the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities

in the district, in accordance with the purposes and objectives defined in this Operating Plan.

Section 66.1103 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon 2009 activities, and information on specific assessed values, budget amounts and assessment amounts are based on current conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109 (3) (b).

30th Street Industrial & Economic Corridor



Appendix B

Tax Key	Address	Property Classification	Total Property Assessment	BID #37 Assessment
2309992100	3020 W CONGRESS	Exempt	Exempt	Exempt
2309992200	3021 W RUBY	Exempt	Exempt	Exempt
2309993100	3247 W GLENDALE	Exempt	Exempt	Exempt
2460001000	4104 N 34TH	Local Commercial	\$224,000	\$554.48
2460002100	3228 W CAPITOL	Exempt	Exempt	Exempt
2460002200	3244 W CAPITOL	Exempt	Exempt	Exempt
2460003100	3326 W CAPITOL	Exempt	Exempt	Exempt
2460004000	3336 W CAPITOL	Local Commercial	\$185,000	\$457.94
2460005000	4030 N 34TH	Exempt	Exempt	Exempt
2460006000	4040 N 34TH	Exempt	Exempt	Exempt
2460007000	4060 N 34TH	Local Commercial	\$299,000	\$740.13
2460008100	4130 N 35TH	Local Commercial	\$257,000	\$636.17
2460009100	3420 W CAPITOL	Special Mercantile	\$1,526,000	\$3,777.40
2460403100	4030 N 29TH	Local Commercial	\$881,000	\$2,180.79
2460404000	2910 W CAPITOL	Special Mercantile	\$612,000	\$1,514.92
2460405000	2930 W CAPITOL	Special Mercantile	\$288,900	\$715.13
2460406000	3000 W CAPITOL	Mercantile Apartment	\$481,000	\$1,190.65
2460407100	3008 W CAPITOL	Local Commercial	\$255,000	\$631.22
2460408100	3030 W CAPITOL	Local Commercial	\$16,900	\$300.00
2460409100	3040 W CAPITOL	Exempt	Exempt	Exempt
2460412100	3100 W CAPITOL	Special Mercantile	\$494,000	\$1,222.83
2460412200	3100 W CAPITOL	Exempt	Exempt	Exempt
2460421000	2710 W CAPITOL	Special Mercantile	\$631,000	\$1,561.95
2460422000	2728 W CAPITOL	Local Commercial	\$204,000	\$504.97
2460431100	3350 W HOPKINS	Local Commercial	\$114,000	\$300.00
2460431200	3364 W HOPKINS	Local Commercial	\$101,000	\$300.00
2460432000	3341 W HOPKINS	Local Commercial	\$117,000	\$300.00
2469886211	4131 N 31ST	Exempt	Exempt	Exempt
2469886220	4101 N 31ST	Exempt	Exempt	Exempt
2469887100	4250 N 35TH	Local Commercial	\$248,000	\$613.89
2469889110	3478 W HOPKINS	Local Commercial	\$28,300	\$300.00
2469890100	4220 N 35TH	Local Commercial	\$60,000	\$300.00
2469894000	4260 N 35TH	Local Commercial	\$137,000	\$339.12
2469895100	4320 N 35TH	Local Commercial	\$499,100	\$1,235.45
2469896111	4330 N 35TH	Local Commercial	\$351,500	\$870.09
2469898111	4350 N 35TH	Local Commercial	\$191,000	\$472.79
2469973100	4131 N 31ST	Exempt	Exempt	Exempt
2469974100	3410 W HOPKINS	Special Mercantile	\$1,383,000	\$3,423.43
2469975100	3374 W HOPKINS	Local Commercial	\$193,000	\$477.74
2469978000	3312 W HOPKINS	Exempt	Exempt	Exempt
2469983000	3411 W HOPKINS	Special Mercantile	\$33,400	\$300.00
2469984000	4160 N 35TH	Manufacturing	\$113,300	\$300.00
2469985000	4170 N 35TH	Local Commercial	\$94,400	\$300.00
2469988100	3480 W HOPKINS	Exempt	Exempt	Exempt
2469988210	4260 N 35TH	Exempt	Exempt	Exempt
2469994100	4143 N 27TH	Manufacturing	\$1,711,500	\$4,236.58

2469995112	4041 N 27TH	Special Mercantile	\$492,000	\$1,217.88
2469995200	4051 N 27TH	Special Mercantile	\$97,400	\$300.00
2469996000	4044 N 31ST	Special Mercantile	\$243,000	\$601.51
2469998120	4235 N 30TH	Manufacturing	\$3,442,200	\$5,000.00
2469998210	4201 N 27TH	Manufacturing	\$3,185,600	\$5,000.00
2470302000	4125 N 35TH	Local Commercial	\$40,000	\$300.00
2470303000	4103 N 35TH	Exempt	Exempt	Exempt
2470319100	4065 N 35TH	Local Commercial	\$288,000	\$712.90
2470320100	4041 N 35TH	Special Mercantile	\$1,105,000	\$2,735.27
2470321000	3500 W CAPITOL	Local Commercial	\$165,000	\$408.43
2470322000	3518 W CAPITOL	Local Commercial	\$13,700	\$300.00
2470323000	3524 W CAPITOL	Local Commercial	\$112,200	\$300.00
2471201000	4275 N 35TH	Local Commercial	\$144,000	\$356.45
2471301000	4247 N 35TH	Local Commercial	\$227,000	\$561.91
2471302000	4221 N 35TH	Exempt	Exempt	Exempt
2479997000	4335 N 35TH	Local Commercial	\$117,000	\$300.00
2479998000	4349 N 35TH	Local Commercial	\$167,000	\$413.39
2680001000	3721 N 35TH	Residential	Residential	Exempt
2680002000	3715 N 35TH	Local Commercial	\$3,900	\$9.65
2680003000	3711 N 35TH	Residential	Residential	Exempt
2680801000	3743 N 35TH	Local Commercial	\$10,000	\$300.00
2680802000	3735 N 35TH	Local Commercial	\$201,000	\$497.55
2680803000	3729 N 35TH	Residential	Residential	Exempt
2680901000	3701 N 35TH	Local Commercial	\$128,000	\$316.85
2681202000	3955 N 35TH	Local Commercial	\$38,100	\$300.00
2681203000	3945 N 35TH	Local Commercial	\$250,000	\$618.84
2681204100	3931 N 35TH	Special Mercantile	\$732,000	\$1,811.96
2681206000	3913 N 35TH	Local Commercial	\$86,600	\$300.00
2681207000	3909 N 35TH	Local Commercial	\$35,000	\$300.00
2681208000	3901 N 35TH	Manufacturing	\$97,600	\$300.00
2681223000	3501 W CAPITOL	Local Commercial	\$266,000	\$658.45
2681224110	3871 N 35TH	Local Commercial	\$17,300	\$300.00
2681225100	3861 N 35TH	Local Commercial	\$73,200	\$300.00
2681228000	3817 N 35TH	Local Commercial	\$36,200	\$300.00
2681229000	3813 N 35TH	Local Commercial	\$59,300	\$300.00
2681230000	3801 N 35TH	Local Commercial	\$73,600	\$300.00
2681601100	3765 N 35TH	Exempt	Exempt	Exempt
2681701000	3525 N 35TH	Local Commercial	\$128,900	\$319.07
2690101100	2725 W CAPITOL	Special Mercantile	\$516,400	\$1,278.28
2690252112	2900 W HOPKINS	Local Commercial	\$64,600	\$300.00
2690259000	3010 W HOPKINS	Local Commercial	\$12,600	\$300.00
2690301100	3651 N 27TH	Local Commercial	\$399,000	\$987.67
2690302110	2744 W HOPKINS	Local Commercial	\$39,300	\$300.00
2690305111	2823 W VIENNA	Local Commercial	\$76,900	\$300.00
2690431000	3940 N 35TH	Local Commercial	\$548,800	\$1,358.48
2690432000	3700 N 35TH	Exempt	Exempt	Exempt
2690433000	3600 N 35TH	Local Commercial	\$1,755,000	\$4,344.26
2690434000	3420 N 35TH	Local Commercial	\$3,437,000	\$5,000.00
2699986100	3627 N 27TH	Local Commercial	\$31,200	\$300.00

2699988000	3038 W HOPKINS	Local Commercial	\$602,700	\$1,491.90
2699989000	3061 W HOPKINS	Exempt	Exempt	Exempt
2699990000	2871 W HOPKINS	Exempt	Exempt	Exempt
2699993110	3533 N 27TH	Local Commercial	\$4,000,000	\$5,000.00
2700144111	2642 W HOPKINS	Local Commercial	\$49,200	\$300.00
2851704110	2537 W HOPKINS	Local Commercial	\$43,600	\$300.00
2851724111	3424 N 27TH	Local Commercial	\$144,400	\$357.44
2860001000	3270 N 32ND	Manufacturing	\$6,600	\$300.00
2860003110	3267 N 32ND	Local Commercial	\$176,000	\$435.66
2860004100	3257 N 32ND	Manufacturing	\$80,700	\$300.00
2860103100	3221 N 31ST	Manufacturing	\$152,300	\$377.00
2860106000	3100 W AUER	Local Commercial	\$10,600	\$300.00
2860109100	3161 N 31ST	Special Mercantile	\$371,000	\$918.36
2860110000	3147 N 31ST	Local Commercial	\$8,600	\$300.00
2860111000	3139 N 31ST	Local Commercial	\$106,000	\$300.00
2860112000	3131 N 31ST	Special Mercantile	\$13,500	\$300.00
2860113210	3100 W BURLEIGH	Local Commercial	\$99,500	\$300.00
2860119000	3243 N 32ND	Manufacturing	\$62,300	\$300.00
2860120000	3235 N 32ND	Manufacturing	\$59,000	\$300.00
2860121100	3200 W AUER	Local Commercial	\$97,400	\$300.00
2860281000	3381 N 27TH	Local Commercial	\$23,200	\$300.00
2860282000	2711 W TOWNSEND	Local Commercial	\$77,200	\$300.00
2860283000	2721 W TOWNSEND	Local Commercial	\$95,700	\$300.00
2860485000	3416 W FOND DU LAC	Local Commercial	\$108,400	\$300.00
2860486000	3412 W FOND DU LAC	Local Commercial	\$49,200	\$300.00
2860487000	3408 W FOND DU LAC	Local Commercial	\$93,800	\$300.00
2860647000	3200 W SENATOR	Local Commercial	\$1,800	\$300.00
2860676000	3207 W SENATOR	Local Commercial	\$78,900	\$300.00
2860677000	3206 W BURLEIGH	Manufacturing	\$97,800	\$300.00
2860760111	3167 N 30TH	Local Commercial	\$197,000	\$487.65
2860767110	3002 W BURLEIGH	Manufacturing	\$285,600	\$706.96
2860768100	3118 N 31ST	Local Commercial	\$2,600	\$300.00
2860769100	3126 N 31ST	Local Commercial	\$83,000	\$300.00
2860770110	3130 N 31ST	Local Commercial	\$110,000	\$300.00
2860772100	3156 N 31ST	Local Commercial	\$36,700	\$300.00
2860773100	3170 N 31ST	Local Commercial	\$80,900	\$300.00
2860784100	3231 N 30TH	Local Commercial	\$85,500	\$300.00
2860792100	3030 W AUER	Local Commercial	\$32,000	\$300.00
2860793100	3232 N 31ST	Manufacturing	\$136,400	\$337.64
2860812122	3343 N 30TH	Local Commercial	\$172,000	\$425.76
2860812123	3315 N 30TH	Manufacturing	\$60,000	\$300.00
2860812124	3305 N 30TH	Special Mercantile	\$50,000	\$300.00
2860812125	3329 N 30TH	Manufacturing	\$6,200	\$300.00
2860812127	3101 W TOWNSEND	Exempt	Exempt	Exempt
2860812128	3299 N 31ST	Manufacturing	\$260,500	\$644.83
2860812129	3351 N 30TH	Manufacturing	\$22,700	\$300.00
2860812130	3296 N 31ST	Manufacturing	\$228,500	\$565.62
2860812131	3100 W CONCORDIA	Manufacturing	\$463,700	\$1,147.83
2860812132	3295 N 30TH	Local Commercial	\$2,400	\$300.00

2860812133	3295 N 30TH	Manufacturing	\$140,400	\$347.54
2861151000	3204 N 32ND	Local Commercial	\$107,000	\$300.00
2861152000	3230 N 32ND	Local Commercial	\$17,700	\$300.00
2869991000	3201 W TOWNSEND	Exempt	Exempt	Exempt
2869994000	3380 N 35TH	Special Mercantile	\$410,000	\$1,014.90
2869995000	3354 N 35TH	Special Mercantile	\$406,000	\$1,005.00
2869996112	3277 N 32ND	Manufacturing	\$237,400	\$587.65
2869996113	3282 N 35TH	Manufacturing	\$1,223,200	\$3,027.86
2869997100	3295 W TOWNSEND	Manufacturing	\$183,300	\$453.73
2869999110	3150 W BURLEIGH	Manufacturing	\$245,400	\$607.45
2870301110	3363 N 35TH	Local Commercial	\$151,400	\$374.77
2870303100	3351 N 35TH	Manufacturing	\$76,600	\$300.00
2870304000	3343 N 35TH	Local Commercial	\$132,000	\$326.75
2870412000	3500 W FOND DU LAC	Local Commercial	\$595,000	\$1,472.84
2870413100	3520 W FOND DU LAC	Local Commercial	\$52,000	\$300.00
2870414100	3528 W FOND DU LAC	Local Commercial	\$103,000	\$300.00
2870416110	3536 W FOND DU LAC	Special Mercantile	\$1,228,000	\$3,039.74
2870616000	3453 N 35TH	Manufacturing	\$83,200	\$300.00
2870617100	3445 N 35TH	Manufacturing	\$80,100	\$300.00
2870619000	3433 N 35TH	Local Commercial	\$107,000	\$300.00
2870620000	3427 N 35TH	Local Commercial	\$74,800	\$300.00
2870621000	3421 N 35TH	Exempt	Exempt	Exempt
2871144110	3319 N 35TH	Manufacturing	\$234,500	\$580.47
2879968000	3401 N 35TH	Exempt	Exempt	Exempt
2879969000	3413 N 35TH	Exempt	Exempt	Exempt
2879970000	3417 N 35TH	Local Commercial	\$54,600	\$300.00
2879998110	3381 N 35TH	Special Mercantile	\$985,800	\$2,440.21
2879999000	3517 W TOWNSEND	Local Commercial	\$94,000	\$300.00
3090001110	3330 W FOND DU LAC	Local Commercial	\$148,600	\$367.84
3090002000	3205 W BURLEIGH	Local Commercial	\$162,000	\$401.01
3090003000	3157 W BURLEIGH	Local Commercial	\$60,400	\$300.00
3090007000	3258 W FOND DU LAC	Manufacturing	\$281,100	\$695.82
3090008000	3232 W FOND DU LAC	Manufacturing	\$176,100	\$435.91
3090009100	3218 W FOND DU LAC	Manufacturing	\$378,000	\$935.69
3090010111	3110 W FOND DU LAC	Local Commercial	\$148,500	\$367.59
3090010211	3140 W FOND DU LAC	Local Commercial	\$71,000	\$300.00
3090501000	2769 N 32ND	Special Mercantile	\$331,000	\$819.34
3090502000	2727 N 32ND	Special Mercantile	\$25,000	\$300.00
3090503000	2758 N 33RD	Special Mercantile	\$494,000	\$1,222.83
3090505110	2881 N 32ND	Local Commercial	\$110,000	\$300.00
3090507110	2819 N 32ND	Local Commercial	\$884,000	\$2,188.22
3090604000	3057 N 30TH	Special Mercantile	\$11,700	\$300.00
3090606111	3033 W BURLEIGH	Special Mercantile	\$625,000	\$1,547.10
3090632000	3025 N 30TH	Local Commercial	\$208,000	\$514.88
3090633000	3019 N 30TH	Local Commercial	\$62,000	\$300.00
3090634000	3011 N 30TH	Local Commercial	\$122,000	\$301.99
3090635100	3005 N 30TH	Local Commercial	\$50,000	\$300.00
3090638100	2979 N 30TH	Manufacturing	\$49,100	\$300.00
3090641100	2965 N 30TH	Manufacturing	\$62,800	\$300.00

3090642000	2947 N 30TH	Special Mercantile	\$51,000	\$300.00
3090646000	3015 W CHAMBERS	Local Commercial	\$185,000	\$457.94
3090670110	2929 N 30TH	Exempt	Exempt	Exempt
3090677100	2901 N 30TH	Exempt	Exempt	Exempt
3090678111	3042 W LOCUST	Special Mercantile	\$52,300	\$300.00
3090679000	2879 N 30TH	Local Commercial	\$38,900	\$300.00
3090681000	3000 W FOND DU LAC	Local Commercial	\$216,000	\$534.68
3090682000	3020 W FOND DU LAC	Local Commercial	\$56,200	\$300.00
3090683000	3026 W FOND DU LAC	Exempt	Exempt	Exempt
3090684000	3030 W FOND DU LAC	Local Commercial	\$102,000	\$300.00
3090685000	3040 W FOND DU LAC	Local Commercial	\$61,100	\$300.00
3090687100	3050 W FOND DU LAC	Exempt	Exempt	Exempt
3090688000	3052 W FOND DU LAC	Exempt	Exempt	Exempt
3090689000	3021 W LOCUST	Local Commercial	\$900	\$300.00
3090901000	3076 N 34TH	Local Commercial	\$91,000	\$300.00
3090907110	3048 N 34TH	Manufacturing	\$8,000	\$300.00
3090909000	3342 W FOND DU LAC	Local Commercial	\$68,500	\$300.00
3090910100	3048 N 34TH	Manufacturing	\$93,000	\$300.00
3090914000	3237 W BURLEIGH	Exempt	Exempt	Exempt
3090916000	3225 W BURLEIGH	Local Commercial	\$40,000	\$300.00
3091133111	2900 W CENTER	Local Commercial	\$374,800	\$927.77
3091143100	3022 W CENTER	Exempt	Exempt	Exempt
3091143200	2761 N 30TH	Exempt	Exempt	Exempt
3091146110	2825 N 30TH	Exempt	Exempt	Exempt
3091201000	3115 W FOND DU LAC	Special Mercantile	\$965,000	\$2,388.72
3091202000	2876 N 32ND	Local Commercial	\$17,900	\$300.00
3091203000	2848 N 32ND	Manufacturing	\$18,800	\$300.00
3091204000	2828 N 32ND	Manufacturing	\$142,000	\$351.50
3091205000	2784 N 32ND	Special Mercantile	\$252,000	\$623.79
3091206000	2748 N 32ND	Special Mercantile	\$811,000	\$2,007.52
3091208000	3212 W CENTER	Manufacturing	\$195,500	\$483.93
3099972000	3051 W FOND DU LAC	Exempt	Exempt	Exempt
3099973000	3042 W LOCUST	Exempt	Exempt	Exempt
3099995110	3343 W FOND DU LAC	Exempt	Exempt	Exempt
3099999110	3401 W FOND DU LAC	Special Mercantile	\$928,000	\$2,297.14
3251441000	2328 N 27TH	Special Mercantile	\$2,085,000	\$5,000.00
3260147000	2636 N 30TH	Local Commercial	\$2,000	\$300.00
3260148100	2644 N 30TH	Local Commercial	\$117,000	\$300.00
3260150000	2660 N 30TH	Exempt	Exempt	Exempt
3260501110	2431 N 30TH	Local Commercial	\$350,000	\$866.38
3260501121	3010 W MEINECKE	Local Commercial	\$18,900	\$300.00
3260502000	2577 N 30TH	Local Commercial	\$153,000	\$378.73
3260503100	2549 N 30TH	Local Commercial	\$123,000	\$304.47
3260504100	2545 N 30TH	Local Commercial	\$131,000	\$324.27
3260509000	3000 W CLARKE	Manufacturing	\$120,700	\$300.00
3260510000	3020 W CLARKE	Local Commercial	\$16,000	\$300.00
3260511000	2679 N 30TH	Local Commercial	\$102,000	\$300.00
3260515100	2661 N 30TH	Local Commercial	\$5,300	\$300.00
3260519000	2651 N 30TH	Local Commercial	\$108,000	\$300.00

3260525110	3026 W PEMBERTON	Local Commercial	\$19,800	\$300.00
3260527111	2671 N 30TH	Local Commercial	\$134,100	\$331.95
3260530100	2450 N 32ND	Manufacturing	\$59,800	\$300.00
3260536000	3100 W MEINECKE	Local Commercial	\$244,500	\$605.23
3260537000	3100 W MEINECKE	Local Commercial	\$216,300	\$535.42
3260538100	3040 W MEINECKE	Local Commercial	\$188,400	\$466.36
3260628113	2700 W NORTH	Manufacturing	\$3,377,700	\$5,000.00
3260855000	2477 N 32ND	Manufacturing	\$18,700	\$300.00
3261040113	3014 W NORTH	Exempt	Exempt	Exempt
3261040114	3001 W MEINECKE	Exempt	Exempt	Exempt
3261045100	3010 W NORTH	Exempt	Exempt	Exempt
3261268100	2424 N 30TH	Local Commercial	\$84,000	\$300.00
3261271000	2932 W MEINECKE	Local Commercial	\$2,000	\$300.00
3261641000	3100 W NORTH	Exempt	Exempt	Exempt
3269997100	2640 N 32ND	Exempt	Exempt	Exempt
3269998113	2600 N 32ND	Manufacturing	\$1,790,200	\$4,431.39
3490704000	2038 N 31ST	Exempt	Exempt	Exempt
3490706100	2028 N 31ST	Manufacturing	\$58,800	\$300.00
3490708000	2000 N 31ST	Local Commercial	\$35,400	\$300.00
3490710110	1952 N 31ST	Local Commercial	\$120,000	\$300.00
3491006000	2929 W NORTH	Exempt	Exempt	Exempt
3491008112	2206 N 30TH	Manufacturing	\$164,800	\$407.94
3491008120	2100 N 30TH	Local Commercial	\$33,900	\$300.00
3491038100	3013 W NORTH	Local Commercial	\$129,200	\$319.82
3491040100	2221 N 30TH	Exempt	Exempt	Exempt
3491043100	2129 N 30TH	Local Commercial	\$49,800	\$300.00
3491045110	2121 N 30TH	Local Commercial	\$8,400	\$300.00
3491045120	2055 N 30TH	Exempt	Exempt	Exempt
3491753100	2011 N 30TH	Local Commercial	\$134,000	\$331.70
3491755100	2001 N 30TH	Local Commercial	\$82,400	\$300.00
3491756100	2001 N 30TH	Exempt	Exempt	Exempt
3491756200	1961 N 30TH	Exempt	Exempt	Exempt
3491758100	1961 N 30TH	Local Commercial	\$28,400	\$300.00
3491759100	1945 N 30TH	Manufacturing	\$122,700	\$303.73
3492002100	3041 W NORTH	Local Commercial	\$180,000	\$445.57
3492003000	2200 N 31ST	Special Mercantile	\$274,000	\$678.25
3492005100	2154 N 31ST	Exempt	Exempt	Exempt
3492007100	2130 N 31ST	Local Commercial	\$55,000	\$300.00
3492008000	2124 N 31ST	Local Commercial	\$51,500	\$300.00
3492009100	2116 N 31ST	Local Commercial	\$101,600	\$300.00
3492009200	2116 N 31ST	Exempt	Exempt	Exempt
3492012111	2048 N 31ST	Exempt	Exempt	Exempt
3499992000	3040 W GARFIELD	Exempt	Exempt	Exempt
TOTAL			\$67,060,900	\$166,344.49

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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created S. 66.1109 of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the Cesar E. Chavez Drive business area on Milwaukee's Near South Side (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Cesar E. Chavez BID district. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

B. Physical Setting

The Cesar E. Chavez District covers a commercial area on Cesar E. Chavez Drive, stretching from National Avenue in the North to Greenfield Avenue in the South. The Cesar E. Chavez District also includes a parcel adjacent to the west side of Cesar E. Chavez Drive, 1635 West National Avenue

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in Appendix A of this plan. A listing of the properties included in the district is provided in Appendix B.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to:

- a) Improve public safety, image and public perception of the Cesar E. Chavez District.
- b) Coordinate public improvement projects in the Cesar E. Chavez Drive District.
- c) Increase the capacity of local businesses.
- d) Promote Cesar E. Chavez Drive as a unique shopping and tourist destination by creating an improved cultural image through the installation of public art.

B. Proposed Activities - 2010

Principle activities to be engaged in by the district during its 5th year of operation will include:

- a. Upgrade the Streetscape to present a unified and aesthetically pleasing environment for Cesar E. Chavez Drive.
- b. Implement cleaning services to promote upkeep on the street.
- c. Contribute to and implement public art projects in the district

C. Proposed Expenditures - Year Four

Proposed Budget

Items	Expenditure
Public Art Projects	\$5,000
Weekly Cleaning Services	\$7,850
District Marketing Effort	\$5,000
Audit and Operations	\$1,500
Reserve for future Streetscape Costs	\$7,650
Total	\$27,000

D. Financing Method

It is proposed to raise \$27,000 through BID assessments (see Appendix B). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

The Mayor appoints members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size - Five (5)

2. Composition - At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.

3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.

4. Compensation - None

5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.

6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.

7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.

8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to the BID

The BID shall be a separate entity from the contract agency notwithstanding the fact that members, officers and directors of the each may be shared. The contracted agency shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. BID Board may contract with any agency to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should equally contribute to the BID. After consideration of other assessment methods, it was determined that each owner would benefit equally from the BID projects and participation would promote involvement with the BID. The assessment will be a flat fee of \$500 with the exception of tax-exempt properties that will join the BID on a voluntary basis.

As of January 1, 2009, the property in the proposed district had a total assessed value of \$13,468,300.00. This plan proposes to assess the property in the district at a rate of \$500 per parcel of property.

Appendix D shows the projected BID assessment for each property included in the district.

- 54 properties x \$500 = \$27,000

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109 (1) (f)1m: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.

2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.

3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Cesar E. Chavez Business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year Two activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year Two conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

APPENDICES

A. District boundaries

B. Listing of properties

Appendix A:

Business Improvement Districts-Chapter 66-66.1109

66.1109 Business Improvement Districts.

66.1109(1)

(1) In this section:

66.1109(1)(a)

(a) "Board" means a business improvement district board appointed under sub. (3) (a).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

66.1109(1)(c)

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

66.1109(1)(d)

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

66.1109(1)(e)

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

66.1109(1)(0 1.

1. The special assessment method applicable to the business improvement district.

66.1109(1X0 1m.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

66.1109(1X02.

The kind, number and location of all proposed expenditures within the business improvement district.

2.

66.1

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

66.1109(1)(04.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

66.1109(1X05.

5. A legal opinion that subds. 1. to 4 have been complied with.

66.1 109 (!)(!,*)

(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body

66.1100(2)

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

66.1109(2)(a)

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

66. 1109 (2)(b)

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

66.1109<2)(c)

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

66.1109(2)(d)

(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

66.1 109 (4m)

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

66.1109 (4ni)(a) (a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

66.1109(4m)(b)

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par.(c) and unless the business improvement district is not terminated under par. (e).

Number	Street	Property Owner	Assessed Value	Specials
1200-1204	S. Chavez Dr.	Maria G. Arteaga	\$ 272,000.00	\$ 500.00
1232-1234	S. Chavez Dr.	Rigoberta & Jaime Arteaga	\$ 239,000.00	\$ 500.00
1239-1241	S. Chavez Dr.	Song Thao Yang, Xaoyee		
1243-1247	S. Chavez Dr.	South West Imports, LLC	\$ 125,000.00	\$ 500.00
1247	S. Chavez Dr.	South West Imports, LLC	\$ 160,000.00	\$ 500.00
1230	S. Chavez Dr.	Ragheb Hamdan	\$ 124,000.00	\$ 500.00
1225-1227	S. Chavez Dr.	Jaime Lara	\$ 94,500.00	\$ 500.00
821-823	S. Chavez Dr.	Juan J. Jimenez	\$ 187,000.00	\$ 500.00
1208	S. Chavez Dr.	Luis J. Jimenez	\$ 80,200.00	\$ 500.00
1210	S. Chavez Dr.	Luis J. Jimenez	\$ 11,700.00	\$ 500.00
		Severe Gonzalez, Jessie		
1214	S. Chavez Dr.	Torrijos, LLC	\$ 93,600.00	\$ 500.00
816-820	S. Chavez Dr.	JF Drywall, LLC	\$ 159,000.00	\$ 500.00
825-827	S. Chavez Dr.	Juan M. Sanchez	\$ 161,000.00	\$ 500.00
1242	S. Chavez Dr.	Eduardo Velez	\$ 139,000.00	\$ 500.00
1308	S. Chavez Dr.	Prieto Property Holdings	\$ 433,000.00	\$ 500.00
933-937	S. Chavez Dr.	Imad Koran	\$ 389,000.00	\$ 500.00
1217-1219	S. Chavez Dr.	Federico Diaz	\$ 179,000.00	\$ 500.00
1216-1222	S. Chavez Dr.	Federico Diaz	\$ 244,000.00	\$ 500.00
807-815	S. Chavez Dr.	Ahn J. Lee	\$ 187,000.00	\$ 500.00
801-803	S. Chavez Dr.	CFSC Properties LLC	\$ 143,000.00	\$ 500.00
824-826	S. Chavez Dr.	El Rey Enterprises LLP	\$ 182,900.00	\$ 500.00
831-833	S. ChavezDr.	Ruben Arce	\$ 143,000.00	\$ 500.00
901-903	S. Chavez Dr.	James and Karen Dropp	\$ 204,000.00	\$ 500.00
905-907	S. Chavez Dr.	Ruelle Family, LLC	\$ 112,000.00	\$ 500.00
911-915	S. ChavezDr.	Rose E. Espino	\$ 370,000.00	\$ 500.00
916	S. ChavezDr.	El Rey Enterprises LLP	\$ 2,309,000.00	\$ 500.00
923	S. ChavezDr.	Makbul Sajan	\$ 223,000.00	\$ 500.00
925-927	S. Chavez Dr.	Robert F. Zellmer	\$ 108,000.00	\$ 500.00
1014	S. Chavez Dr.	El Rey Enterprises LLP	\$ 72,400.00	\$ 500.00
1016-1018	S. ChavezDr.	El Rey Enterprises LLP	\$ 136,000.00	\$ 500.00

1023	S. ChavezDr.	El Rey Enterprises LLP	\$ 481,000.00	\$ 500.00
1032-	16th Street Community			
1036	S. Chavez Dr.	Health Center Inc.		
1033-				
1035	S. ChavezDr.	Rueben Herrera	\$ 274,000.00	\$ 500.00
1037	S. Chave Dr. Dr.	El Rey Enterprises LLp	\$ 112,000.00	\$ 500.00
1109	z	John G. Gonis Trust	\$ 103,000.00	\$ 500.00
1127-	Chave			
1135	S. Chave Dr.	John G. Gonis Trust	\$ 811,000.00	\$ 500.00
1207	S. Chave Dr.	Rajeh Assad	\$ 218,000.00	\$ 500.00
				\$ 500.00
1215	S. Chave Dr.	Torrijos,LLC	\$ 152,000.00	\$ 500.00
1221-				
1223	S. Chave Dr.	Torrijos, LLC	\$ 144,000.00	\$ 500.00
1224	S. Chave Dr.	Torrijos, LLC	\$ 142,000.00	\$ 500.00
	z.			
1235-				
1237	S. Chave Dr.	Torrijos, LLC	\$ 135,000.00	\$ 500.00
1238	S. Chave Dr.	Leonardo Aponte	\$ 269,000.00	\$ 500.00
1246-				
1248	S. Chave Dr.	Torrijos, LLC	\$ 14,500.00	\$ 500.00
1300-				
1302	S. Chave Dr.	Torrijos, LLC	\$ 13,200.00	\$ 500.00
1304-				
1306	S. Chave Dr.	Torrijos, LLC	\$ 182,000.00	\$ 500.00
1305-				
1307	S. Chave Dr.	Leonel Alvarez	\$ 45,300.00	\$ 500.00
1310-				
1312	S. Chave Dr.	Iglesia del Dios Vivo	\$ 111,700.00	\$ 500.00
1322-				
1330	S. Chave Dr.	Maribel Estrada	\$ 525,300.00	\$ 500.00
	16th Street Community			
1337	S. Chave Dr.	Health Center Inc	\$ 284,000.00	\$ 500.00
1567	W. National Ave.	Popeye's National Corp	\$ 272,000.00	\$ 500.00
1635	W. National Ave.	Badger Mutual Insurance	\$ 948,000.00	\$ 500.00
1575	W. Washington	McDonald's	\$ 950,000.00	\$ 500.00
			\$13,468,300.00	\$27,000.00

BUSINESS IMPROVEMENT DISTRICT NO. _39_

Center Street Marketplace

PROPOSED OPERATING PLAN

LOGO

September 2009

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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the Center Street business area on Milwaukee's Northside (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Center Street Marketplace district. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

B. Physical Setting

The District covers a commercial area on Center Street from 34th to 58th street.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix D.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

- Improve the Image of the target area
- Improve negative perception of crime/safety in target area
- Increase the number and variety of businesses in the target area
- Coordinate public improvements in the Center Street Marketplace District
- Protect and preserve the historical significance and integrity of structures in the target area

The objective of the BID is to: Improve the quality of life within the district. Work with the property owner and merchants to attract new business/businesses.

B. Proposed Activities - Year 2010

Principle activities to be engaged in by the district during its first year of operation will include:

- a. Increase Safety and security
- b. Create a center of attention for new businesses
- c. Implement a façade program
- d. Assist property owner in leasing their property

C. Proposed Expenditures - Year 2010

Proposed Budget

Items	Expenditure
Façade/Sign/banners/Lighting Pgm	
Façade Program	\$10,000
Lighting Program	\$3,000
Commercial Corridor Clean-up	
Clean – up Crew	\$9,000
Community Clean up	\$1,000
Supplies/equipment	\$1,200
Snow removal	\$13,000
Safety/Security Initiative	
Security Officer/ Cameras	\$15,000
Ambassadors	\$5,000
Cons/Admin	
Rent	\$6,000
Utilities	\$4,000
Administration	\$10,000
Marketing/Planning	\$10,000
Audit	\$2,500
Contingency	\$8589
Total	\$98,700

D. Financing Method

It is proposed to raise \$69,289.00 through BID assessments (see Appendix D). The BID will have a carryover of \$29,000 from

2009 property assessments. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size - Five

2. Composition - At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.

3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.

4. Compensation - None

5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.

6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.

7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.

8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to the local business association

The BID shall be a separate entity from the local business association, notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$1500 per parcel will be applied.

As of January 1, 2005, the property in the proposed district had a total assessed value of over \$7,701,800.00. This plan proposed to assess the property in the district at a rate of .006 per \$1,000.00 of assessed value, subject to the maximum assessment of \$1,500 and minimum of \$300, for the purposes of the BID.

Appendix D shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1) (f) 1m: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Center Street Marketplace business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing

development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B.Amendement, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3) (b).

APPENDICES

- A. STATUTE
- B. PETITION
- C. PROPOSED DISTRICT BOUNDARIES
- D. YEAR ONE PROJECTED ASSESSMENTS
- E. CITY ATTORNEY'S OPINION

BUSINESS IMPROVEMENT DISTRICT NO. 40
AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT
PROPOSED OPERATING PLAN for 2010



August 27, 2009

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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has previously approved a petition from property owners to create a Business Improvement District for the purpose of revitalizing and improving the Airport Gateway business area on Milwaukee's southeast (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the proposed Operating Plan for the Airport Gateway Business Improvement District #40 (AGBID) for 2010. The AGBID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

II. DISTRICT BOUNDARIES

Boundaries of the AGBID are shown on the map in Appendix A of this plan. A listing of the properties included in the district is provided in Appendix B.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objectives of the AGBID are to:

- 1) Develop the vitality of the The Gateway To Milwaukee;
- 2) Enhance the community image through safety and beautification;
- 3) Market The Gateway area as the primary welcoming, hospitality and transportation hub of greater Milwaukee;
- 4) Promote mutually beneficial opportunities among the AGBID's businesses;
and
- 5) Ultimately grow commercial business and property values.

B. Proposed Activities – 4th Quarter 2009 and Fourth Year, 2010

Principle activities to be engaged in by the AGBID during the rest of 2009 and in the fourth year of operation, 2010, will include:

- 1) Continue the contracted safety and security patrols in the entire AGBID, begin a “Gateway Security Watch” program to include signs and vests for properties to use plus potentially provide an “alert” electronic communications platform for AGBID properties, and promote businesses in the BID to employ extended coverage by the security services firm to broaden the amount of patrols in the BID;
- 2) Continue to enhance the beautification of the area by funding maintenance of the gardens installed in 2007 and 2008 plus installing new ones on principal roadways or intersections, support the beautification efforts of neighborhood associations within the Garden (13th) District, integrate/supplement the beautification efforts of WisDOT, General Mitchell International Airport (GMIA), the DPWs of the City and County and of Oak Creek during the road construction projects planned by those entities in and along the AGBID boundaries, and potentially begin a holiday decorations along the BID’s main corridors;
- 3) Upgrade the appearance of the railroad bridge over Layton at 11th Street, potentially the tunnel and/or its entrances on Howell Avenue under the Airport’s east/west runway;
- 4) Enhance the marketing programs and promotional efforts, in conjunction with the GMIA and VISIT Milwaukee, about AGBID’s hospitality, retail and business development opportunities ;
- 5) Continue to develop The Gateway’s web site as the primary communications and promotions tool among businesses in The Gateway area;
- 6) Continue to actively participate with the local task force of governments and businesses to develop economic activities around the Airport, potentially including investing to formally plan an aerotropolis development in The Gateway To Milwaukee area; and
- 7) Be involved in governmental and community issues that potentially impact the vitality of The Gateway To Milwaukee.

C. Proposed Expenditures – Year Four

<u>Category / Item</u>	<u>Expenditures</u>	
	<u>Est. 2009</u>	<u>Budget 2010</u>
Beautification and Maintenance		
Maintenance, enhancement and development of additional corridor and association gardens; enhancements of bridges and tunnels; potentially holiday decorations and attractive refuse containers on main corridors	\$ 75,000	\$ 90,000
Public Safety		
Contract with safety patrol teams for BID businesses, properties and corridors; develop Gateway Security Watch program with signs and vests; plus potentially provide an “alert” electronic communications platform	70,000	75,000
Marketing and Promotion		
Further develop and promote The Gateway To Milwaukee brand and web site with paper and online advertising, street banners, billboards, brochures, and other promotional collateral; information newsletters and meetings; networking opportunities - some of the advertising may be cooperative with related ventures such as GMIA, VISIT Milwaukee; MMAC and/or other BIDs, etc.	95,000	100,000
Research, Consulting, Programs and Development		
Activities and/or investments in conceptual approaches or projects to enhance the AGBID in matters such as aerotropolis developments, landscaping and appearance, funding via grants or donations	30,000	60,000
Administration/Management		
Expenses for annual audit; board/general insurance; executive director and assistant plus related operating expenses such as Internet, telephone, mileage, subscriptions, memberships, meetings, supplies, printing and postage; expenses for office space	<u>96,000</u>	<u>100,000</u>
TOTAL	\$ 366,000	\$ 425,000

D. Financing Method

It is proposed to raise approximately \$331,000 through BID assessments (amount raised for 2009). A \$10,000 grant from the City was received this year, but there are no grants are budgeted for 2010. The additional \$91,000 of proposed expenditures beyond the \$331,000 expected assessments will come from interest income, some usage of the expected \$168,000 of carried-over funds and grants. Also, there is a good possibility that AGBID will spend more than is estimated for the full year of 2009, if the projects make sense from a timing standpoint. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

The Mayor will continue to appoint members to the BID board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district. It is recommended that the BID board be structured and operate as follows:

1. Board Size – Five (AGBID currently has six)
2. Composition - At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to the Airport Gateway Business Association

The BID shall be a separate entity from the Airport Gateway Business Association, notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$5,000 per parcel and a minimum assessment of \$250 will be applied.

As of January 1, 2009, the property in the District had a total assessed value of over \$423 million. This plan proposes to assess the property in the District at a rate of \$0.0852 per \$1,000.00 of assessed value, subject to the maximum and minimum assessments, for the purposes of the BID.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1) (f) Im: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.

3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in The Gateway To Milwaukee business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.

5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

APPENDICES

A. CURRENT DISTRICT BOUNDARIES

The Airport Gateway area is roughly bounded by:

The eastern boundary of the AGBID is the Milwaukee/Cudahy line from Layton Avenue south to College Avenue.

The north side of Layton Avenue comprises most of the northern boundary from the Milwaukee/Cudahy line west to Howell Avenue, and from 13th Street west to 20th Street only along Layton Avenue. From Howell Avenue west to 13th Street, the northern boundary is Howard Avenue.

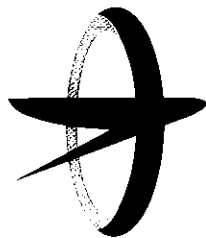
The western boundary of the AGBID is the west side of 13th Street from Howard Avenue south to College Avenue.

The southern boundary is College Avenue from the Milwaukee/Cudahy line west to 13th Street.

There is one rectangular extension of the District on its southwest corner that is bound by 13th Street on the east side, College Avenue on the north side, I-94 freeway on the west side and the Milwaukee/Oak Creek line on the south side.

B. LISTING OF PROPERTIES IN THE BID

This listing included with the packet totals 7 pages.



**The Gateway
To Milwaukee**

www.gatewaytomilwaukee.com

Thinking about the future... Thinking about you.

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40

sponsored by

AIRPORT GATEWAY BUSINESS ASSOCIATION

branded as

THE GATEWAY TO MILWAUKEE

2008 - 2009 – 2010 REPORTS and PLANS

Formed in early 2005, the Airport Gateway Business Association (AGBA) established its mission and goals that continue today. AGBA will take a leadership role in planning, promoting and developing the vitality of the gateway to Milwaukee with goals to:

1. Actively impact government direction.
2. Enhance community image through safety and beautification.
3. Market and develop gateway area for economic growth.
4. Network for mutually beneficial opportunities.

To fund the continuing achievement of the mission and goals, in late 2006 the City of Milwaukee approved the establishment of the Airport Gateway Business Improvement District #40 (AGBID), which was established under the Wisconsin Statutes and the City's guidance.

Our efforts have broadened in each of the three years of AGBID's existence. Toward each of the goals above, here are some of the implemented and ongoing activities:

Safety

We continue to use a security services firm 6 hours per day, seven days per week that patrols the AGBID with a heavier focus on the many hospitality businesses in the area. We are starting a Hospitality Group where we hope to build a program to at least double the amount of patrol coverage, implement a Gateway Security Watch program using signs, bright vests plus potentially an electronic communications platform where businesses and property owners will link with themselves and local police departments. By communicating quickly we intend to more effectively deter vehicle break-ins that can negatively impact visitors, who are our guests here to safely enjoy The Gateway and Milwaukee.

Beautification

Eight gardens were installed last year around the Canadian Pacific Railroad bridge on Layton Ave at 11th Street and they will be maintained going forward. The cement supports for the bridge were also painted and we are soliciting companies to put signs near the bridge to improve its appearance and market the area. This effort is proving more challenging because of the size of the bridge, the railroad's desire to not impact the bridge itself and the related costs. We still intend to improve the appearance of the entrance areas to the tunnel on Howell Avenue that goes under GMIA's east/west runway.

We worked with Milwaukee's DPW to have two of its signature gardens be installed in the median of Howell Avenue, which is one of the three major welcoming corridors in AGBID. The City added another and there are now five such gardens between Grange and Layton Avenues. We intend to have some more gardens be put into the medians on Layton Avenue this fall and, in the coming years, will continue to maintain those and put in more gardens and potentially decorative artwork along Howell, Layton and College Avenues. There is a strong possibility that you will see some holiday decorations this winter and we hope to expand that presence each year going forward, too.

Finally, going forward we will work with the Airport, businesses in the Hospitality Group and a number of local neighborhood associations to collaborate and spread gardens and holiday lights throughout the AGBID area.

Marketing

Over the last two years we have trademarked the name "The Gateway To Milwaukee" and are promoting it with billboards, banners on light poles, online and print advertising about The Gateway and our events, two newsletters each year sent to over 1800 recipients around GMIA, and with a weekly E-News Update that is now sent to over 400 recipients. We encourage the AGBID property owners to contact us with their e-mail addresses so that we may more readily communicate with them.

Our goal is to have The Gateway become recognized as an attractive area for regional consumers, visitors and businesses. As we spread the awareness of The Gateway to a broader area, this ultimately will help lead to higher business and property values in the AGBID.

This spring our updated web site was introduced which allows viewers to more easily get to specific information. The use of coupons and advertising on the web site by businesses in the area will lead to more traffic and business opportunities in The Gateway, which will benefit all of us.

Network for Mutual Business Opportunities

Some of the marketing efforts mentioned above are devoted toward this goal. In addition, we have increased the number of informational and networking meetings, now regularly have a holiday gathering and just completed our second golf outing, brought an international expert into Milwaukee about economic developments around airports and are working on more ways for businesses and property owners in the AGBID to be successful.

As we solicit vendor relationships, we always try to ask related businesses in the area to bid and meet our needs, as we work toward the best overall value we can find in vendor relationships. Please contact us if you would like an opportunity to be included among our potential vendors.

Impact Government Direction

This goal is last in this report, but is definitely not the least.

City Alderman Terry Witkowski and County Supervisor Chris Larson often attend our monthly board meetings as we work to share information, challenges and opportunities that mutually impact all of us.

We regularly attend and give input at government meetings, town hall gatherings and other associations' events where government and related business affairs are addressed.

We continue to work with WisDOT about road construction and regional transit matters. We also work with the Departments of Public Works of the City and County, the Department of City Development in Milwaukee, Milwaukee and Oak Creek Police Departments and General Mitchell International Airport.

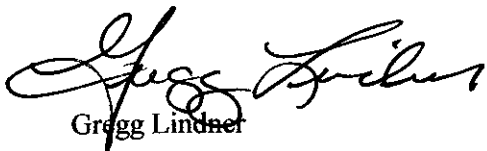
We are also involved with these entities plus 7 other municipalities, state and federal elected officials, the office of the Governor, commercial real estate entities, UWM and businesses as part of a 50+ person Airport Area Economic Development Task Force that began in the second quarter of 2008.

As we gain experience, we are coming more to understand the importance of transportation for economic health. The Task Force mentioned just above has evolved toward creating a long-term economic development plan using "aerotropolis" concepts, which ideas you can see at www.aerotropolis.com. Given the location of AGBID in and around the west and north sides of GMIA, businesses and property owners in this area are ideally positioned to benefit first and foremost from a successful economic development approach.

Our slogan is "thinking about the future, thinking about you". We hope that you find our actions reflecting that approach, particularly about growing the economic value of The Gateway, its businesses and properties, which includes you. We want thoughts and observations from stakeholders in The Gateway to Milwaukee, which will help us be more successful and have more strength in working with government partners.

So please contact us at any time - our information is on our web site at www.gatewaytomilwaukee.com. And please consider joining AGBA itself. The \$100 annual dues will cover 2010 as well.

Thank you and respectfully submitted on August 28, 2009,



Gregg Lindner

Chairman, AGBID and President, AGBA



Tom Rave

Executive Director, AGBA

40	5959868120	6	Active	230 W LAYTON	TACO BELL OF AMERICA INC	C/O TBC TAX #005163	P O BOX 35370	LOUISVILLE KY	40232	Special Merc	\$487,500	\$391,000	\$878,500
40	5959871112	1	Active	530 W LAYTON	OLYMPIA LAYTON LLC		530 W LAYTON AV	MILWAUKEE WI	53207	Special Merc	\$228,100	\$494,900	\$723,000
40	5959872110	0	Active	512 W LAYTON	RALPH DICHRISTOPHER	DEBRA A DICHRISTOPHER	16326 GULF BLVD # 106	REDINGTON BEACH FL	33708	Local Comm	\$126,500	\$231,500	\$358,000
40	5959873111	4	Active	4601 S 5TH	GARVEY REAL ESTATE	VENTURES LLC	4601 S 5TH ST	MILWAUKEE, WI	53207	Manufacturin	\$111,000	\$1,123,000	\$1,234,000
40	5960032000	3	Active	4630 S 13TH	JALMAR LLC		4634 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$149,100	\$0	\$149,100
40	5960041100	9	Active	900 W LAYTON	PUBLIC STORAGE PROPERTIES INC		P O BOX 25025	GLENDALE CA	91201	Special Merc	\$413,600	\$1,857,400	\$2,271,000
40	5960061000	1	Active	1232 W LAYTON	EL NINO LLC	C/O GREAT LAKES QUICK LUBE	10150 W NATIONAL AV, STE 32	MILWAUKEE, WI	53227	Special Merc	\$182,700	\$432,100	\$614,800
40	5960062000	7	Active	1218 W LAYTON	FIVE STARS AUTO CENTER LLC		1218 W LAYTON AV	MILWAUKEE, WI	53221	Special Merc	\$57,400	\$325,000	\$382,400
40	5960071100	2	Active	800 W LAYTON	ROBERT PLACKE, NATALIE	PLACKE, JEROME J ARENAS	122 E CAPITOL DR	HARTLAND WI	53029	Special Merc	\$297,000	\$1,051,000	\$1,348,000
40	5960072100	8	Active	830 W LAYTON	JEROME J ARENAS		250 MONASTERY HILL	OCONOMOWOC WI	53066	Local Comm	\$184,300	\$0	\$184,300
40	5960091000	5	Active	999 W ARMOUR	PP&W LLC	C/O WSS ACQUISITION CORP	POB 210380	MILWAUKEE WI	53221	Special Merc	\$519,100	\$2,635,900	\$3,155,000
40	5960092000	0	Active	938 W LAYTON	BOURAXIS PROPERTIES	(LAYTON) LLC	4635 S 108TH ST	GREENFIELD, WI	53228	Local Comm	\$552,200	\$1,305,800	\$1,858,000
40	5960102000	3	Active	1020 W ARMOUR	ANDREW J VERBESKI		1020 W ARMOUR AV	MILWAUKEE WI	53207	Local Comm	\$56,400	\$325,600	\$382,000
40	5960103000	9	Active	980 W ARMOUR	DISTRIBUTOR OPERATIONS INC	C/O KURZ GROUP	8333 DOUGLAS STE 1370 LB21	DALLAS, TX	75225	Local Comm	\$50,000	\$830,000	\$880,000
40	5969939110	1	Active	1202 W LAYTON	LUCILLE M PUZIA, LIFE ESTATE	EDWIN H PUZIA JR	1202 W LAYTON AV	MILWAUKEE, WI	53221	Local Comm	\$148,600	\$150,400	\$299,000
40	5969941100	5	Active	1204 W LAYTON	R. D. H., L.L.C.		1208 W LAYTON AVE	MILWAUKEE WI	53221	Local Comm	\$118,200	\$626,800	\$745,000
40	5969942100	0	Active	1216 W LAYTON	MARK S FRAUTSCHY	MARY R FRAUTSCHY	1216 W LAYTON AV	MILWAUKEE, WI	53221	Local Comm	\$68,600	\$333,800	\$402,400
40	5969944000	5	Active	4654 S 13TH	ROBERT MALKOWSKI, RICHARD	MALKOWSKI, DENNIS MALKOWSKI	4648 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$36,800	\$0	\$36,800
40	5969945000	0	Active	4648 S 13TH	RICHARD MALKOWSKI	DENNIS MALKOWSKI	4648 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$48,100	\$135,900	\$184,000
40	5969948100	3	Active	4572 S 13TH	MILW GENERAL CONSTRUCTION		4580 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$146,800	\$182,200	\$329,000
40	5969948200	X	Active	4600 S 13TH	MILWAUKEE GEN CONSTRUCTION		4580 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$52,500	\$91,500	\$144,000
40	5969949000	2	Active	4568 S 13TH	MILWAUKEE GENERAL	CONSTRUCTION COMPANY	POB 210798	MILWAUKEE, WI	53221	Local Comm	\$100,400	\$100	\$100,500
40	5969955100	1	Active	700 W LAYTON	TOWER VIEW MOBILE COURT INC		4454 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$792,000	\$372,000	\$1,164,000
40	5969957111	8	Active	4625 S 6TH	GENERAL MILLS OPERATIONS INC		4625 S 6TH ST	MILWAUKEE WI	53221	Manufacturin	\$577,200	\$5,535,000	\$6,112,200
40	5969960100	9	Active	4524 S 13TH	LAIDLAW TRANSIT SERVICES INC	C/O TIM MESCHDE	5630 COLLEGE BL #200	OVERLAND PARK, KS	66211	Local Comm	\$500,500	\$455,500	\$956,000
40	5969964100	0	Active	4446 S 13TH	PIONEER PROPERTIES	DEVELOPMENT LLC	4454 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$226,100	\$584,200	\$810,300
40	5969981100	3	Active	814 W ARMOUR	MATTHEW J WOLF		814 W ARMOUR AV	MILWAUKEE, WI	53221	Manufacturin	\$86,900	\$127,900	\$214,800
40	5969983000	8	Active	730 W ARMOUR	ERVIN G ROGOWSKI & VIRGINIA	C/O REGENT DIE & TOOL CO.	730 W. ARMOUR AVE.	MILWAUKEE, WI	53221	Manufacturin	\$109,100	\$744,300	\$853,400
40	5969984111	5	Active	640 W ARMOUR	DANIEL KARCZEWSKI 1999	REVOCABLE TRUST	4236 S HOWELL AV	MILWAUKEE, WI	53207	Local Comm	\$51,800	\$168,200	\$220,000
40	5969989100	7	Active	4511 S 6TH	DAVID KROMRAY		4511 S 6TH ST	MILWAUKEE, WI	53221	Local Comm	\$50,500	\$161,600	\$212,100
40	5969990100	2	Active	4461 S 6TH	PAUL BUDZISZ	SUSAN L BUDZISZ	924 WEST ARMOUR AVENUE	MILWAUKEE, WI	53221	Local Comm	\$101,100	\$251,200	\$352,300
40	5969991000	1	Active	4431 S 6TH	TODD C RAASCH	CLAIRE M RAASCH	4427 S 6TH ST	MILWAUKEE, WI	53221	Local Comm	\$88,500	\$65,900	\$154,400
40	5969993100	9	Active	4427 S 6TH	TODD C RAASCH & CLAIRE HW		4427 S 6TH ST	MILWAUKEE WI	53221	Local Comm	\$157,500	\$77,000	\$234,500
40	5969994100	4	Active	4400 S 13TH	E & A VENTURES LLC		9201 STONY CREST CIR # 108	RICHLAND VA	23235	Special Merc	\$405,000	\$2,660,000	\$3,065,000
40	5969997111	6	Active	4350 S 13TH	CENTRAL READY MIXED LTD PTN		12005 W HAMPTON AVE	MILWAUKEE, WI	53225	Manufacturin	\$197,900	\$330,800	\$528,700
40	5969999111	7	Active	4343 S 6TH	CENTRAL STEEL & WIRE CO		3000 WEST 51ST STREET	CHICAGO, ILL	60632	Special Merc	\$954,800	\$1,723,200	\$2,678,000
40	5970621000	2	Active	4523 S 13TH	WILLIAM J FOULTER		4523 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$24,300	\$183,700	\$208,000
40	5970652000	1	Active	4553 S 13TH	JOHN E PUZIA		4553 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$23,400	\$197,600	\$221,000
40	5970653100	3	Active	4565 S 13TH	AZMI ALAEDDIN		5700 W CLEVELAND AV	MILWAUKEE, WI	53219	Local Comm	\$31,200	\$293,800	\$325,000
40	5970654100	9	Active	4571 S 13TH	DANIEL J BIESZK & SHARON HW		4579 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$15,600	\$2,000	\$17,600
40	5970655000	8	Active	4579 S 13TH	DANIEL J BIESZK & SHARON HW		4579 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$39,000	\$159,000	\$198,000
40	5971101000	3	Active	4650 S 20TH	JVPF PROPERTIES LLC		729 BUENA VISTA AV	WAUKESHA, WI	53188	Local Comm	\$35,700	\$323,300	\$359,000
40	5971102000	9	Active	1908 W LAYTON	HAITHAM A NAJI		7872 S VICTORY CREEK CT	FRANKLIN WI	53132	Local Comm	\$23,600	\$314,400	\$338,000
40	5971131000	7	Active	1900 W LAYTON	CHESTER PAS		1900 W LAYTON AV	MILWAUKEE, WI	53221	Local Comm	\$60,400	\$20,600	\$81,000
40	5979949121	9	Active	4668 S 20TH	CONSTANCE E GEORGE	ALEXANDER S GEORGE	16800 W CLEVELAND AVE	NEW BERLIN WI	53151	Local Comm	\$39,000	\$453,000	\$492,000
40	5979952121	5	Active	1716 W LAYTON	SHREE NATHJI LLC		1716 W LAYTON AV	MILWAUKEE, WI	53221	Special Merc	\$413,500	\$1,586,500	\$2,000,000
40	5979973000	0	Active	1300 W LAYTON	ASHFAQ MIAN		717 N MAYFAIR RD	MILWAUKEE, WI	53226	Special Merc	\$209,100	\$543,400	\$752,500
40	5979987110	0	Active	4471 S 13TH	NETWORK 4475 LLC		4475 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$43,900	\$389,100	\$433,000
40	5979988121	1	Active	4463 S 13TH	CANDYCE WEIR ENTERPRISE INC		7415 TIFTON DR	FRANKLIN, WI	53132	Local Comm	\$21,900	\$126,100	\$148,000

40	5989948000	1	Active	2008 W LAYTON	SHUBHAM LLC		2173 S 86TH ST	WEST ALLIS WI	53227	Local Comm	\$35,100	\$384,900	\$420,000	
40	6250001110	1	Active	601 W LAYTON	THOMAS Y CHUA &	MAUREEN Y CHUA	5707 FOXLEY CT	GREENDALE WI	53129	Special Merc	\$42,400	\$15,400	\$57,800	
40	6250002100	X	Active	611 W LAYTON	THOMAS Y CHUA		5707 FOXLEY CT	GREENDALE, WI	53129	Special Merc	\$44,000	\$1,500	\$45,500	
40	6250003100	5	Active	615 W LAYTON	THOMAS Y CHUA		5707 FOXLEY CT	GREENDALE, WI	53129	Special Merc	\$44,000	\$1,500	\$45,500	
40	6250004100	0	Active	639 W LAYTON	THOMAS Y CHUA &	MAUREEN Y CHUA	5707 FOXLEY CT	GREENDALE WI	53129	Special Merc	\$114,700	\$525,300	\$640,000	
40	6250023110	1	Active	703 W LAYTON	RONALD SOLLAZO	THERESA SOLLAZO	703 W LAYTON AVE	MILWAUKEE WI	53221	Local Comm	\$20,100	\$129,900	\$150,000	
40	6250024120	4	Active	709 W LAYTON	LUCIA M IACONO		2337 S LOGAN AV	MILWAUKEE, WI	53207	Local Comm	\$40,200	\$220,800	\$261,000	
40	6250071000	X	Active	1209 W LAYTON	AMIRA O'TALLAH		3012 17TH PL	SO MILWAUKEE, WI	53172	Local Comm	\$28,400	\$281,600	\$310,000	
40	6250072000	5	Active	1201 W LAYTON	BETTY L NEWMAN & BENJAMIN	L NEWMAN JR EST OF BENJAMIN	PO BOX 10557	PEORIA IL	61612	Local Comm	\$23,600	\$278,400	\$302,000	
40	6250081000	4	Active	4800 S 10TH	MEGAL DEVEL CORP		POB 18661	MILWAUKEE, WI	53218	Local Comm	\$68,000	\$564,000	\$632,000	
40	6250082000	X	Active	4820 S 10TH	MEGAL DEVEL CORP		P.O. BOX 18661	MILWAUKEE, WI	53218	Local Comm	\$68,000	\$651,000	\$719,000	
40	6250101000	1	Active	1011 W LAYTON	MAYFIELD TRUCK & TRAILER	LEASING, INC	3200 W LAKE ST	MELROSE PARK IL	60160	Special Merc	\$153,600	\$782,400	\$936,000	
40	6250102000	7	Active	4825 S 10TH	MAYFIELD TRUCK & TRAILER	LEASING, INC	3200 W LAKE ST	MELROSE PARK IL	60160	Special Merc	\$172,000	\$3,000	\$175,000	
40	6250111000	6	Active	789 W LAYTON	SOULA PROPERTIES LLC		N48 W18950 PLEASANT VIEW	MENOMONEE FALLS,	53051	Special Merc	\$202,300	\$766,600	\$968,900	-0.05
40	6250121100	7	Active	909 W CARPENTER	CALEAST NAT LLC	CIO LASALLE INVESMENT MGMT	201 WEST ST STE 200	ANNAPOLIS MD	21401	Special Merc	\$441,900	\$1,105,100	\$1,547,000	
40	6250132000	0	Active	4978 S 13TH	KURT W MASON	MICHAEL M MASON	PO BOX 210127	MILWAUKEE, WI	53221	Local Comm	\$67,800	\$501,200	\$569,000	
40	6250141000	X	Active	4924 S 13TH	OVERNITE TRANSPORTATION	COMPANY	POB 1218	RICHMOND, VA	23218	Special Merc	\$755,500	\$895,500	\$1,651,000	
40	6250142000	5	Active	4960 S 13TH	ILLIANA COACH SALES INC	ATTN JOHN SHOUP PRESIDENT	PO BOX 59	MIDDLEBURY IN	46540	Local Comm	\$76,700	\$332,300	\$409,000	
40	6250151000	4	Active	801 W LAYTON	ISLAMIC FOUNDATION OF	GREATER MILWAUKEE, INC	4707 S 13TH ST	MILWAUKEE, WI	53221	Special Merc	\$279,600	\$3,920,400	\$4,200,000	
40	6250171000	3	Active	909 W LAYTON	AB LAYTON LLC		4635 S 108TH ST	MILWAUKEE, WI	53228	Special Merc	\$392,400	\$1,280,600	\$1,673,000	
40	6250172000	9	Active	4750 S 10TH	MORTAR & BRICKS LLC		4750 S 10TH ST	MILWAUKEE, WI	53221	Manufacturin	\$92,500	\$500,000	\$592,500	
40	6250181000	8	Active	5000 S 13TH	SECURE MINI STORAGE LIMITED	PARTNERSHIP	P O BOX 25025	GLENDALE, CA	91201	Special Merc	\$352,700	\$2,272,300	\$2,625,000	
40	6250182000	3	Active	5050 S 13TH	FOX & OWL ENTERPRISES INC		3120 W RIVERLAND DR	MEQUON, WI	53092	Special Merc	\$409,700	\$2,701,300	\$3,111,000	
40	6250192000	8	Active	4816 S 13TH	THEODORE F DRAGOTTA &	THERESA M DRAGOTTA	7430 HARWOOD AVE	MILWAUKEE WI	53213	Local Comm	\$85,100	\$27,000	\$112,100	
40	6250201000	5	Active	835 W LAYTON	LAYTON SQUARE II LP		P. O. BOX 881	MINOQUA, WI	54548	Local Comm	\$51,400	\$0	\$51,400	
40	6250202000	0	Active	841 W LAYTON	LAYTON SQUARE II LP		PO BOX 881	MINOCQUA, WI	54548	Local Comm	\$350,100	\$1,703,900	\$2,054,000	
40	6259977100	5	Active	4939 S 6TH	CALEAST NAT LLC	NO AMERICAN TERMINALS INC	201 WEST ST, STE 200	ANNAPOLIS, MD	21401	Special Merc	\$361,500	\$640,500	\$1,002,000	
40	6259978117	5	Active	5001 S 6TH	R L R INVESTMENTS LLC		PO BOX 271	WILMINGTON OH	45177	Special Merc	\$555,100	\$4,908,900	\$5,464,000	-0.05
40	6259978210	4	Active	819 W CARPENTER	CALEAST NAT LLC		201 WEST STREET #200	ANNAPOLIS, MD	21401	Special Merc	\$251,300	\$646,700	\$898,000	
40	6259981100	7	Active	4866 S 13TH	STN CO		30275 RIVER RD	ORANGE BEACH AL	36561	Special Merc	\$255,000	\$443,000	\$698,000	
40	6259982100	2	Active	4828 S 13TH	HARTMANN PROPERTIES LLC		540 W GALENA BL	AURORA, IL	60506	Special Merc	\$240,000	\$328,000	\$568,000	
40	6259984110	0	Active	4740 S 13TH	CYRILL S HOFFMANN	SHARON L HOFFMANN	4740 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$96,100	\$208,900	\$305,000	
40	6259986112	8	Active	4722 S 13TH	JOHN F & ELEANOR OLIVA		4770 S 13TH ST	MILWAUKEE WI	53221	Special Merc	\$122,600	\$184,400	\$307,000	
40	6259987110	7	Active	1215 W LAYTON	TAC LLC		9710 W BARNARD AV	GREENFIELD, WI	53228	Local Comm	\$89,800	\$276,200	\$366,000	
40	6259989110	8	Active	1233 W LAYTON	PRIYA CORPORATION		7222 N TEUTONIA AV	MILWAUKEE, WI	53209	Special Merc	\$184,800	\$782,200	\$967,000	
40	6259991111	7	Active	1101 W LAYTON	HICKEY-RICE TERMINALS, INC		350 E SNELLING	APPLETON MN	56208	Special Merc	\$604,900	\$250,000	\$854,900	
40	6259992111	2	Active	1011 W LAYTON	HICKEY-RICE TERMINALS, INC		350 E SNELLING	APPLETON MN	56208	Special Merc	\$99,100	\$208,900	\$308,000	
40	6259995111	9	Active	1007 W LAYTON	KENNETH R SIDELLO		4864 S 10TH ST	MILWAUKEE, WI	53221	Local Comm	\$87,500	\$168,300	\$255,800	
40	6259995122	4	Active	4745 S 10TH	MAYFIELD TRUCK & TRAILER	LEASING INC	3200 W LAKE ST	MELROSE PARK IL	60160	Local Comm	\$64,300	\$0	\$64,300	
40	6259998118	2	Active	4854 S 10TH	4864 SOUTH 10ST LLC		4854 S 10TH ST	MILWAUKEE, WI	53221	Local Comm	\$231,400	\$680,600	\$912,000	
40	6260006111	4	Active	5018 S 2ND	SO REAL ESTATE LLC		4334 S TRIPP AV	CHICAGO, IL	60632	Local Comm	\$55,400	\$422,600	\$478,000	
40	6260007110	1	Active	5000 S 2ND	PAUL G MATER	ANNE A MATER	3585 BENDING BARE CT	BROOKFIELD WI	53005	Local Comm	\$82,500	\$497,500	\$580,000	
40	6260016100	3	Active	205 W VOGEL	A & L ENTERPRISES		205 W VOGEL AVE	MILWAUKEE WI	53207	Local Comm	\$127,500	\$803,500	\$931,000	-0.05
40	6260017111	4	Active	250 W EDGERTON	CENTERPOINT PROPERTIES	TRUST	1808 SWIFT DR	OAK BROOK, IL	60523	Special Merc	\$251,100	\$1,828,900	\$2,080,000	-0.05
40	6260020111	0	Active	323 W VOGEL	DANIEL R & HELEN M CASSIANI	REVOCABLE TRUST D5-6-97	18101 CUTLASS DR	FT MYERS BEACH FL	33931	Local Comm	\$128,200	\$534,800	\$663,000	
40	6260022110	3	Active	434 W EDGERTON	BARNES GROUP INC		434 W EDGERTON AVE	MILWAUKEE WI	53207	Manufacturin	\$248,500	\$2,360,000	\$2,608,500	
40	6260026111	3	Active	500 W EDGERTON	CAMPBELL SOUP SUPPLY CO LLC		1 CAMPBELL PL	CAMDEN NJ	08103	Manufacturin	\$467,300	\$895,800	\$1,363,100	
40	6260026121	0	Active	4950 S 6TH	FIRST INDUSTRIAL L P		PO BOX 06467	CHICAGO, IL	60606	Special Merc	\$450,000	\$2,876,000	\$3,326,000	-0.05
40	6260036111	8	Active	320 W VOGEL	FIRST INDUSTRIAL L P	BILLING DEPT	P O BOX 06467	CHICAGO, IL	60606	Manufacturin	\$552,200	\$2,660,900	\$3,213,100	

40	6260039113	0	Active	200 W VOGEL	FIRST INDUSTRIAL LP	BILLING DEPT	PO BOX 06467	CHICAGO IL	60606	Special Merc	\$360,800	\$2,598,200	\$2,959,000	-0.5J
40	6260200100	3	Active	4921 S 2ND	1ST INDUSTRIAL DEVELOPMENT	SERVICES INC	311 S WACKER DR, STE 4000	CHICAGO, IL	60606	Special Merc	\$116,500	\$991,500	\$1,108,000	-0.4J
40	6260221000	1	Active	5037 S HOWELL	MOTEL 6, LESSEE	C/O ACCOR NORTH AMERICA	PO BOX 117508	CARROLTON, TX	75011	Special Merc	\$632,600	\$2,097,400	\$2,730,000	-0.8J
40	6260232000	1	Active	4960 S 2ND	CENTERPOINT PROPERTIES TRU		1808 SWIFT DR	OAK BROOK, IL	60523	Local Comm	\$103,400	\$598,600	\$702,000	
40	6260252000	0	Active	4959 S HOWELL	JEFFREY T ELLSWORTH	JAMES E HAMILTON	4959 S HOWELL	MILWAUKEE, WI	53207	Local Comm	\$206,400	\$245,600	\$452,000	
40	6260263000	0	Active	4915 S HOWELL	NORTH AURORA REALTY	HOLDINGS INC	710 N PLANKINTON AV STE 140	MILWAUKEE WI	53203	Special Merc	\$348,000	\$4,690,500	\$5,038,500	
40	6260264000	6	Active	4925 S HOWELL	DENNYS REALTY INC	C/O RASH #200-49-1182	P O BOX 260888	PLANO TX	75026	Special Merc	\$348,500	\$842,500	\$1,191,000	
40	6260272000	X	Active	4903 S HOWELL	CENTERPOINT PROP TRUST		1808 SWIFT DR	OAK BROOK, WI	60523	Local Comm	\$185,200	\$711,800	\$897,000	
40	6260281000	9	Active	4902 S 2ND	NORTH AURORA REALTY	HOLDINGS INC	710 N PLANKINTON AV STE 140	MILWAUKEE WI	53202	Special Merc	\$218,800	\$42,700	\$261,500	
40	6260282000	4	Active	4930 S 2ND	CENTERPOINT PROPERTIES	TRUST	1808 SWIFT DR	OAK BROOK, IL	60523	Special Merc	\$293,900	\$2,135,100	\$2,429,000	-0.6J
40	6260292000	9	Active	150 W EDGERTON	BCL EDGERTON LLC	C/O DAN SCHACHTM	450 SKOKIE BL, STE 604	NORTHBROOK, IL	60062	Special Merc	\$244,900	\$1,830,100	\$2,075,000	
40	6260293000	4	Active	4950 S 2ND	CENTERPOINT PROPERTIES	TRUST	1808 SWIFT DR	OAK BROOK, IL	60523	Local Comm	\$138,400	\$642,600	\$781,000	-0.8J
40	6260301000	6	Active	130 W EDGERTON	BCL EDGERTON LLC		450 SKOKIE BL, STE 604	NORTHBROOK, IL	60062	Special Merc	\$298,500	\$2,126,500	\$2,426,000	
40	6260302000	1	Active	5007 S HOWELL	AIRPORT ATRIUM OPERATING	ASSOCIATES LTD PTNRSH	330 GARFIELD ST	SANTA FE NM	87501	Special Merc	\$1,095,200	\$3,492,800	\$4,588,000	
40	6260303000	7	Active	4975 S HOWELL	CENTERPOINT PROPERTIES	TRUST	1808 SWIFT DR	OAK BROOK, IL	60523	Special Merc	\$54,500	\$12,300	\$66,800	
40	6260304000	2	Active	4965 S HOWELL	CENTERPOINT PROPERTIES	TRUST	1808 SWIFT DR	OAK BROOK, IL	60523	Special Merc	\$238,400	\$1,018,600	\$1,257,000	
40	6260321000	5	Active	5050 S 2ND	MLRP 5050 2ND MILWAUKEE LLC		1 PIERCE PL, STE 450	ITASCA, IL	60143	Special Merc	\$198,300	\$2,441,700	\$2,640,000	
40	6260322000	0	Active	188 W EDGERTON	CENTERPOINT PROPERTIES TRU		1808 SWIFT DR	CHICAGO, IL	60523	Special Merc	\$48,700	\$0	\$48,700	
40	6260332000	5	Active	4800 S 6TH	4800 S 6TH ST LLC		2617 ARBORETUM DR	MADISON, WI	53713	Special Merc	\$221,900	\$27,800	\$249,700	
40	6260333000	0	Active	555 W LAYTON	555 WEST LAYTON AVE LLC		2617 ARBORETUM DR	MADISON WI	53713	Special Merc	\$648,600	\$2,503,400	\$3,152,000	
40	6260341000	4	Active	545 W LAYTON	NMG MILWAUKEE LLC	C/O MAGNA HOSPITALITY GROUP	1485 S COUNTY TRAIL	EAST GREENWICH, RI	02818	Special Merc	\$870,400	\$8,429,600	\$9,300,000	
40	6260342000	X	Active	575 W LAYTON	LAYTON LAND CO LLC	C/O DEMETRI DIMITROPOULOS	1522 N PROSPECT AV, #802	MILWAUKEE, WI	53202	Special Merc	\$415,200	\$772,800	\$1,188,000	
40	6269979000	7	Active	5067 S HOWELL	SAYNES LLC		8136 S LAKEVIEW DR	FRANKLIN, WI	53132	Special Merc	\$192,000	\$463,000	\$655,000	
40	6269982100	X	Active	4939 S HOWELL	JEFFREY ELLSWORTH		4939 S HOWELL AV	MILWAUKEE, WI	53207	Local Comm	\$85,500	\$177,500	\$263,000	
40	6269983111	0	Active	4930 S 6TH	STEVE STYS	C/O QUALITY AUTO BODY	4930 S 6TH ST	MILWAUKEE WI	53221	Local Comm	\$217,800	\$730,200	\$948,000	
40	6269985000	X	Active	501 W LAYTON	OLD DOMINION FREIGHT	LINE INC	500 OLD DOMINION WAY	THOMASVILLE, NC	27360	Special Merc	\$200,000	\$30,000	\$230,000	
40	6269986000	5	Active	517 W LAYTON	OLD DOMINION FREIGHT	LINE INC	500 OLD DOMINION WAY	THOMASVILLE, NC	27360	Special Merc	\$1,332,200	\$447,800	\$1,780,000	
40	6269988100	2	Active	401 W LAYTON	OLD DOMINION FREIGHT	LINE INC	500 OLD DOMINION WAY	THOMASVILLE, NC	27360	Special Merc	\$1,634,500	\$880,500	\$2,515,000	
40	6269989100	8	Active	307 W LAYTON	T & M INDUSTRIES LLC		307 W LAYTON AV	MILWAUKEE WI	53207	Manufacturin	\$445,900	\$1,199,000	\$1,644,900	
40	6269990000	7	Active	233 W LAYTON	GOTTFRIED REAL ESTATE LLC		570 W17827 MUSKEGO DR	MUSKEGO, WI	53150	Local Comm	\$154,700	\$378,300	\$533,000	
40	6269992114	4	Active	4805 S 2ND	FIRST PROPERTY LLC		413 N 2ND ST STE 100	MILWAUKEE, WI	53203	Special Merc	\$1,039,100	\$1,850,900	\$2,890,000	
40	6269993111	5	Active	191 W LAYTON	MCDONALDS CORP		3451 E RAMSEY AVE	CUDAHY, WI	53110	Special Merc	\$454,400	\$891,600	\$1,346,000	
40	6269996120	0	Active	4851 S HOWELL	HOWELL AVE INVESTMENTS LLC		105 E WISCONSIN AV, STE 101	OCONOMOWOC, WI	53066	Special Merc	\$168,100	\$492,900	\$661,000	
40	6269996138	9	Active	4747 S HOWELL	SHADY GROVE ROAD ASSOC LLC	DBA 4 POINTS HOTEL, MILW	4747 S HOWELL AV	MILWAUKEE, WI	53207	Special Merc	\$4,665,900	\$6,034,100	\$10,700,000	
40	6269997112	5	Active	175 W LAYTON	BURGER KING CORP	C/O PROPERTY TAX ACCT	P O BOX 020783	MIAMI, FL	33102	Special Merc	\$180,100	\$473,400	\$653,500	
40	6269997114	1	Active	151 W LAYTON	NRN WISCONSIN, LLC		151 W LAYTON AV	MILWAUKEE, WI	53207	Special Merc	\$84,000	\$556,000	\$640,000	-0.8J
40	6269997116	8	Active	131 W LAYTON	LAYTON HOLDINGS LLC		P.O. BOX 471	HALES CORNERS, WI	53130	Special Merc	\$216,300	\$2,058,700	\$2,275,000	
40	6269998100	7	Active	4727 S HOWELL	RSDLR PROPERTIES LLC		1824 S LAYTON BL	MILWAUKEE, WI	53215	Local Comm	\$35,600	\$249,400	\$285,000	
40	6269999110	X	Active	4709 S HOWELL	NIDA PETROLEUM LLC		4709 S HOWELL AV	MILWAUKEE, WI	53207	Special Merc	\$282,200	\$810,500	\$1,092,700	
40	6410011000	6	Active	5220 S 3RD	SKY CHEFS INC	C/O PRICEWATERHOUSE COOP	6191 N STATE HWY 161	IRVING, TX	75038	Special Merc	\$409,900	\$800,100	\$1,210,000	
40	6410012100	8	Active	5201 S HOWELL	CP-SOUTH-HOWELL LLC		250 W COURT ST, STE 200E	CINCINNATI, OH	45202	Special Merc	#####	\$391,900	\$12,300,000	-0.8J
40	6410031100	1	Active	241 W EDGERTON	SIMPLE INVESTMENTS LLC		521 LINDEN CR	SO MILWAUKEE, WI	53172	Local Comm	\$124,500	\$246,500	\$371,000	
40	6410032000	0	Active	191 W EDGERTON	SIMPLE INVESTMENTS LLC		521 LINDEN CIR	SO MILWAUKEE, WI	53172	Local Comm	\$183,400	\$0	\$183,400	
40	6410033100	2	Active	5105 S HOWELL	DHIR GROUP LLC		1770 PUTNEYS CT	BROOKFIELD, WI	53045	Special Merc	\$1,478,900	\$1,721,100	\$3,200,000	
40	6410051000	4	Active	5151 S HOWELL	LAMACCHIA REAL ESTATE IV LLC		8907 N PT WASHINGTON RD	MILWAUKEE, WI	53217	Special Merc	\$1,002,600	\$32,400	\$1,035,000	
40	6410052000	X	Active	5140 S 3RD	MLRP 5140 3RD MILWAUKEE, LLC		1 PIERCE PL, STE 450	ITASCA, IL	60143	Special Merc	\$189,900	\$1,822,100	\$2,012,000	
40	6410071110	7	Active	5319 S 3RD	CLPF-5319 S 3RD STREET LP		2215 SANDERS RD STE 100N	NORTHBROOK IL	60062	Special Merc	\$620,300	\$2,319,700	\$2,940,000	
40	6410072110	2	Active	5315 S 3RD	CLPF- 5315 S 3RD ST LP		2215 SANDERS RD STE 100N	NORTHBROOK IL	60062	Special Merc	\$606,100	\$3,868,900	\$4,475,000	
40	6410082000	3	Active	5310 S 3RD	AIRPORT INN, INC		5311 S HOWELL AV	MILWAUKEE WI	53207	Special Merc	\$354,300	\$115,700	\$470,000	

40	6410091000	2	Active	5253 S HOWELL	DHIR GROUP LLC		1770 PUTNEYS CT	BROOKFIELD WI	53045	Special Merc	\$635,900	\$2,739,100	\$3,375,000
40	6410092000	8	Active	5250 S 3RD	MARVIN A AND BETTY J BEHNKE TRUST		5240 S 3RD ST	MILWAUKEE WI	53207	Special Merc	\$474,900	\$875,100	\$1,350,000
40	6410093000	3	Active	5240 S 3RD	MARVIN A BEHNKE & BETTY J BEHNKE TRUST		5240 S 3RD ST	MILWAUKEE WI	53207	Special Merc	\$135,900	\$63,500	\$199,400
40	6410111000	X	Active	5131 S 3RD	CENTERPOINT PROPERTIES TRUST		1808 SWIFT DR	OAK BROOK IL	60523	Special Merc	\$469,700	\$1,867,300	\$2,337,000
40	6410121000	4	Active	5311 S HOWELL	AIRPORT INN INC		5311 S HOWELL AV	MILWAUKEE WI	53207	Special Merc	\$1,746,400	\$7,053,600	\$8,800,000
40	6410131110	2	Active	500 W GRANGE	BILLY MITCHELL LLC		90 S 7TH ST, STE 4500	MINNEAPOLIS MN	55402	Local Comm	\$29,800	\$20,000	\$49,800
40	6410151000	8	Active	550 W GRANGE	CHEROKEE ACQUISITION CORP	C/O MARVIN F POER & CO	2211 YORK RD #300	OAK BROOK, IL	60523	Special Merc	\$892,200	\$277,300	\$1,169,500
40	6410152000	3	Active	5330 S 6TH	BUDGET RENT A CAR SYSTEMS INC		2211 YORK RD STE 300	OAK BROOK IL	60523	Special Merc	\$135,300	\$8,000	\$143,300
40	6410161000	2	Active	5110 S 6TH	CJF2 LLC	C/O NAI HIFFMAN ASSET MNGMT	1 OAKBROOK TER STE 600	OAKBROOK TERRACE	60181	Special Merc	\$442,900	\$2,458,100	\$2,901,000
40	6410171100	3	Active	501 W EDGERTON	HERTZ CORP		501 W EDGERTON AVE	MILWAUKEE WI	53207	Special Merc	\$1,243,400	\$1,369,600	\$2,613,000
40	6410172100	9	Active	5211 S 3RD	BENDERSON DEV CO INC		8441 COOPER CREEK BL	UNIVERSITY PARK, FL	34201	Special Merc	\$1,284,800	\$12,814,200	\$14,099,000
40	6410173000	8	Active	5170 S 6TH	DELTA -SONIC CARWASH	SYSTEMS INC	8841 COOPER CREEK BLVD	UNIVERSITY PARK FL	34201	Special Merc	\$765,500	\$7,516,500	\$8,282,000
40	6419988111	4	Active	200 W GRANGE	MANCHESTER SUITES HOTEL		5429 N 118TH CT	MILWAUKEE WI	53225	Special Merc	\$476,900	\$1,023,100	\$1,500,000
40	6419990111	5	Active	180 W GRANGE	GRANGE HOLDINGS LLC	C/O AURORA HEALTH CARE INC	PO BOX 343910	MILWAUKEE, WI	53234	Special Merc	\$867,500	\$4,697,500	\$5,565,000
40	6420681000	7	Active	5441 S 9TH	TT & SON LLC		5441 S 9TH ST	MILWAUKEE, WI	53221	Local Comm	\$88,600	\$944,400	\$1,033,000
40	6420682110	6	Active	5467 S 9TH	INTEGRATED ENTERPRISES INC		PO BOX 0036	CALEDONIA, WI	53108	Special Merc	\$180,600	\$419,400	\$600,000
40	6420693000	2	Active	5234 S 13TH	THE MALISZEWSKI SONS FAMILY LIMITED PARTNERSHIP		5234 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$23,200	\$0	\$23,200
40	6420694200	0	Active	5238 S 13TH	AN KOR PLATING RACK CO, INC		P O BOX 210049	MILWAUKEE WI	53221	Manufacturin	\$18,200	\$244,600	\$262,800
40	6420752100	9	Active	5232 S 13TH	THE MALISZEWSKI SONS FAMILY LIMITED PARTNERSHIP		5232 S 13TH ST	MILWAUKEE WI	53221	Manufacturin	\$93,700	\$1,079,600	\$1,173,300
40	6420782000	6	Active	1100 W GRANGE	WILSON PARK YOUTH BASEBALL INC		5021 S 24TH ST	MILWAUKEE WI	53221	Local Comm	\$279,400	\$85,000	\$364,400
40	6429963100	X	Active	5375 S 9TH	RALOS LLC		5375 S 9TH ST	MILWAUKEE, WI	53221	Special Merc	\$342,700	\$1,823,000	\$2,165,700
40	6429968110	4	Active	1101 W MALLORY	TRAVIS PROPERTIES LLC		3971 E ELM RD	OAK CREEK WI	53154	Local Comm	\$110,100	\$373,900	\$484,000
40	6429969110	X	Active	1213 W MALLORY	LEON C & KATHLEEN BALTHAZOR		1213 W MALLORY AVE	MILWAUKEE WI	53221	Local Comm	\$137,200	\$424,800	\$562,000
40	6429974111	5	Active	5386 S 13TH	POVLICK PROPERTIES LLC		2740 W COLDSRING RD	MILWAUKEE, WI	53221	Local Comm	\$354,800	\$715,000	\$1,069,800
40	6429976110	8	Active	5356 S 13TH	CORNES COACH'S LLC		5356 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$76,000	\$184,000	\$260,000
40	6429979110	4	Active	5336 S 13TH	ALEXANDER RENZAGLIA & CHERYL L RENZAGLIA HW		5336 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$171,100	\$53,100	\$224,200
40	6429980000	6	Active	5342 S 13TH	ANNIE SEDLAR		5342A S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$113,400	\$200	\$113,600
40	6429982110	0	Active	5282 S 13TH	BULLET SERVICES LLC		3781 BAY CREEK DR	BONITA SPRINGS, FL	34134	Special Merc	\$459,000	\$852,000	\$1,311,000
40	6429984110	1	Active	5260 S 13TH	JAKUBIAK DOROTHY IRENE		5260 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$88,500	\$36,000	\$124,500
40	6429986100	5	Active	5311 S 9TH	GREGORY SCHAAL		5311 S 9TH ST	MILWAUKEE WI	53221	Local Comm	\$129,800	\$313,200	\$443,000
40	6429987100	0	Active	5223 S 9TH	GREGORY SCHAAL		5311 S 9TH ST	MILWAUKEE WI	53221	Local Comm	\$243,900	\$210,100	\$454,000
40	6429988110	3	Active	5216 S 13TH	GILBERT L KACZMAREK	BEVERLY A KACZMAREK	5216 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$78,200	\$103,800	\$182,000
40	6429988120	0	Active	5220 S 13TH	RANDY A DONAHUE	HEATHER DONAHUE	5220 S 13TH ST	MILWAUKEE, WI	53221	Residential	\$101,100	\$72,400	\$173,500
40	6429990111	2	Active	5111 S 9TH	IFA III 9TH STREET LLC	C/O NATIONAL TAX SEARCH	303 E WACKER DR STE 850	CHICAGO, IL	60601	Special Merc	\$812,300	\$8,230,100	\$9,042,400
40	6429990211	9	Active	5172 S 13TH	LC LIMITED PARTNERSHIP		1 TARGETING CENTRE	WINDSOR, CT	06095	Special Merc	\$840,000	\$6,146,000	\$6,986,000
40	6429990212	7	Active	5220 S 13TH	ROBERT K BOCEK		4737 S 123RD ST	GREENFIELD, WI	53228	Local Comm	\$40,000	\$1,000	\$41,000
#	6.432E+09	3	Active	1317 W EDGERTON	MHM OF WISCONSIN LLC		1305 W EDGERTON AV	MILWAUKEE, WI	53221	Local Comm	\$84,500	\$355,500	\$440,000
40	6709999110	8	Active	1313 W GRANGE	SAMI HIJAWI		1641 W EDGERTON AV	MILWAUKEE, WI	53221	Special Merc	\$105,400	\$524,600	\$630,000
40	6710023000	0	Active	931 W GRANGE	BRIAN BURCZYK	SUSAN BURCZYK	S73 W28515 MT RAINIER DR	WAUKESHA, WI	53189	Local Comm	\$28,300	\$54,700	\$83,000
40	6719968110	6	Active	5848 S 13TH	RICK R ROZANSKE	ROBB R ROZANSKE	5848 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$620,800	\$292,800	\$913,600
40	6719969110	1	Active	5770 S 13TH	CHARLES PURPERO	C/O C W PURPERO INC	1190 W RAWSON AVE	OAK CREEK WI	53154	Local Comm	\$309,000	\$253,000	\$562,000
40	6719970110	7	Active	5758 S 13TH	CHARLES P PURPERO	C/O C W PURPERO, INC	1190 W RAWSON AVE	OAK CREEK WI	53154	Local Comm	\$345,200	\$168,000	\$513,200
40	6719977113	X	Active	5640 S 13TH	AMERICAN BUILDING	RESTORATION, INC	9720 S 60TH ST	FRANKLIN WI	53132	Local Comm	\$48,500	\$9,400	\$57,900
40	6719978110	0	Active	5652 S 13TH	DOUGLAS N KRYSTOWIAK	LORA L KRYSTOWIAK	5652 S 13TH ST	MILWAUKEE WI	53221	Local Comm	\$50,600	\$302,400	\$353,000
40	6719980110	1	Active	5562 S 13TH	XTRA LEASE INC		1801 PARK 270 DR STE 400	ST LOUIS MO	63146	Local Comm	\$356,400	\$98,600	\$455,000
40	6719980211	6	Active	5610 S 13TH	AMERICAN BUILDING	RESTORATION INC	9110 S 46TH ST	FRANKLIN WI	53132	Local Comm	\$203,800	\$44,500	\$248,300
40	6719980221	3	Active	5576 S 13TH	AMERICAN BUILDING	RESTORATION, INC	9110 S 46TH ST	FRANKLIN WI	53132	Local Comm	\$76,700	\$157,300	\$234,000
40	6719981100	X	Active	5530 S 13TH	ROBERT L KLUPP	GERARD G KLUPP	2526 W CARPENTER AV	MILWAUKEE WI	53221	Local Comm	\$295,300	\$93,700	\$389,000
40	6719982111	0	Active	1101 W GRANGE	RO-MAR REALTY INC		3710 S CALIFORNIA AV	CHICAGO IL	60632	Special Merc	\$162,100	\$176,900	\$339,000

40	671998511	7	Active	5518 S 13TH	MOHAMAD H HAMMAD	NIJMEH M HAMAD	809 W MAPLEWOOD CT	MILWAUKEE WI	53221	Special Merc	\$321,200	\$1,078,800	\$1,400,000
40	671998820	4	Active	5607 S 6TH	MARY ANN NEITZEL AS TRUSTEE	IGNASIAK FAMILY TRUST	1608 SHERMAN AVE	SOUTH MILWAUKEE, WI	53172	Local Comm	\$3,200	\$25,000	\$28,200
40	671999110	4	Active	5555 S 6TH	MILWAUKEE COUNTY		5555 S 6TH ST	MILWAUKEE, WI	53221	Local Comm	\$12,500	\$202,500	\$215,000
40	671999121	3	Active	849 W GRANGE	SALVATORE B PURPERO	C/O KING JUICE CO INC	851 W GRANGE AVE	MILWAUKEE WI	53221	Manufacturin	\$342,600	\$1,852,000	\$2,194,600
40	672031100	3	Active	5865 S HOWELL	GEORGE AND MONIKA TSITSOS	LIVING TRUST	3227 W LAYTON AV	MILWAUKEE, WI	53221	Special Merc	\$326,200	\$38,800	\$365,000
40	672031200	9	Active	5881 S HOWELL	GEORGE & MONIKA TSITSOS	LIVING TRUST D9-17-02	3227 W LAYTON AV	MILWAUKEE, WI	53221	Special Merc	\$3,085,800	\$69,200	\$3,135,000
40	672996210	3	Active	5866 S 6TH	GEORGE TSITSOS	NIKOLAOS TSITSOS	5881 S HOWELL AV	MILWAUKEE WI	53207	Local Comm	\$3,200	\$0	\$3,200
40	686000100	3	Active	6100 S HOWELL	KEITH A MILLER		439 S 69TH ST	MILWAUKEE WI	53214	Local Comm	\$61,800	\$148,200	\$210,000
40	686000200	9	Active	6110 S HOWELL	KEITH A MILLER		439 S 69TH ST	MILWAUKEE WI	53214	Local Comm	\$61,800	\$148,200	\$210,000
40	686000300	4	Active	6120 S HOWELL	KEITH A MILLER		439 S 69TH ST	MILWAUKEE WI	53214	Local Comm	\$61,500	\$148,500	\$210,000
40	686000400	X	Active	6134 S HOWELL	6134 COMPANY LLC		6419 MANCHESTER DR	GREENDALE WI	53129	Special Merc	\$98,700	\$208,500	\$307,200
40	686997210	3	Active	240 E COLLEGE	AMY-MEGAN ALTERNATIVE ENER	CONSULTANTS LTD	3039 S WENTWORTH AVE	MILWAUKEE WI	53207	Local Comm	\$298,300	\$8,000	\$304,300
40	686997310	9	Active	220 E COLLEGE	KENNETH R SIDELLO		4864 S 10TH ST	MILWAUKEE, WI	53221	Local Comm	\$193,600	\$8,000	\$201,600
40	686997410	4	Active	122 E COLLEGE	MERL JOSEPH JANKOWSKI, LIFE	ESTATE, HOLLY M JANKOWSKI &	122 E COLLEGE AV	MILWAUKEE, WI	53207	Local Comm	\$179,700	\$8,000	\$187,700
40	686997511	7	Active	6280 S HOWELL	DOMINIC J GIUFFRE	FRANK A GIUFFRE	445 W OKLAHOMA AV	MILWAUKEE WI	53320	Local Comm	\$241,500	\$114,500	\$356,000
40	686997610	5	Active	6254 S HOWELL	GUIFFRE III LLC		445 W OKLAHOMA AV	MILWAUKEE, WI	53207	Local Comm	\$120,000	\$17,000	\$137,000
40	686997710	0	Active	6230 S HOWELL	KME LLC		6204 S HOWELL AVE	MILWAUKEE, WI	53207	Local Comm	\$199,200	\$10,000	\$209,200
40	686997810	6	Active	6204 S HOWELL	PL LAND MGMT LLC		6204 S HOWELL AV	MILWAUKEE, WI	53207	Local Comm	\$215,000	\$82,800	\$297,800
40	686997912	6	Active	6146 S HOWELL	PROSSER ENTERPRISES LLC		6146 S HOWELL AV	MILWAUKEE, WI	53207	Special Merc	\$106,000	\$93,500	\$199,500
40	686998322	5	Active	6034 S HOWELL	6050 HOWELL LLC		7000 S 10TH ST	OAK CREEK, WI	53154	Local Comm	\$221,300	\$398,600	\$619,900
40	686999421	7	Active	6010 S HOWELL	6050 HOWELL LLC		7000 S 10TH ST	OAK CREEK, WI	53154	Local Comm	\$75,600	\$20,000	\$95,600
40	686999510	9	Active	5970 S HOWELL	FRANK M KLECZKA		4805 W SUNNYSIDE DR	MILWAUKEE, WI	53208	Local Comm	\$91,000	\$100,000	\$191,000
40	686999610	4	Active	5934 S HOWELL	MIDWEST CAR CORPORATION		PO BOX 560	KAUKAUNA, WI	54130	Special Merc	\$482,800	\$1,025,100	\$1,507,900
#	6.87E+09	6	Active	126 W COLLEGE	HARRY J & JEANNE M PACKEE	TRUSTEE OF PACKEE TRUST	126 W COLLEGE AV	MILWAUKEE, WI	53207	Manufacturin	\$41,500	\$324,500	\$366,000
40	687067310	1	Active	102 W COLLEGE	EMRO MARKETING COMPANY	C/O PROPERTY TAX DEPT	539 S MAIN ST	FINDLAY OH	45840	Special Merc	\$430,200	\$303,200	\$733,400
40	687073110	6	Active	230 W BODEN	230 W BODEN STREET LLC	C/O GUARDIAN MGMT LLC	12030 W RIPLEY AV	WAUWATOSA, WI	53228	Local Comm	\$156,500	\$347,500	\$504,000
40	687074100	4	Active	355 W BODEN	355 BODEN PROPERTY INC		P O BOX 6250	BLOOMINGDALE IL	60108	Local Comm	\$170,100	\$607,900	\$778,000
40	687074200	X	Active	401 W BODEN	EDWARD STEIN LLC		401 W BODEN ST	MILWAUKEE, WI	53207	Local Comm	\$102,000	\$551,000	\$653,000
40	687074300	5	Active	419 W BODEN	CBM HOLDINGS LLC		419 W BODEN ST	MILWAUKEE, WI	53207	Manufacturin	\$129,700	\$489,200	\$618,900
40	687074400	0	Active	429 W BODEN	FERGUSON THRALL	DISTRIBUTION INC	12500 JEFFERSON AVE	NEWPORT NEWS, VA	23602	Local Comm	\$295,000	\$793,000	\$1,088,000
40	687075100	9	Active	6000 S 6TH	JAMES N BARBIAN		1436 E FOREST HILL	OAK CREEK, WI	53154	Local Comm	\$204,100	\$8,000	\$210,100
40	687078100	2	Active	200 W BODEN	KARL J SCHLUETER &	MARVA G SCHLUETER HW	200 W BODEN ST	MILWAUKEE, WI	53207	Local Comm	\$102,100	\$616,900	\$719,000
40	687079100	7	Active	400 W BODEN	ASSOCIATED SALES &	BAG CO INC	400 W BODEN ST	MILWAUKEE, WI	53207	Special Merc	\$874,600	\$4,736,400	\$5,611,000
40	687080100	X	Active	115 W BODEN	GEORGE N PAPAS		6055 S HOWELL AV	MILWAUKEE WI	53207	Manufacturin	\$114,300	\$507,400	\$621,700
40	687080400	6	Active	211 W BODEN	RADYNE CORP		211 W BODEN ST	MILWAUKEE WI	53207	Manufacturin	\$228,500	\$1,105,800	\$1,334,300
40	687081100	4	Active	137 W BODEN	TMJ CYGS		PO BOX 370110	MILWAUKEE, WI	53237	Local Comm	\$200,000	\$984,000	\$1,164,000
40	687081200	X	Active	165 W BODEN	RADYNE CORP		211 W BODEN ST	MILWAUKEE, WI	53207	Local Comm	\$100,700	\$0	\$100,700
40	687082100	9	Active	178 W BODEN	178 BODEN PROPERTY INC		PO BOX 6250	BLOOMINGDALE, IL	60108	Local Comm	\$263,900	\$549,100	\$813,000
40	687082200	4	Active	6023 S HOWELL	INTEGRATED ENTERPRISES INC		6023 S HOWELL AV	MILWAUKEE, WI	53207	Special Merc	\$352,700	\$1,363,300	\$1,716,000
40	687083100	3	Active	5941 S HOWELL	TIMOTHY J OKEEFE & LORI L	OKEEFE LLC	5937 S HOWELL AV	MILWAUKEE, WI	53207	Local Comm	\$14,700	\$216,300	\$231,000
40	687083200	9	Active	5937 S HOWELL	TIMOTHY J & LORI L O'KEEFE	LLC	5937 S HOWELL AV	MILWAUKEE, WI	53207	Local Comm	\$30,100	\$223,900	\$254,000
#	687995611	9	Active	546 W COLLEGE	EASTLAND CORPORATION	ATTN THOMAS KARACIC, KATZ	55 W MONROE ST STE 1200	CHICAGO, ILL	60603	Local Comm	\$252,500	\$320,500	\$573,000
#	687995811	0	Active	6160 S 6TH	FROMM/ TUCKER COLLEGIATE	HOME PARK LLP	9251 N KOSTNER	SKOKIE, IL	60076	Local Comm	\$2,031,700	\$1,056,300	\$3,088,000
40	687997811	0	Active	6247 S HOWELL	DOLORES T ADAMCZYK	REVOCABLE LIVING TRUST	6247 S HOWELL AV	MILWAUKEE WI	53207	Local Comm	\$105,300	\$144,700	\$250,000
#	687998010	4	Active	6221 S HOWELL	GARRETT W & MARY MCINTOSH	2007 REVOC TRUST D 1-30-07	1050 LAKE SHORE RD	GRAFTON, WI	53024	Special Merc	\$224,800	\$431,000	\$655,800
#	687998131	0	Active	6185 S HOWELL	JCW RESTAURANTS, INC		6181 SOUTH HOWELL AVE	MILWAUKEE, WI	53207	Local Comm	\$84,900	\$400,100	\$485,000
40	687999310	5	Active	6039 S HOWELL	LAMACCHIA REAL ESTATE IV LLC	C/O WILLIAM LAMACCHIA	8907 N PT WASHINGTON RD	MILWAUKEE, WI	53217	Special Merc	\$168,900	\$164,100	\$333,000
40	687999411	0	Active	5979 S HOWELL	B & H OIL LLC		5979 S HOWELL AV	MILWAUKEE, WI	53207	Special Merc	\$300,000	\$936,500	\$1,236,500
#	687999511	0	Active	5975 S HOWELL	GHS LLP		5975 S HOWELL AV	MILWAUKEE WI	53207	Special Merc	\$910,000	\$2,600,000	\$3,510,000

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40	68799981118	Active	5917 S HOWELL	JOSEPH G HALSER III		5905 S HOWELL AV	MILWAUKEE WI	53207	Special Merc	\$2,449,800	\$250,200	\$2,700,000
40	68799990001	Active	5905 S HOWELL	JOSEPH G HALSER III		5905 S HOWELL AVE	MILWAUKEE, WI	53207	Local Comm	\$51,800	\$338,200	\$390,000
#	68800011004	Active	6055 S 6TH	LINDNER TERMINALS LLP		PO BOX 370918	MILWAUKEE WI	53237	Special Merc	\$613,800	\$5,789,200	\$6,403,000
40	68800311008	Active	1101 W BODEN	ENVIROTEST WIS INC		7 KRIPES RD	EAST GRANBY CT	06026	Special Merc	\$200,700	\$421,300	\$622,000
40	68800411002	Active	6262 S 13TH	MCDONALD'S CORP	AMF O'HARE	3451 E RAMSEY AVE	CUDARY, WI	53110	Special Merc	\$388,200	\$603,800	\$992,000
40	68800521002	Active	1122 W BODEN	LAMERS A & K PROPERTIES LLP		2407 S POINT RD	GREEN BAY WI	54313	Local Comm	\$450,200	\$967,800	\$1,418,000
40	68800531008	Active	1010 W BODEN	QUICK FUEL INC		P O BOX 13009	MILWAUKEE WI	53213	Special Merc	\$183,000	\$244,400	\$427,400
40	68800620000	Active	1003 W BODEN	A & K PROPERTIES LLC		2407 S POINT RD	GREEN BAY WI	54313	Local Comm	\$248,600	\$58,000	\$306,600
40	68800711006	Active	1200 W COLLEGE	MILWAUKEE AIRPORT LODGING	PARTNERS LTD PARTNERSHIP	8333 GREENWAT BLVD STE 204	MIDDLETON WI	53562	Special Merc	\$588,200	\$6,811,800	\$7,400,000
40	68800910009	Active	6161 S 6TH	ESTES EXPRESS LINES		3901 W BROAD ST	RICHMOND VA	23260	Special Merc	\$1,460,900	\$5,539,100	\$7,000,000
#	68801010001	Active	980 W COLLEGE	NOEL A LATUS	SHERI M LATUS	5701 SANDVIEW LN	RACINE WI	53046	Local Comm	\$97,900	\$280,900	\$378,800
#	68801020007	Active	950 W COLLEGE	BROWN ESTATES PROPERTY LLC		6102 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$372,400	\$0	\$372,400
#	68899721008	Active	6200 S 13TH	CI OF MILWAUKEE-AIRPORT LLC		2418 CROSSROADS DR, #3800	MADISON, WI	53718	Special Merc	\$224,100	\$3,225,900	\$3,450,000
40	68899731119	Active	6154 S 13TH	DAVID H MILER TRUSTEE IN TR	DAVID MILLER REVOCABLE	10027 N KIRKLAND CT	MEQUON WI	53092	Local Comm	\$196,700	\$0	\$196,700
40	68899741106	Active	6130 S 13TH	WINKLER REAL ESTATE LLC		6130 S 13TH ST	MILWAUKEE, WI	53221	Special Merc	\$330,000	\$543,600	\$873,600
40	68899742110	Active	6102 S 13TH	BROWN ESTATES PROPERTY LLC		6102 S 13TH ST	MILWAUKEE, WI	53221	Local Comm	\$581,200	\$301,200	\$882,400
40	68899771102	Active	6245 S 6TH	JAMES N BARBIAN		1436 E FOREST HILL	OAK CREEK, WI	53154	Local Comm	\$572,300	\$6,000	\$578,300
#	68899851211	Active	5938 S 13TH	BEANT BOPARAI		5850 S 14TH ST	MILWAUKEE, WI	53221	Local Comm	\$90,800	\$128,200	\$219,000
40	6890272000X	Active	1300 W COLLEGE	SPEEDWAY SUPERAMERICA LLC	C/O PROPERTY TAX	539 SOUTH MAIN STREET	FINDLAY OH	45840	Special Merc	\$335,100	\$658,100	\$993,200
40	71604021000	Active	6629 S 13TH	GIUFFRE XXIII LLC		445 W OKLAHOMA AV	MILWAUKEE WI	53207	Special Merc	\$300,000	\$0	\$300,000
40	71604031006	Active	1501 W ZELLMAN	BURLINGTON COAT FACTORY	WAREHOUSE OF MILW INC	1830 ROUTE 130 NORTH	BURLINGTON NJ	08016	Special Merc	\$363,100	\$1,866,900	\$2,230,000
40	71604110003	Active	6635 S 13TH	GIUFFRE IX LLC		445 W OKLAHOMA AV	MILWAUKEE, WI	53207	Local Comm	\$279,300	\$764,700	\$1,044,000
40	71604210008	Active	1414 W GIUFFRE	GIUFFRE XXIV LLC		445 W OKLAHOMA AV	MILWAUKEE WI	53207	Special Merc	\$497,000	\$1,203,000	\$1,700,000
40	71604220003	Active	1401 W GIUFFRE	GIUFFRE IX LLC		445 W OKLAHOMA AV	MILWAUKEE, WI	53207	Special Merc	\$636,000	\$133,500	\$769,500
40	71604310002	Active	1400 W ZELLMAN	MIL PRO LLC		625 W ROLLING MEADOWS DR	FOND DU LAC WI	54935	Special Merc	\$373,100	\$6,326,900	\$6,700,000
40	71604320008	Active	1500 W ZELLMAN	CJF4 LLC	C/O NAI HIFFMAN ASSET MNGMT	1 OAKBROOK TER STE 600	OAKBROOK TERRACE	60181	Special Merc	\$645,500	\$1,339,000	\$1,984,500
40	71604330003	Active	6541 S 13TH	S&JP HOSPITALITY GROUP INC		4157 W WHISPERING RIDGE PA	FRANKLIN, WI	53132	Special Merc	\$377,000	\$2,073,000	\$2,450,000
40	71604410007	Active	6425 S 13TH	INDUS HOTELS LLC		6401 S 13TH ST	MILWAUKEE, WI	53221	Special Merc	\$1,321,100	\$2,298,900	\$3,620,000
40	71604420002	Active	6511 S 13TH	KRK INC		12970 W BLUEMOUND AVE	ELM GROVE, WI	53122	Special Merc	\$499,000	\$50,000	\$549,000
40	71699991109	Active	6331 S 13TH	ACUITY INVESTMENTS LLC		6331 S 13TH ST	MILWAUKEE, WI	53221	Special Merc	\$676,800	\$4,223,200	\$4,900,000
40	71699991206	Active	6311 S 13TH	13TH ST SHELL LLC DBA 13TH	STREET SHELL	6311 S 13TH	MILWAUKEE WI	53221	Special Merc	\$275,000	\$1,207,300	\$1,482,300
40	73600010007	Active	6757 S 13TH	FEDEX NATIONAL LTL, INC		1715 AARON BRENNER DR	MEMPHIS, TN	38120	Special Merc	\$501,400	\$1,097,600	\$1,599,000
#	73600020002	Active	6719 S 13TH	ROLLINS PROPERTIES INC	C/O PENSKE TRUCK LEASING	PO BOX 563 RTE 10 GREENHILL	READING PA	19603	Special Merc	\$616,000	\$2,488,000	\$3,104,000
#	73699991101	Active	6801 S 13TH	GIUFFRE XVII, LLC		445 W OKLAHOMA AV	MILWAUKEE, WI	53207	Special Merc	\$1,010,000	\$1,316,800	\$2,326,800

\$423,602,500

2009 Assessments Commercial

Bill Taxkey	C	Status	Property Address	Owner1	Owner2	Owner Mailing Address	Owner City State	Owner Property Class	Land	Improvement	Total
4057900011107		Active	4111 S 6TH	TOWER CHICKEN FARM INC		4111 S 6TH ST	MILWAUKEE WI	53221 Local Comm	\$119,600	\$81,600	\$201,200
4057900011115		Active	605 W WATERFORD	JTELL LLC		12304 W EDGERTON AV	HALES CORNERS, WI	53130 Local Comm	\$106,000	\$24,000	\$130,000
4057900021110		Active	4121 S 6TH	DION SIMON INVESTMENTS LLC		2218 N 57TH ST	MILWAUKEE, WI	53208 Local Comm	\$73,000	\$249,400	\$322,400
4057900030004		Active	621 W WATERFORD	TOWER VIEW MOBILE COURT, INC		4454 S 13TH ST	MILWAUKEE WI	53221 Local Comm	\$78,700	\$0	\$78,700
4057900041006		Active	701 W WATERFORD	ADL ENTERPRISES LLC		701 W WATERFORD AV	MILWAUKEE, WI	53221 Local Comm	\$68,500	\$154,500	\$223,000
4057900042002		Active	737 W WATERFORD	DENNIS A ZEISSE	WOODEEN A ZEISSE	737 W WATERFORD AVE	MILWAUKEE WI	53221 Local Comm	\$65,500	\$346,500	\$412,000
4057900050005		Active	807 W WATERFORD	WOCHINSKE INVESTMENTS LLC	C/O POMP'S TIRE SVC INC	P.O. BOX 1630	GREEN BAY WI	54305 Local Comm	\$139,500	\$395,500	\$535,000
4057900061007		Active	833 W WATERFORD	MARCUR PROPERTIES LLC	C/O JET INTERMODAL INC	445 W OKLAHOMA AVE BLDG F	MILWAUKEE WI	53207 Local Comm	\$278,700	\$107,300	\$386,000
4057900091003		Active	4135 S 6TH	RODGERS, THOMAS T		4135 S 6TH ST	MILWAUKEE WI	53221 Local Comm	\$26,800	\$0	\$26,800
4057900101009		Active	4147 S 6TH	ALLAN R MC FADYEN		W2858 KNIEP RD	ELKHORN, WI	53121 Local Comm	\$26,200	\$139,800	\$166,000
4057900111101		Active	4157 S 6TH	TOWER VIEW MOBILE COURT		4454 S 13TH ST	MILWAUKEE, WI	53221 Local Comm	\$1,045,900	\$242,100	\$1,288,000
4057900151006		Active	4179 S 6TH	DAN R DANIELS		4454 S 13TH ST	MILWAUKEE, WI	53221 Local Comm	\$33,300	\$5,100	\$38,400
405790018110X		Active	4217 S 6TH	TOWER VIEW MOBILE CT INC		4454 S 13TH ST	MILWAUKEE, WI	53221 Local Comm	\$2,312,500	\$1,728,300	\$4,040,800
4057901610004		Active	4038 S 13TH	LARRY J BURNETTE	DEBRA M BURNETTE	3610 E OAKWOOD RD	OAK CREEK, WI	53154 Local Comm	\$68,600	\$5,500	\$74,100
4057901710009		Active	3940 S 13TH	RUSSELL A WILSON		3940 S 13TH ST	MILWAUKEE WI	53221 Local Comm	\$80,400	\$686,600	\$767,000
4057901720004		Active	3946 S 13TH	RELIABLE TRANSPORTATION	SPECIALISTS LLC	3940 S 13TH ST	MILWAUKEE, WI	53221 Local Comm	\$27,100	\$22,800	\$49,900
4057901831000		Active	929 W WATERFORD	GREGORY G SCHAAL		5311 S 9TH ST	MILWAUKEE WI	53221 Special Merc	\$138,700	\$286,300	\$425,000
4057901911004		Active	4220 S 13TH	DOERN CORPORATION		4244 S 13TH ST	MILWAUKEE WI	53221 Manufacturin	\$429,000	\$1,437,900	\$1,866,900
405799948110X		Active	4122 S 13TH	JONAS FAMILY LTD PARTNERSHIP		3939 W MCKINLEY BL	MILWAUKEE, WI	53208 Special Merc	\$110,900	\$993,100	\$1,104,000
4057999481207		Active	4128 S 13TH	JOHN L GREGORNIK	LAURIE D GREGORNIK	PO BOX 429	WILLIAMS BAY WI	53191 Local Comm	\$76,100	\$517,900	\$594,000
4057999500007		Active	4144 S 13TH	JOHN J KENDER	SUSAN M KENDER	4144 S 13TH ST	MILWAUKEE WI	53221 Local Comm	\$83,300	\$145,700	\$229,000
4057999510002		Active	4160 S 13TH	THE FALL RIVER GROUP INC		4160 S 13TH ST	MILWAUKEE, WI	53221 Manufacturin	\$198,300	\$761,600	\$959,900
4057999811003		Active	4000 S 13TH	GPI INTERIM INC	C/O INVENSYS INC	33 COMMERCIAL ST B51-2C	FOXBORO MA	02035 Special Merc	\$312,100	\$0	\$312,100
4057999831101		Active	3900 S 13TH	CHANDLER-WILBERT VAULT CO	NKA BROWN-WILBERT INC	2280 NORTH HAMLIN AVE	SAINT PAUL, MINNESOTA	55113 Manufacturin	\$135,800	\$664,000	\$799,800
4058207121108		Active	900 E LAYTON	KEITH B WIKEN REV LIVING TR	C/O KEITH WIKEN	1833 E VAN BECK AV	MILWAUKEE WI	53207 Special Merc	\$81,600	\$740,400	\$822,000
4058207121205		Active	960 E LAYTON	MARGARET M WIKEN,	MARGARET M WIKEN REV LIV TR	1833 E VAN BECK AV	MILWAUKEE WI	53207 Special Merc	\$61,700	\$68,300	\$130,000
4058207270006		Active	830 E LAYTON	JOHN E ROEPKE		3765 S ARTIC AVE	ST FRANCIS WI	53235 Local Comm	\$64,500	\$117,500	\$182,000
4058207280001		Active	800 E LAYTON	SPEEDWAY SUPERAMERICA LLC	C/O PROPERTY TAX	539 S MAIN ST	FINDLAY OH	45840 Special Merc	\$165,100	\$804,200	\$969,300
4059399220003		Active	1010 E LAYTON	LAYTON AVE LLC		1500 W STILLWATER CT	MEQUON, WI	53092 Local Comm	\$107,800	\$607,200	\$715,000
4059401010003		Active	524 E LAYTON	MILWAUKEE PROPERTY	INVESTMENTS LLC	8771 S 27TH ST	FRANKLIN, WI	53132 Local Comm	\$113,400	\$501,600	\$615,000
4059401280000		Active	600 E LAYTON	600 EAST LAYTON LLC	C/O NEW DEAL AUTO INC	PO BOX 80	MENOMONEE FALLS WI	53052 Local Comm	\$85,700	\$339,300	\$425,000
4059408071008		Active	700 E LAYTON	NEDEB LLC		700 E LAYTON AV	MILWAUKEE, WI	53207 Local Comm	\$79,600	\$524,400	\$604,000
4059408100008		Active	704 E LAYTON	DENTAL PROPERTIES-	SOUTHSHORE LLC	704 E LAYTON AV	MILWAUKEE WI	53207 Local Comm	\$26,500	\$369,500	\$396,000
4059408121005		Active	724 E LAYTON	ALBERT G DOSTAL JR	BRENDA A WIECZOREK	724 E LAYTON AV	MILWAUKEE, WI	53207 Local Comm	\$86,700	\$457,300	\$544,000
4059410061001		Active	4650 S HOWELL	4650 HOWELL LLC		6526 RIVER PKWY	MILWAUKEE, WI	53213 Local Comm	\$53,100	\$434,900	\$488,000
4059410071104		Active	110 E LAYTON	LUCKY PETROLEUM LLC		3833 S CHEROKEE WAY	MILWAUKEE, WI	53221 Special Merc	\$320,900	\$1,277,100	\$1,598,000
4059508010006		Active	220 W LAYTON	SAN DONG INC		220 W LAYTON AV	MILWAUKEE, WI	53207 Special Merc	\$128,100	\$369,900	\$498,000
405950831000X		Active	200 W LAYTON	PONDEROSA SYSTEMS, INC	LESSEE	P.O. BOX 802206	DALLAS, TX	75380 Special Merc	\$419,900	\$725,100	\$1,145,000
4059508320005		Active	206 W LAYTON	SAN DONG INC		220 W LAYTON AV	MILWAUKEE, WI	53207 Local Comm	\$140,000	\$0	\$140,000
4059508410004		Active	4600 S 6TH	MILW AIRPORT HOTEL ASSOC LL	KINSETH HOSPITALITY COMP	2 QUAIL CREEK CIR	NORTH LIBERTY IA	52317 Special Merc	\$497,200	\$2,102,800	\$2,600,000
405950842000X		Active	4575 S 5TH	TOPS CLUB INC		PO BOX 07360	MILWAUKEE WI	53207 Local Comm	\$438,300	\$1,338,700	\$1,777,000
4059508430005		Active	580 W LAYTON	FLEG FAMILY TRUST U/L	DATED 7-31-1982	8750 BURTON WAY #304	LOS ANGELES CA	90048 Special Merc	\$227,500	\$780,500	\$1,008,000
4059508440000		Active	552 W LAYTON	MET VEN RETAIL LLC		N27 W24075 PAUL CT, STE 200	PEWAUKEE, WI	53072 Local Comm	\$268,700	\$730,300	\$999,000
4059508510009		Pending	4620 S 5TH	300 WEST LLC		1522 N PROSPECT AVE # 802	MILWAUKEE WI	53202 Local Comm	\$0	\$0	\$0
4059508520004		Pending	300 W LAYTON	300 WEST LLC		1522 N PROSPECT AVE # 802	MILWAUKEE WI	53202 Local Comm	\$0	\$0	\$0
4059598661183		Active	130 W LAYTON	OAK LAWN REALTY LLC		1903 STANLEY GAULT PKWY	LOUISVILLE, KY	40223 Special Merc	\$314,200	\$1,043,800	\$1,358,000
4059598661191		Active	108 W LAYTON	BEN-NISSAN TRUST D 9-21-00	ISAAC BEN-NISSAN & DINA	7840 W HICKS ST	MILWAUKEE WI	53219 Special Merc	\$195,800	\$514,200	\$710,000
4059598663100		Active	160 W LAYTON	AUTO SPA LLC		160 W LAYTON AV	MILWAUKEE, WI	53207 Special Merc	\$149,700	\$302,800	\$452,500

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AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40

FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2008

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40

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Independent Auditor's Report

Board of Directors
Airport Gateway Business Improvement District #40

We have audited the accompanying balance sheet of Airport Gateway Business Improvement District #40 (a nonprofit organization) as of December 31, 2008, and the related statements of activities and cash flows for the year then ended. These financial statements are the responsibility of Airport Gateway Business Improvement District #40's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Airport Gateway Business Improvement District #40 as of December 31, 2008, and the changes in its net assets and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Our audit was performed for the purpose of forming an opinion on the basic financial statements of Airport Gateway Business Improvement District #40 taken as a whole. The accompanying schedule of functional expenses is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.



RITZ HOLMAN LLP
Certified Public Accountants

Milwaukee, Wisconsin
August 26, 2009

Ritz Holman LLP
Serving businesses, nonprofits, individuals and trusts.

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Milwaukee, WI 53202 ritzholman.com

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
BALANCE SHEET
DECEMBER 31, 2008**

ASSETS

CURRENT ASSETS

Cash and Cash Equivalents

\$ 162,419

Prepaid Expenses

10,856

Total Current Assets

\$ 173,275

TOTAL ASSETS

\$ 173,275

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

Accounts Payable

\$ ---

Total Liabilities

\$ ---

NET ASSETS

Unrestricted

Operating

Total Net Assets

\$ 173,275

173,275

TOTAL LIABILITIES AND NET ASSETS

\$ 173,275

The accompanying notes are an integral part of these financial statements.

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2008**

	<u>Unrestricted</u>	
REVENUE		
Assessment Income	\$ 321,663	
Investment Income	<u>3,208</u>	
Total Revenue		\$ 324,871
EXPENSES		
Program Services	\$ 238,013	
Management and General	<u>42,935</u>	
Total Expenses		<u>280,948</u>
 CHANGE IN NET ASSETS		 \$ 43,923
Net Assets, Beginning of Year		<u>129,352</u>
 NET ASSETS, END OF YEAR		 <u><u>\$ 173,275</u></u>

The accompanying notes are an integral part of these financial statements.

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2008**

CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$	43,923
Adjustments to Reconcile Change in Net Assets to		
Net Cash Provided by Operating Activities		
(Increase) Decrease in Prepaid Expenses		3,290
Increase (Decrease) in Accounts Payable		<u>(2,500)</u>
Net Cash Provided by Operating Activities	\$	<u>44,713</u>
Net Increase in Cash and Cash Equivalents	\$	44,713
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		<u>117,706</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$	<u><u>162,419</u></u>

The accompanying notes are an integral part of these financial statements.

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2008

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2008

NOTE A - Summary of Significant Accounting Policies

Organization

Airport Gateway Business Improvement District #40 (BID #40) was created by the Common Council of the City of Milwaukee pursuant to Wisconsin Statutes. The purpose of BID #40 is to develop, improve, and promote the section of Milwaukee surrounding the airport. The Organization area is roughly bounded by Layton Avenue to the north, 13th Street to the west, College Avenue to the south, and the Milwaukee/Cudahy border to the east.

Airport Gateway Business Improvement District #40 is exempt from tax as an affiliate of a governmental unit under Section 501(a) of the Internal Revenue Code.

Accounting Method

The financial statements of the Organization have been prepared on the accrual basis of accounting.

Cash and Cash Equivalents

For purposes of the statement of cash flows, cash and cash equivalents include all highly liquid debt instruments with original maturities of three months or less.

Fixed Assets

Fixed Assets are recorded at cost. Depreciation is provided over the estimated useful lives of the assets using the straight-line method.

Basis of Presentation

Financial Statement presentation follows the recommendations of the Financial Accounting Standards Board in its Statement of Financial Accounting Standards SFAS No. 117, Financial Statements of Not-for-Profit Organizations. Under SFAS No. 117, the Organization is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. Assets of the restricted classes are created only by donor-imposed restrictions.

Contributions

BID #40 accounts for contributions in accordance with the recommendations of the Financial Accounting Standards Board in SFAS No. 116, Accounting for Contributions Received and Contributions Made. In accordance with SFAS No. 116, contributions received are recorded as unrestricted, temporarily restricted, or permanently restricted support, depending on the existence or nature of any donor restrictions.

Restricted and Unrestricted Revenue

Contributions that are restricted by the donor are reported as increases in unrestricted net assets if the restrictions expire in the reporting period in which the revenue is recognized. All other donor-restricted contributions are reported as increases in temporarily or permanently restricted net assets, depending on the nature of the restrictions. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the Statement of Activities as net assets released from restrictions.

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2008**

NOTE A - Summary of Significant Accounting Policies (continued)

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE B - Management Arrangement

Under an arrangement with Wisconsin Association Management, the Organization was provided with certain management and administrative duties. Under this contract, the administrative fees were \$42,935 for the year ended December 31, 2008.

NOTE C - Concentration of Risk

The Organization maintains its cash balances at one financial institution. Accounts at each institution are insured by the Federal Deposit Insurance Corporation up to \$250,000. At December 31, 2008, the Organization had no uninsured cash balances.

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
SCHEDULE OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2008**

	Program Services	Management and General	Total
Administration and Basic Office	\$ ---	\$ 42,935	\$ 42,935
Design, Beautification and Maintenance	8,593	---	8,593
Public Safety Initiative	56,678	---	56,678
Marketing and Promotion	118,793	---	118,793
Consulting	4,949	---	4,949
Airport Gateway Business Association	49,000	---	49,000
Totals	<u>\$ 238,013</u>	<u>\$ 42,935</u>	<u>\$ 280,948</u>

BUSINESS IMPROVEMENT DISTRICT NO. 41

DOWNER AVENUE

2010 OPERATING PLAN

HISTORIC

**DOWNER
AVENUE**

EASTSIDE

Prepared: July 15, 2009
Jake Provan
Executive Director

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Prepared: July 15, 2009
Jake Provan
Executive Director

I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created S. 66.1109 of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has received a petition from property owners, which requests creation of a Business Improvement District for the purpose of revitalizing and improving the Downer Avenue business area on Milwaukee's eastside (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Downer Avenue district. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

B. Physical Setting

Boundaries of the proposed district are North Downer Avenue, between East Webster Pl on the south and East Park Place on the north, including the address range of 2551 to 2651 N Downer Avenue on the west side and the address range of 2608 to 2650 on the east side. 2525 E. Bellview Pl, at the intersection of Bellview Pl and Downer Ave is included in the Downer Ave BID Boundaries. Listings of the properties included in the district are provided in Appendix D.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix D.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The Plan Objectives of the Downer Avenue Business Improvement District involves utilizing available funds to continue to improve the business climate for existing and new district merchants. The available funds will be utilized for continued existence of critical projects such as the graffiti removal, street maintenance, and facade improvement projects offering assistance to businesses wishing to make aesthetic improvements along the street.

Additional funds are utilized for general operating expenses of the BID. Other improvements may be made as decided by the BID members. A yearly gathering celebrating the progress of the district will be planned and carried out by BID staff.

The priorities of the BID Board for 2010 are as stated:

1. Act as a catalyst for private investment by owners and tenants in their properties by developing a program for contribution to the design and construction of street and streetscape improvements-building process, facade improvements, and graffiti removal to be implemented over future years.

2. Creation of a unified visual identity and image for the business area to be implemented over future years with new streetscape
3. Maintain the established landscaping program in future years
4. Establish assessment of critical general safety and cleanliness matters for improvement of the overall appearance of the district.
5. Increase the number and variety of businesses in the Downer Ave BID
6. Create a positive image for Downer Avenue and promote Downer Avenue to residents and potential customers on the East Side.

Meeting these objectives will enhance the business area's competitiveness relative to other shopping areas that are also currently undergoing rehabilitation, while enhancing the surrounding neighborhood. The BID will continue to work with DCD, DPW, the City's Common Council and area merchants to achieve stated objectives.

B. Proposed Activities – 2010

Principle activities to be engaged in by the district during its 2010 year of operation will include:

- a. Complete the Streetscape construction project
- b. Continue the graffiti removal program
- c. Promote streetscape improvement plan to assist in increasing the number and variety of businesses in the Downer Avenue BID due to a newly enhanced and pedestrian friendly streetscape.
- d. Promote and maintain the new Historic Downer Avenue Streetscape
- e. Continue to support the annual Downer Avenue Bike Race
- f. Streetscape Beautification and Maintenance

C. Proposed Expenditures – 2010

New Budget Plan for 2010 (Amended)

Executive Director		\$ 8,000.00
Street Scape 2010 Loan Repayment		\$ 30,500
2009 Carry Over for 2009-2010 Loan Repayment	\$ 12,200	
2009 Loan Repayment Nov 2009-Feb 2010	\$12,200	
Planter Landscape		\$ 5,200.00
Graffiti Removal (City Matches \$1,000)		\$ 1,000.00
Utilities/Holiday Lighting		\$ 1,500.00
Holiday Lighting Materials and Installation		\$ 5,000.00
Marketing/BID Programming		\$ 5,000.00
Paver/Streetscape Maintenance		\$ 1,000.00
Total Assessments for 2010		<u>\$57,200</u>

D. Financing Method

It is proposed to raise \$ 57,200.00 through BID assessments (see Appendix D). The Downer Avenue BID intends to seek matching funds for 2010 programming from the new DCD BID Commercial and Economic Development Fund. The proposed amount of matching funds that will be applied for is \$25,000. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members is owners or occupants of property within the district.

It is recommended that the BID board be structured and be operated as follows:

1. Board Size – Seven (7)
2. Composition - At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially three members shall be appointed for a period of three years, three members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to the Downer Avenue business association.

The BID shall be a separate entity from the Downer Avenue business association, notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of several assessment methods, it was determined that a combination of the assessed value of a property and the linear footage of a property most directly related to the potential benefit provided by the BID for the Downer Avenue properties. Therefore, a weighted average of 50% assessed value to 50% linear footage will be used as the BID assessment methodology.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$10,000 of assessed value per parcel will be applied.

As of January 1, 2009, the property in the proposed district had a total assessed value of \$17,529,300 million.

A sample assessment calculation is provided below:

Based Upon an Annual Budget of \$41,000

Assessed Value	BID special assessment per assessed value	Linear Footage on Downer	BID special assessment per Linear Footage	Weighted Average of Special Assessments
\$ 2,577,900.00	\$4228.45	227ft	\$5147.68	\$4688.06

BID Special Assessment per Assessed Value
 $(\$2,577,900 / \$24,995,900) \times \$41,000 = \4228.45

BID Special Assessment per Linear Footage
 $(227\text{ft} / 1808\text{ft}) \times \$41,000 = \$ 5147.68$

Weighted Average
 $(\$4228.45 \times .50) + (\$5147.68 \times .50) = \$4688.06$

Appendix D shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Downer Avenue business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.

5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee. Nothing in this Year 1 Operating Plan shall limit the ability of the BID to undertake additional activities, consistent with State Law and City of Milwaukee ordinances.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

APPENDICES

- A. STATUTE
- B. PETITION
- C. PROPOSED DISTRICT BOUNDARIES
- D. YEAR ONE PROJECTED ASSESSMENTS
- E. CITY ATTORNEY'S OPINION

APPENDIX A

Wisconsin Statue section

66.1109 Business Improvement Districts

66.1109 Business improvement districts. (1) In this section:

(a) "Board" means a business improvement district board appointed under sub. (3) (a).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that subds. 1. to 4. have been complied with.

(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3) (a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

APPENDIX B

BID Petition

Petition for the Creation of a Business Improvement District

We the undersigned owners of real property used for industrial and commercial purposes and located in the proposed business improvement district in Appendix A, hereby petition the city of Milwaukee, pursuant to the provisions of Sec. 66.1109 (2)(a), Stats. For the creation of a business improvement district for the area described in Appendix A.

<u>Name of Property Owner</u>	<u>Property Address</u>	<u>Signature</u>
Downer Delaware LLC	2551-2597 N Downer Ave	
Downer Ave Properties LLC	2551-2597 N Downer Ave	
Downer Delaware LLC	2608-2650 N Downer Ave	
Downer Ave Properties LLC	2608-2616 N Downer Ave	
Downer Ave Properties LLC	2525 E Bellevue Pl	
Downer Hardware	2629 N Downer Ave	
Sendik's	2633-2651 N Downer Ave	
LOC 2615 Downer LLC	2615-2625 N Downer Ave	
CVS	2601-2607 N Downer Ave	

APPENDIX C

District Boundaries

Boundaries of the proposed district are North Downer Avenue, between East Webster Pl on the south and East Park Place on the north, including the address range of 2551 to 2651 N Downer Avenue on the west side and the address range of 2608 to 2650 on the east side. 2525 E. Bellevue Pl, at the intersection of Bellevue Pl and Downer Ave is included in the Downer Ave BID Boundaries. Listings of the properties included in the district are provided in Appendix D.

APPENDIX D Amended

Tax ID	Address		Total Assessment
3180190000	2574 N Downer	DAPL LLC	\$5,960.82
3180591000	2608 N Downer	Downer Delaware LLC	\$10,000.00
3180592000	2605 E Park St	Downer Ave Dev LLC	\$2,604.24
3190301110	2633 N Downer	Sendik's	\$8,836.93
3190304000	2629 N Downer	Downer Hardware	\$2,214.36
3190305000	2615 N Downer	Lighthouse Dev	\$6,113.68
3190307100	2601 N Downer	CVS	\$9,080.97
3191361000	2551 N Downer	Downer Delaware LLC	\$10,000.00
3191362000	2521 E Bellevue	Downer Ave Dev LLC	\$2,389.00
			<u>\$57,200.00</u>

APPENDIX E City Attorney's Opinion

NEIGHBORHOOD IMPROVEMENT DISTRICT NO. 1: THE BREWERY
YEAR TWO OPERATING PLAN

September, 2009

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APPENDICES

- A. Wisconsin Statutes section 66.1110
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I. INTRODUCTION

Under Wisconsin Statutes section 66.1110, municipalities are authorized to create Neighborhood Improvement Districts ("NIDs") upon the petition of at least one property owner within the proposed district. Similar to the statute governing Business Improvement Districts (Wisconsin Statutes section 66.1109), the purpose of the NID statute is to allow owners of real property, at least some of which is used for residential purposes, within the districts ". . . to develop, to manage and promote the districts and to establish an assessment method to fund these activities." 1983 Wis. Act 184, Section 1, legislative declaration. See Appendix A.

The District was created by the Common Council of the City of Milwaukee (the "City") on May 13, 2009, by the adoption of Resolution No. 080615; the District is known as the Brewery Neighborhood Improvement District (the "District"). The purpose of the District is to promote and sustain the development and operation of the former historic Pabst Brewery as a thriving mixed use development known as The Brewery, A Joseph J. Zilber Historic Redevelopment (the "Brewery"). In this regard, the District shall be authorized to manage, maintain and contract for services which supplement those services currently provided by the City to owners and occupants in the District.

Pursuant to the NID statute, this Year Two Operating Plan (the "Operating Plan") for the District has been prepared to establish the services proposed to be offered by the District, proposed expenditures by the District and the special assessment method applicable to properties within the District. This Plan has been developed by the District proponents with technical assistance from the Department of City Development, the Department of Public Works and Business Improvement District No. 21 ("Milwaukee Downtown").

II. DISTRICT BOUNDARIES

The District boundaries, cover approximately nine (9) blocks and encompass the former Pabst Brewery properties now known as "The Brewery." The proposed District boundaries include Interstate 43 to the west, West Highland Avenue to the south, North 8th Street to the east and West Winnebago Street to the north. Boundaries of the NID are shown in Appendix B of this Operating Plan. A narrative listing of the properties included in the District is set forth in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives.

The objectives of the District are to promote and sustain the area of The Brewery as a thriving mixed use development and a clean, safe and friendly environment in which to live, work and play. The District proposes to achieve its objectives by supplementing the maintenance and security services provided by the City in order to increase the safety and cleanliness (and the perceived safety and cleanliness) of The Brewery area.

Specifically, the District seeks to replicate, in the area of The Brewery, the successful programs of Milwaukee Downtown, and the District may contract with Milwaukee Downtown or similar entities to achieve such goal. The District also shall provide in the area of The Brewery maintenance and utility cost of the neon Pabst sign over Juneau Avenue, maintenance and utility cost for pocket parks, maintenance of public art, maintenance including snow removal of alleys, maintenance of streetscapes and other landscaping features as well as maintenance of storm-water management improvements including bio-swales.

- B. Proposed Activities. The District will offer The Brewery owners and occupants additional safety services, enhanced sidewalk cleaning, supplemental public space maintenance, pocket park operation and maintenance, streetscape maintenance, storm-water management maintenance and integrated marketing and promotional services to complement a base level of services currently being provided by the City. As a supplement to City services, the District may employ and manage its own safety and maintenance staff and develop and implement its own marketing initiatives or contract with Milwaukee Downtown or other reputable resources to do so. The following are the activities proposed by the District for calendar year 2010. The District may, from time to time and as it deems necessary, adjust the size and scope of the activities and staffing levels described below, but only so long as such adjustments in activities and staff are part of the activities identified in this or a subsequently approved or amended Operating Plan. The District may not undertake new activities except as included in duly approved operating plans for future years.

1. Public Service Ambassadors Program. The District proposes to sponsor a Public Service Ambassadors Program to provide safety and goodwill services to The Brewery, supplemental to existing City police services. The aim of the program will be to increase the

public's comfort and sense of security through a visible, uniformed presence in addition to law enforcement.

The District may hire directly, or engage through a contract with Milwaukee Downtown or other reputable resources, personnel to perform the services described above, Public Service Ambassadors ("PSAs").

Following appropriate training, uniformed but unarmed PSAs will be assigned "beats" to patrol the District on foot. Beat assignments will be based on the amount of foot traffic in the area, hours of business operation, special event schedules, police beat assignments and crime statistics and trends.

PSAs' primary responsibilities will be to assist and direct residents, workers, shoppers and visitors and to observe and report suspicious behavior. PSAs must familiarize themselves with the businesses and residents in their beats and be able to recognize suspicious behavior. PSAs will be supplied with uniforms to create an official but approachable appearance and will be equipped with two-way radios or similar devices to report any incidents to a PSA supervisor/dispatcher linked directly to the City Police Department.

The District will pursue partnerships with other service providers. These partnerships may include development of a policy for referring panhandlers and the homeless to appropriate resources and/or working with other security resources to share information and develop response strategies.

2. Clean Sweep Ambassadors Program. The District proposes to sponsor a Clean Sweep Ambassador Program to provide additional sidewalk cleaning, public space maintenance, storm-water management maintenance, pocket park operation and maintenance, alley maintenance (including snow and ice removal), streetscape maintenance and, more generally, to introduce an active, positive force in the area of The Brewery.

The District may hire directly, or engage through a contract with Milwaukee Downtown or other reputable resources, personnel to perform the services described above, Clean Sweep Ambassadors ("CSAs"). Following appropriate training, CSAs will be assigned "beats," depending on the public use of the area and the need for services.

The maintenance efforts of CSAs, hired, paid and uniformed or contracted for by the District will complement the efforts of the City Department of Public Works. CSAs will manually sweep sidewalks, pocket parks and other green spaces, pick up litter and remove graffiti. Weather permitting, CSAs will mechanically sweep public curbs and sidewalks in a rotation consistent with the City's street sweeping schedule. From April through October, CSAs will also power wash and steam clean sidewalks and clean, mow, maintain, water, plant, weed and fertilize tree wells, planters and streetscape areas. CSAs also will maintain pocket parks, alleys (including snow and ice removal from November through March) and maintain other green spaces as well as manage and maintain storm-water facilities within the District boundaries.

Besides their maintenance responsibilities, CSAs will maintain a friendly and helpful presence in the area of The Brewery. Working in recognizable uniforms, CSAs will create an aura, not only of cleanliness, but also of safety. CSAs will be trained in crime resistance and to furnish helpful information and directions to residents and visitors.

3. Marketing Initiatives. District staff will coordinate a public relations campaign to promote the safer, cleaner, friendlier Brewery neighborhood and Downtown being created through the efforts of the District and Milwaukee Downtown. Marketing will aim to encourage increased use of The Brewery neighborhood and to convince both constituents of the District and potential users that The Brewery neighborhood is a positive destination with unique qualities and amenities.

- C. Proposed Expenditures and Financing Method. The 2010 proposed annual operating budget for the District is \$68,495.00. See Appendix D. Of this amount, \$20,000.00 will finance the Public Service Ambassadors Program and the Clean Sweep Ambassadors Program, \$9,455.00 will pay for maintenance of pocket parks, \$13,840.00 will pay for maintenance of other common areas, and \$25,200.00 will be reserved for various administrative expenses and a contingency. The Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

The Board shall approve an annual operating budget for the District each year. After the District Board has approved the annual operating plan and

budget, they will be sent to the City for approval, adoption and inclusion in the City's annual budget for that year.

The 2009 assessed valuation of all property subject to assessment within the proposed District boundaries was \$21,424,700.00. The method of assessing annual operating expenses against properties located within the District is set forth in Article IV of this Operating Plan. **[Any change in the method of assessing annual operating expenses against properties located within the District must be approved by a 4/5 majority of the entire District Board and a majority of the Common Council of the City.]** Subsequent revisions to this Operating Plan will specify any additional assessment methodologies and amounts for operating expenses.

- D. Organization of the District Board. Upon creation of the District, the District shall hold annual meetings to elect members to the District Board (the "Board") consistent with the terms of this subsection. The Board shall be responsible for implementation of this Operating Plan. This requires the Board to negotiate with providers of services and materials to carry out the Operating Plan; to enter into various contracts; to monitor the effectiveness of the District's activities, to ensure compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of District assessments.

Wisconsin Statutes section 66.1110(4)(a)(1) requires that the Board be composed of at least five members, all of whom shall own or occupy real property within the District.

The Board shall be structured and operate as follows:

1. Board Size. Five (5) members.
2. Composition.
 - (a) One member shall represent the owner of the largest property(ies) within the District as measured by assessed valuation.
 - (b) One member shall be a representative of a multi-tenant office building in the District.
 - (c) One member shall be the owner or operator of a street-level retail business located within the District (which business may include, without limitation, a restaurant).

- (d) One member shall be a representative of a parking structure or surface parking lot within the District including at least 100 spaces.
- (e) One member shall be a representative of a residential building within the District.

Each year, the Board shall reconfirm the assessed valuations, ownerships and occupancies of all properties located within the District. If the assessed valuation, ownership or occupancy of any particular building or site in any year ceases to satisfy the criteria set forth above, the Board shall rearrange such building or site in the appropriate category and consistent with Wisconsin Statutes section 66.1110(4). Notwithstanding anything herein to the contrary, the number of Board members who represent commercial and residential property, respectively, shall be set, as closely as possible, in the same proportion as is the aggregate valuation of commercial property in the District to the total assessed value of all property in the District, and the aggregate valuation of residential property in the District to the total assessed value of all property in the District.

- 3. Term. All members elected to the Board shall serve for a period of one year, except that members may be re-elected.
- 4. Compensation. None.
- 5. Meetings. All meetings of the Board shall be governed by the Wisconsin Open Meetings Law if and as legally required.
- 6. Record Keeping. Files and records of the Board's affairs shall be kept pursuant to public records requirements.
- 7. Staffing and Office. The Board may employ staff and/or contract for staffing services pursuant to this Operating Plan and subsequent modifications thereof. The Board may also maintain an office for the District, which shall be located within the District.
- 8. Meetings. The Board shall meet regularly, at least once every six months. The Board shall adopt rules of order (by-laws) to govern the conduct of its meetings.
- 9. Method of Electing Members to District Board. An annual meeting at which members of the Board will be elected shall be held in September of each year of the District's existence. Prior to the

meeting, the City shall publish a Class 2 notice that contains the time and place of the annual meeting. The notice shall specify that all individuals who either own or occupy real property within the District are eligible to serve on the Board and vote at the election.

At the meeting, the individuals who own or occupy real property within the District shall be divided in 2 groups. One group shall consist of those individuals who own or occupy commercial property, and one group shall consist of those individuals who own or occupy residential property. Each group shall elect from among its members the number of Board members set to represent its group pursuant to this or a subsequent operating plan.

10. Executive Committee. The Board shall elect from its members a chair, a secretary, and a treasurer who shall comprise an Executive Committee of the Board. The Executive Committee shall be authorized to oversee the day to day operations of the District, subject to the by-laws adopted by the Board.
- [11. Changes. Any change in the Board size, composition or election methodology must be approved by a 4/5 majority of the entire District Board.]

IV. METHOD OF ASSESSMENT

- A. Annual Assessment Rate and Method. The annual assessment for District operating expenses will be levied against each property within the District in direct proportion to the current assessed value of each property for real property tax purposes. Thus, the amount of a special assessment against a particular property may change from year to year if that property's assessed value changes relative to other properties within the District.

Appendix C identifies each property included in the District and shows the proposed District assessment for each property for the second year of operation. Such proposed assessments are based on the assessed value and classification estimated in 2010 pursuant to the foregoing formula.

- B. Excluded and Exempt Property. The NID statute requires explicit consideration of certain classes of property. In compliance with the law, the following statements are provided.
 1. In accordance with the interpretation of the City Attorney regarding Wisconsin Statutes section 66.1110(7)(a), property exempt from

general real estate taxes has been excluded from the District. Owners of tax exempt property adjoining the District and expected to benefit from District activities will be asked to make a financial contribution to the District on a voluntary basis. Funds collected in this manner in any given year shall be used to reduce the assessment against taxable property in the District for the following year. In addition, those tax exempt properties adjoining the District which are later determined no longer to be exempt from general property taxes shall automatically become included within the District and subject to assessment under any current operating plan without necessity to undertake any other act.

2. In accordance with Wisconsin Statutes section 66.1110(7)(c), real property used exclusively for less than eight (8) residential dwelling units has been excluded from the District.
3. The Board may not own real property unless otherwise provided in a subsequent operating plan and approved consistent with Wisconsin Statutes section 66.1110(2)(e).

V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY

- A. Enhanced Safety and Cleanliness. Under Wisconsin Statutes section 66.1110(2)(d), this Operating Plan is required to specify how the creation of the District promotes the orderly development of the City. The District will enhance the safety and cleanliness of The Brewery area and, consequently, encourage positive commercial and residential activity in the City. Increased activity in the City will increase property tax base and sales tax revenues.
- B. City Role in District Operation. The City has committed to assisting owners and occupants in the District to promote its objectives. To this end, the City has played a significant role in creation of the District and in the implementation of the initial Operating Plan. In furtherance of its commitment, the City shall:
 1. Provide technical assistance to the District in the adoption of this and subsequent operating plans and provide such other assistance as may be appropriate.
 2. Collect assessments, maintain the same in a segregated account and disburse monies to the Board.

3. Receive annual audits as required per Wisconsin Statutes section 66.1110(4)(c).
4. Provide the Board, through the Office of Assessment, on or before July 1 of each year, with the official City records on the assessed value of each tax key number within the District as of January 1 of each year for purposes of calculating the District assessments.

VI. PLAN APPROVAL PROCESS

- A. Public Review Process. The NID statute establishes a specific process for electing NID Board members and annually making changes to the Operating Plan. Pursuant to the statutory requirements, the following process will be followed:
 1. A time and place for an annual meeting at which members of the Board will be elected shall be set and a Class 2 notice of such meeting shall be published.
 2. At the meeting, Board members shall be elected consistent with Wisconsin Statutes section 66.1110(4) and section III(D) above, and the Board shall consider the District's annual Operating Plan.
 3. The Operating Plan shall be submitted to the City's Common Council for approval.
- B. Petition to Terminate the District. The City shall consider terminating the District if a petition to terminate is filed with the City Plan Commission in conformity with Wisconsin Statutes section 66.1110(6)(a).

VII. FUTURE YEAR OPERATING PLANS

- A. Changes. It is anticipated that the District will continue to revise and develop this Operating Plan annually, in response to changing needs and opportunities in the District, in accordance with the purposes and objectives defined in this Operating Plan.

Wisconsin Statutes section 66.1110(4)(b) requires the Board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms proposed activities, information on specific assessed values, budget amounts and assessment amounts are based solely upon current conditions. Greater detail about subsequent years' activities will be provided in the required annual plan updates, and approval by the Common Council of such plan

updates shall be conclusive evidence of compliance with this Operating Plan and the NID statute.

In later years, the District Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. **[However, the method of assessing and the board composition shall not be materially altered, except with the approval of a 4/5 majority of the entire District Board and consent of the City of Milwaukee.]**

- B. Amendment, Severability and Expansion. This District has been created under authority of Wisconsin Statutes section 66.1110. Except as set forth in the next sentence, should any court find any portion of this statute invalid or unconstitutional its decision will not invalidate or terminate the District and this Operating Plan shall be amended to conform to the law without need of re-establishment. Should any court find invalid or unconstitutional the organization of the entire District Board, any requirement for a 4/5 majority vote of the District Board, the budgeting process or the automatic termination provision of this or any subsequent Operating Plan, the District shall automatically terminate and this Operating Plan shall be of no further force and effect.

APPENDIX A

Wisconsin Statutes section 66.1110

APPENDIX B

District Boundaries

the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retraction under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5) (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109, 2001 a. 85.

66.1110 Neighborhood improvement districts. (1) In this section:

(a) "Board" means a neighborhood improvement district board elected under sub. (4) (a).

(b) "Chief executive officer" means a mayor, city manager, village president, or town chairperson.

(c) "Local legislative body" means a common council, village board of trustees, or town board of supervisors.

(d) "Municipality" means a city, village, or town.

(e) "Neighborhood improvement district" means an area within a municipality consisting of nearby but not necessarily contiguous parcels, at least some of which are used for residential purposes and are subject to general real estate taxes, and property that is acquired and owned by the board if the local legislative body approved acquisition of the property under sub. (4) (d) as part of its approval of the initial operating plan under sub. (3) (e).

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation, and promotion of a neighborhood improvement district.

(g) "Owner" means the owner of real property that is located within the boundaries, or the proposed boundaries, of a neighborhood improvement district.

(h) "Planning commission" means a plan commission under s. 62.23 or, if none exists, a board of public land commissioners or, if none exists, a planning committee of the local legislative body.

(2) An operating plan shall include at least all of the following elements:

(a) The special assessment method applicable to the neighborhood improvement district.

(b) The kind, number, and location of all proposed expenditures within the neighborhood improvement district.

(c) A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

(d) A description of how the creation of the neighborhood improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

(e) A statement as to whether the local legislative body authorizes the board to own real property and, if so, a description of the

to be owned, the purpose of the ownership, and a to whom the real property will be transferred if the improvement district is terminated.

al opinion that pars. (a) to (e) have been complied

municipality may create a neighborhood improvement district and adopt its operating plan if all of the following conditions are met:

1. The owner of real property subject to general real estate taxation in the proposed neighborhood improvement district under par. (b) has petitioned the municipality for a neighborhood improvement district.

2. The planning commission has designated a proposed improvement district and adopted its proposed initial operating plan.

3. At least 30 days before creation of the neighborhood improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on the proposed neighborhood improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice, a copy of the proposed initial operating plan and a detail map showing the boundaries of the proposed improvement district, shall be sent by certified mail to the owners of real property within the proposed neighborhood improvement district. The notice shall state the boundaries of the neighborhood improvement district and shall indicate the boundaries of the proposed initial operating plan are available for public examination on request.

4. Within 30 days after the hearing under par. (c), one of the owners of real property has not filed a petition with the planning commission for the proposed neighborhood improvement district or its initial operating plan:

(a) owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan.

(b) owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan.

(c) The local legislative body has voted to adopt the proposed initial operating plan for the neighborhood improvement district. The local legislative body shall publish a class 2 notice under ch. 985, setting the meeting at which the local legislative body will meet to adopt the proposed initial operating plan for the neighborhood improvement district. Before publication, a copy of the notice shall be sent by certified mail to all owners of real property within the proposed neighborhood improvement district.

5. If the local legislative body adopts the proposed initial operating plan under sub. (3) (c), it shall determine the size of the board which shall consist of at least 5 members, all of whom shall own or occupy real property in the neighborhood improvement district.

6. The number of board members who represent commercial property, respectively, shall be set by the local legislative body, as closely as possible, in the same proportion as is the aggregate valuation of commercial property in the neighborhood improvement district to the total assessed value of all property in the neighborhood improvement district, and the aggregate valuation of residential property in the neighborhood improvement district to the total assessed value of all property in the neighborhood improvement district.

7. The local legislative body shall set the time and place for the meeting at which members of the board will be elected, and shall publish a class 2 notice under ch. 985 that contains this information. The notice shall specify that all individuals who either own

or occupy real property within the neighborhood improvement district are eligible to serve on the board and vote at the election.

8. At the meeting, the individuals who own or occupy real property shall be divided into 2 groups. One group shall consist of those individuals who own or occupy commercial property; and one group shall consist of those individuals who own or occupy residential property. Each group shall elect from among its members the number of board members set to represent its group by the local legislative body under subd. 2.

9. Board members elected under subd. 4 shall serve a one year term, and may be reelected. Annually, the number of board members who represent commercial and residential properties, based on the calculation described in subd. 2, may be reallocated by the local legislative body to the greatest extent possible to be consistent with the proportion described under subd. 2.

10. Annually, board members shall be elected under the procedures contained in this paragraph. If a vacancy occurs during the term of a board member, an individual shall be elected to fill the unexpired term of the member under the procedures contained in this paragraph.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for the neighborhood improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the neighborhood improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the neighborhood improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the neighborhood improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all of the powers necessary or convenient to implement the operating plan, including the power to contract.

(5) All special assessments received from a neighborhood improvement district and all other appropriations by the municipality or other moneys received for the benefit of the neighborhood improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (4) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the neighborhood improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the neighborhood improvement district, in the same proportion as the last collected special assessment.

(6) (a) Subject to pars. (b) and (c), a municipality shall terminate a neighborhood improvement district if one of the following occurs:

1. The owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, file a petition with the planning commission requesting termination of the neighborhood improvement district.

2. The owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the

assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the neighborhood improvement district.

3. The owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan fail to file a petition with the planning commission to continue the neighborhood improvement district within one year of the date on which the membership of the board changes from a majority which represents commercial properties to a majority that represents residential properties, or vice versa, as described under sub. (4) (a) 3.

(b) 1. A petition may not be filed under this subsection earlier than one year after the date on which the municipality first adopts the operating plan for the neighborhood improvement district.

2. On and after the date on which a petition is filed under par. (a) 1. or 2., or on and after the date on which a petition must be filed under par. (a) 3., neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of the hearing under subd. 3. and unless the neighborhood improvement district is not terminated under par. (c).

3. Within 30 days after the filing of a petition under par. (a) 1. or 2., the planning commission shall hold a public hearing on the proposed termination. Within 30 days after the deadline for filing a petition under par. (a) 3. passes, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice, together with a copy of a detail map showing the boundaries of the neighborhood improvement district, shall be sent by certified mail to all owners of real property within the neighborhood improvement district. The notice shall state the boundaries of the neighborhood improvement district and shall indicate that copies of the operating plan are available from the planning commission on request and are posted in the building in which the municipality's governing body regularly holds its meetings.

4. Within 30 days after the date of the hearing under subd. 3., every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under par. (a) 1. or 2., that the owner retracts the owner's request to terminate the neighborhood improvement district, or, if the owner did not file or sign a petition under par. (a) 1. or 2., that the owner requests termination of the neighborhood improvement district under par. (a) 1. or 2.

5. Within 30 days after the date of the hearing under subd. 3., every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under par. (a) 3., that the owner retracts the owner's request to continue the neighborhood improvement district, or, if the owner did not file or sign a petition under par. (a) 3., that the owner requests continuation of the neighborhood improvement district under subd. 3.

(c) After the expiration of 30 days after the date of the hearing under par. (b) 3., and after adding any additions and subtracting any retractions under par. (b) 4. and 5., the municipality shall terminate the neighborhood improvement district on the date on which the obligation with the latest completion date entered into to implement the operating plan expires if the owners who have signed the petition requesting the termination of the neighborhood improvement district under par. (a) 1. or 2. constitute the required groups specified in par. (a) 1. or 2., or if an insufficient representation of owners, as described under par. (a) 3., petition to continue the neighborhood improvement district under par. (a) 3.

(7) (a) Any parcel of real property used exclusively for less than 8 residential dwelling units and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.

(b) A municipality may terminate a neighborhood improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess property.

History: 2005 a. 186.

66.1111 Historic properties. (1) DEFINITIONS.

(a) "Historic property" has the meaning given under sub. (3).

(b) "Political subdivision" means a city, village or county.

(2) ACQUISITION OF PROPERTY. A political subdivision may acquire by gift, purchase or condemnation any property, including historic property, whether the property is real or personal.

(3) OWNERSHIP, USE AND DISPOSITION OF PROPERTY. A political subdivision may preserve or rehabilitate any historic property which it owns, construct buildings on that property, or maintain that property for public purposes or lease or convey the property.

(b) If a political subdivision leases to another person historic property, the political subdivision shall include provisions in the lease which protect the historic character and quality of the property. If the political subdivision conveys historic property, the political subdivision shall obtain a conservation easement under s. 700.40 to protect the historic character and quality of the property.

(4) CONSIDERATION OF EFFECTS ON HISTORIC PROPERTIES. In the earliest stage of planning any action related to the following, a political subdivision shall determine if its proposed action will affect any historic property which is a listed property under s. 44.31 (4), or which is on the list of locally designated historic places under s. 44.45:

1. Long-range planning for facilities development.
2. Any action under sub. (3).
3. Razing any historic property which it owns.

(b) A political subdivision shall notify the state historic preservation officer of any proposed action which it determines under par. (a) would affect any historic property.

(5) GRANTS. A political subdivision may make grants or loans to any public or private entity for the purpose of preserving or rehabilitating historic property.

History: 1987 a. 395; 1989 a. 31; 1999 a. 150 s. 88; Stats. 1999 s. 66.1111

66.1113 Premier resort areas. (1) DEFINITIONS.

(a) "Infrastructure expenses" means the costs of purchasing, constructing or improving parking lots; access ways; transportation facilities, including roads and bridges; sewer and water facilities; parks, boat ramps, beaches and other recreational facilities; fire fighting equipment; police vehicles; ambulances; and equipment or materials dedicated to public safety or public health.


(b) "Political subdivision" means a city, village or county.

(c) "Premier resort area" means a political subdivision in which the governing body enacts an ordinance or adopts a resolution under sub. (2) (a).

(d) "Tourism-related retailers" means retailers classified in the standard industrial classification manual, 1987 edition, published by the U.S. office of management and budget under the following industry numbers:

1. 5331 — Variety stores.
2. 5399 — Miscellaneous general merchandise stores.
3. 5441 — Candy, nut and confectionary stores.
4. 5451 — Dairy product stores.
5. 5461 — Retail bakeries.
6. 5541 — Gasoline service stations.
7. 5812 — Eating places.
8. 5813 — Drinking places.

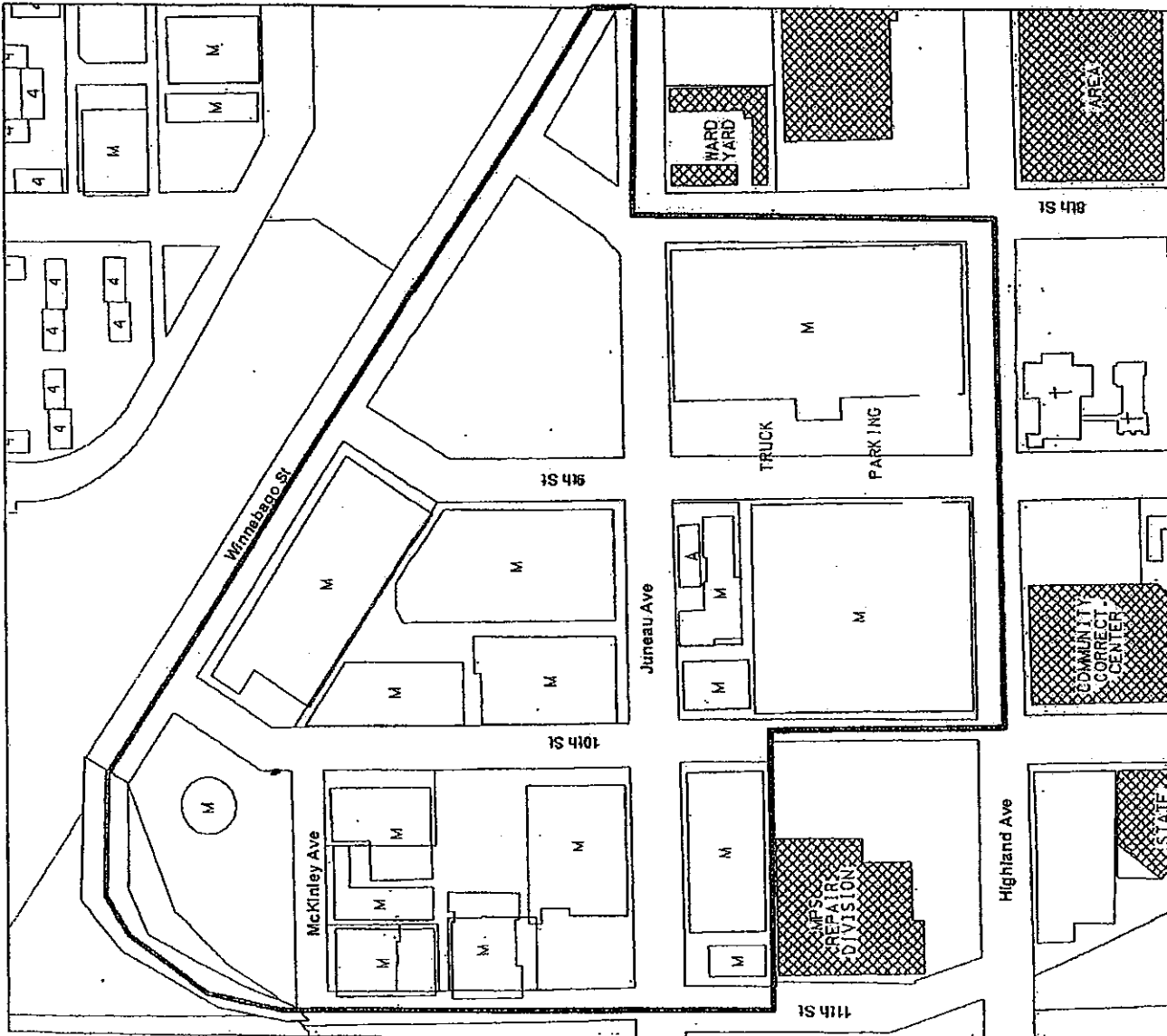
The Brewery Neighborhood Improvement Boundary (NID)

 Potential NID Boundary

Produced by:
Department of City Development Information Center, RTW
Project File:
WMap Requests 2008the brewery nldthe brewery nld.mxd
Map File:
WMap Requests 2008the brewery nldthe brewery nld.pdf
Generate d: 07-August-2008, Scale = 1:2,500



0 125 250 500 Feet



APPENDIX C

Listing of Properties Included in the District and District Assessments

NID	taxkey	check digit	status	addr	rem_owner1
01	3611554110	7	Active	721 W WINNEBAGO	BREWERY PROJECT LLC
01	3620441100	4	Active	925 W WINNEBAGO	BLUE RIBBON LOFT APTS LLC
01	3620452000	8	Active	1001 W MC KINLEY	PBH REDEVELOPMENT LLC
01	3620453000	3	Active	1220 N 11TH	BREWERY SILO LLC
01	3620481000	6	Active	1037 W MC KINLEY	BC PABST HOLDINGS LLC
01	3620482000	1	Active	1250 N 11TH	BC PABST HOLDINGS LLC
01	3620501000	3	Active	1017 W MC KINLEY	BREWER SILO LLC
01	3620502000	9	Active	1217 N 10TH	BP PROPERTY OWNER NO 2 LLC
01	3620503000	4	Active	1211 N 10TH	BP PROPERTY OWNER NO 2 LLC
01	3620504000	X	Active	1203 N 10TH	BP PROPERTY OWNER NO 2 LLC
01	3620511000	8	Active	926 W JUNEAU	BREWERY PROJECT LLC
01	3620512000	3	Active	902 W JUNEAU	BREWERY PARKING
01	3620521000	2	Active	845 W WINNEBAGO	BREWERY PROJECT LLC
01	3620522000	8	Active	840 W JUNEAU	BREWERY PROJECT LLC
01	3620523000	3	Active	810 W JUNEAU	BREWERY PROJECT LLC
01	3620531000	7	Active	1003 W WINNEBAGO	BREWERY PROJECT LLC
01	3910751000	5	Active	915 W JUNEAU	BREW CITY REDEVELOPMENT
01	3910841000	4	Active	1009 W JUNEAU	BREWERY PROJECT LLC
01	3910842000	X	Active	1128 N 10TH	BREWERY PROJECT LLC
01	3910843000	5	Active	1131 N 8TH	BREWERY PROJECT LLC

APPENDIX D

Proposed 2010 Budget

Public Service Ambassadors and Clean Sweep Ambassadors Programs	\$ 20,000.00
Maintenance of Pocket Parks	\$ 9,455.00
Maintenance of Other Common Areas	\$ 13,840.00
Various Administrative Expenses and Contingencies	<u>\$ 25,200.00</u>
Total	\$ 68,495.00

NEIGHBORHOOD IMPROVEMENT DISTRICT NO. 1 (THE BREWERY)
2009 ANNUAL REPORT
October 14, 2009

Neighborhood Improvement District (“NID”) are authorized by Section 66.1110, Wisconsin Statutes and serve as a tool for property owners and municipalities to work together to strengthen neighborhoods. NIDs serve primarily as self assessment district in which property owners assess themselves and use those funds to enhance their area.

On October 29, 2008, the Common Council of the City of Milwaukee adopted File No. 080615, which created NID No. 1 (The Brewery), and approved its Initial Operating Plan. That plan called for the expenditure of approximately \$29,192 for common area maintenance and improvements to the “public” areas of The Brewery. These areas included Zilber Park and the historic PABST sign over W. Juneau Avenue.

On September 23, 2009 the initial Owner’s Meeting was held to elect NID No. 1’s Board of Directors per the approved 2009 Operating Plan. The following individuals were elected to one year terms:

Representing owner of largest property by assessed value:	Mr. McCarthy
Representing a multi-tenant office building:	Mr. Welsh
Representing a street level retail business:	Mr. Haertel
Representing a parking structure or lot:	Mr. Bernacchi
Representing an owner of a residential building:	Mr. Matkom

Following the initial Owner’s meeting, the first Board of Director’s meeting of NID No. 1 (The Brewery) was held. In that meeting the following officers were elected:

Chairman:	Mr. McCarthy
Secretary:	Mr. Matkom
Treasurer:	Mr. Welsh

In addition the Board approved the initial By-Laws of NID No. 1 (The Brewery) and approved the Year 2 (2010) Operating Plan. Additional Board meeting(s) are anticipated this year to deal with such issues as snow removal contracts and neighborhood identification signage issues.

In summary 2009 was a year of organizing the City’s first NID and beginning it operations. We look forward to continuing to build on The Brewery’s successful launch and to enhance this historic and sustainable neighborhood.

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 10/21/09 FILE NUMBER: 090669

Original Fiscal Note ☐ Substitute ☒

SUBJECT: Substitute resolution approving Year 2010 Operating Plans for various Business Improvement Districts and for Neighborhood Improvement District No. 1 located in the City of Milwaukee.

B) Rocky Marcoux, Commissioner, DCD

C) CHECK ONE: ☐ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☒ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☐ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☒ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☐ GRANT & AID ACCOUNTS (G & AA)
☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	BID assessments		\$6,947,904		
	NID assessments		68,495		
TOTALS			\$7,016,399		

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

2009-2010

BID #	BID NAME	ESTIMATED ASSESSMENT RECORDS
2	Historic 3rd Ward RACM Dockwall Loan	573,030.00
3	Riverwalk	111,276.00
4	Grtr. Mitchell Street	135,310.00
5	Westown	102,337.00
8	Historic King Dr.	203,707.00
9	735 W. Water	21,652.00
10	Avenues West	132,110.00
11	Brady St. Business Area	158,640.00
13	Oakland Ave.	50,000.00
15	Riverwalks Riverwalks-Timewarner	391,208.00
16	Uptown Triangle	158,250.00
17	Northwest Area Business/76th & Brown Deer	40,000.00
19	Villard	114,000.00
20	North Ave./Prospect Farwell	220,870.00
21	Downtown Management District	3,016,975.00
25	Riverworks	212,157.00
26	The Valley	116,073.00
27	Burleigh	63,721.00
28	North Avenue Gateway District	44,203.00
29	Atkinson/Capitol/Teutonia	115,003.00
31	Havenwoods	170,000.00
32	North Avenue Market Place	92,917.00
35	Becher/KK	8,227.00
36	Riverworks II	47,095.00
37	ICC	166,354.00
38	Cesar Chavez	25,500.00
39	Center Street Market Place	69,289.00
40	Airport Gateway	331,000.00
41	Downer Avenue	57,000.00
	BID Totals	6,947,904.00
1	Brewery Neighborhood Improvement District	68,495.00
	NID total	68,495.00

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 10/20/09 FILE NUMBER: 090669

Original Fiscal Note ☒ Substitute ☐

SUBJECT: Substitute resolution approving Year 2010 Operating Plans for various Business Improvement Districts and for Neighborhood Improvement District No. 1 located in the City of Milwaukee.

B) Rocky Marcoux, Commissioner, DCD

C) CHECK ONE: ☐ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☒ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☐ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☒ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☐ GRANT & AID ACCOUNTS (G & AA)
☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	BID assessments		\$6,831,831.07		
	NID assessments		68,495.00		
TOTALS			\$6,900,326.07		

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

2009-2010

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2	Historic 3rd Ward RACM Dockwall Loan	573,030.00
3	Riverwalk	111,276.07
4	Grtr. Mitchell Street	135,310.00
5	Westown	102,337.00
8	Historic King Dr.	203,707.00
9	735 W. Water	21,652.00
10	Avenues West	132,110.00
11	Brady St. Business Area	158,640.00
13	Oakland Ave.	50,000.00
15	Riverwalks Riverwalks-Timewarner	391,208.00
16	Uptown Triangle	158,250.00
17	Northwest Area Business/76th & Brown Deer	40,000.00
19	Villard	114,000.00
20	North Ave./Prospect Farwell	220,870.00
21	Downtown Management District	3,016,975.00
25	Riverworks	212,157.00
26	The Valley	
27	Burleigh	63,721.00
28	North Avenue Gateway District	44,203.00
29	Atkinson/Capitol/Teutonia	115,003.00
31	Havenwoods	170,000.00
32	North Avenue Market Place	92,917.00
35	Becher/KK	8,227.00
36	Riverworks II	47,095.00
37	ICC	166,354.00
38	Cesar Chavez	25,500.00
39	Center Street Market Place	69,289.00
40	Airport Gateway	331,000.00
41	Downer Avenue	57,000.00
	BID Totals	6,831,831.07
1	Brewery Neighborhood Improvement District	68,495.00
	NID total	68,495.00

NOTICES SENT TO FOR FILE : 090669

[illegible]

Business Improvement Districts (BIDs) - 2008 Contact List

Most BIDs are staffed by the local business association.
Questions from the public about particular BIDs should first be directed to the association contact.

BID #	BID Name	BID/Association Contact	DCD Contact
2	Historic Third Ward	Nancy O'Keefe Historic Third Ward Association, Inc. 219 N. Milwaukee Street, 3rd floor Milwaukee, WI 53202 email: okeefe@historichirdward.org phone: 273-1173 fax: 273-2205	Lynnette Crump Phone: 286-5684
3	Riverfront Plaza David Florshin 765-9079	Riverfront Plaza Joint Venture c/o Sheila Baker or Jeff Hoffman Hoffman Management CO. 150 N. Sunny Slope Rd., Suite 200 Brookfield, WI 53005 phone: 262-814-9877 fax: 262-814-9878	Lynnette Crump Phone: 286-5684
4	Greater Mitchell Street	Judi Keller Greater Mitchell Street Association 1635 S. 8th Street Milwaukee, WI 53204 email: jkeller129@aol.com phone: 383-6601 fax: 383-2334	Jose Perez Phone: 286-8639
5	Westown	Stacie Callies The Westown Association 633 W. Wisconsin Ave., Suite 409 Milwaukee, WI 53203-1918 email: stacie@westown.org phone: 276-6696 fax: 276-6366	Abra Fortson Phone: 286-5617

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BID #	BID Name	BID/Association Contact	DCD Contact
8	Historic King Drive Marjorie Rucker marjorie@kingdrivebid.com 265-5809	Teig Whaley-Smith Historic King Drive Business Improvement District 2212 N. Martin Luther King Jr. Drive Milwaukee, WI 53212 email: teig@kingdrivebid.com phone: 265-5809 fax: 866-237-3165 cell: 628-4540	Abra Fortson Phone: 286-5617
9	735 North Water Street	Sheldon Oppermann Property Manager 735 North Water Street, Suite 1225 Milwaukee, WI 53202 email: sheldon@compassproperties.com phone: 765-0305 fax: 273-4339	Lynette Crump Phone: 286-5684
10	Avenues West c/o The Executive Inn	June Moberly Avenues West Association 624 N. 24th Street (First Floor) Milwaukee, WI 53233 email: avenueswest@sbcglobal.net phone: 933-0640 fax: 933-0641	Abra Fortson Phone: 286-5617
11	Brady Street Annette French, Vice President 271-7001 fx: 271-8565 avfdly@sbcglobal.net Pat Suminski, Treasurer/Secretary hm 271-8723 wk 744-5156 cell 349-3547 ptsumins@hotmail.com	Laura Cole (President) New Brady Street Area Association 1218 East Brady Street (Pat. S. address) Milwaukee, WI 53202 email: aalarreed@sbcglobal.net phone: 226-2252 work 510-5099 cell email: aalarreed@omniwaukee.com	Lynette Crump Phone: 286-5684 Jenna Smith jennasmith@earthlink.net Julilly Kohler julillywk@earthlink.net

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BID #	BID Name	BID/Association Contact	DGD Contact
13	Oakland Avenue	Jim Plaisted 2431 North Murray Avenue Milwaukee, WI 53211 email: eastsidebid@sbcglobal.net phone: 272-5823 fax: 272-5824	Rhonda Manuel Phone: 286-2037
15	Milwaukee River Walk Debra Patti <u>debra.a.patti@cbre.com</u>	Joseph Weirick Milwaukee Riverwalk District, Inc. Polacheck Company 250 North Sunnyslope Rd., Suite 150 Brookfield, WI 53005 email: jweirick@polacheckmgmt.com phone: 414-359-0955 fax: 262-641-7020	Rhonda Manuel Phone: 286-2037
16	West North Avenue Gordon Steimle 270-6364 office <u>Gordons@ogdenre.com</u>	William Steele Director of Commercial Property Management 1665 N. Water Street Milwaukee, WI 53202 email: williams@ogdenre.com phone: 270-6366 fax: 276-4207	Dwayne Edwards Phone: 286-5735
17	N. 76th St. & W. Brown Deer Rd. Mary Mokwa phone: 262-502-5500 email: mmokwa@cprproperties.com	Leslie Feiler Granville Professional Building 9001 North 76th Street, Suite #206 Milwaukee, WI 53223 email: dpoethke@gmail.com (spouse) phone: 315-0222 fax: 223-8490	Lynnette Crump Phone: 286-5684

Business Improvement Districts (BIDs) - 2008 Contact List

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Questions from the public about particular BIDs should first be directed to the association contact.

BID #	BID Name	BID/Association Contact	BCD Contact
19	Villard Avenue Sam McGovern Rowen 444-8213 smcgovernrowen@nwsdc.org	Howard Snyder NW Side Community Development Corp. 4265 N. 30th Street Milwaukee, WI 53216 email: hsnyder@nwsdc.org phone: 447-8230 fax: 444-8201	Lynnette Crump Phone: 286-5684
20	East North Avenue	Jim Plaisted 2431 N. Murray Avenue Milwaukee, WI 53211 email: eastsidebid@sbcglobal.net phone: 272-5823 fax: 272-5824	Rhonda Manuel Phone: 286-2037
21	Milwaukee Downtown	Elizabeth A. Nicols Downtown Milwaukee Management District 600 East Wells Street Milwaukee, WI 53202 email: bethn@milwaukee-downtown.com phone: 220-4705 fax: 220-4710 cell: 460-6301	Rhonda Manuel Phone: 286-2037
22	Edgewood/Oakland	Edgewood/Oakland Business Association non-operational	Rhonda Manuel Phone: 286-2037
25	Riverworks Steve Adams spadams@sbcglobal.net 414-331-4132 riverworksnmke.org (in development)	Darryl Johnson Riverworks Development Corp. 303 East Vienna Avenue Milwaukee, WI 53212 email: darrylj@riverworksnmke.org phone: 906-9650 fax: 906-9646	Dwayne Edwards Phone: 286-5735



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Questions from the public about particular BIDs should first be directed to the association contact.

BID #	BID Name	BID/Association Contact	D/C/D Contact
26	Menomonee Valley Corey Zetts corey@renewthevalley.org	Laura Bray Menomonee Valley Partners, Inc. 301 W. Wisconsin Avenue, Suite 400B Milwaukee, WI 53203 email: Laura@RenewTheValley.org phone: 274-4654 fax: 274-4640	Jose Perez Phone: 286-8639
27	West Burleigh Street mosaic.burleigh@gmail.com	Brenda Cooper Burleigh CDC 4900 W. Burleigh St. Milwaukee, WI 53210 email: brendacbid27@gmail.com phone: 447-9940 fax: 447-6493	Abra Fortson Phone: 286-5617
28	North Avenue Gateway <i>ref sent out</i>	Renee Booker North Avenue CDC 3341 West North Avenue Milwaukee, WI 53208 email: nacdc@sbcglobal.net phone: 871-4569 fax: 871-4794	Abra Fortson Phone: 286-5617
29	Atkinson/Capitol/Teutonia "ACT" <i>Called with message</i>	Sam McGovern Rowen North West Side Community Development Corp. email: smcgovernrowen@nwsdc.org phone: 444-8213 fax: 444-8201	Jose Perez Phone: 286-8639

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BID #	BID Name	BID/Association Contact	BID Contact
31	Havenwoods	Stephanie Harling Havenwoods Economic Development Corp. c/o Alcan Packaging 6161 North 64th Street Milwaukee, WI 53218 email: stephharling@hotmail.com phone: 431-2274 fax: 438-1330	Jose Perez Phone: 286-8639
32	North Avenue MarketPlace Vickie Tolliver 414-510-2012 naedc@sbcglobal.net <u>www.Northavenuecdc.org</u>	Jacqueline Ward - Manager North Avenue CDC 2240 N. 17th Street Milwaukee, WI 53205 414-791-3378 cell phone: 265-2245 fax: 871-4794	Abra Fortson Phone: 286-5617
35	Kinnickinnic River Gerald Starr B&E 53207 Corp. 147 E. Becher Street Milwaukee, WI 53207 Phone: 769-000 Cell: 418-2133 <u>starr@southwindmarine.com</u>	David Ferron 2000 S. 4th Street Milwaukee, WI 53204 Phone: 385-6461 Cell: 406-0749 Fax: 831-1958 <u>dferron@pdr-usa.net</u>	Jose Perez Phone: 286-8639
36	Riverworks II	Darryl Johnson Riverworks Development Corporation 303 East Vienna Avenue Milwaukee, WI 53212 phone: 906-9650 fax: 906-9646 email: darrylj@riverworksnmke.org	Dwayne Edwards Phone: 286-5735 cell: 899-7916

Business Improvement Districts (BIDs) - 2008 Contact List

Most BIDs are staffed by the local business association.
Questions from the public about particular BIDs should first be directed to the association contact.

BID #	BID Name	BID/Association Contact	DCD Contact
37	30th Street Industrial Corridor	Brenna Holly 30th Street Industrial Corridor Corporation P.O. Box 16498 3536 W. Fond du Lac Avenue Milwaukee, WI 53216 phone: 444-4706 fax: 444-4715 brenna_holly@30thstreeticc.org	Jose Perez Phone: 286-8639
38	Cesar E. Chavez Drive Ivan Gamboa phone: 761-1610 cell: 202-4501 email: i.gamboa@tcnb.com	Rafael Luciano 816 W. National Avenue Milwaukee, WI 53204 phone: 414-671-6676 cell: 520-0090 lucraf@aol.com pensecinc@aol.com	Jose Perez Phone: 286-8639
39	Center Street Market Place Ronnie Lockett Rlockett001@wi.rr.com <u>530-2942 cell 447-9927 Business</u>	Justin Westmoreland 4320 W. Center Street Milwaukee, WI 53210 email: Westmoreland_jay3@yahoo.com phone: 414-807-8739 fax:	Jose Perez Phone: 286-8639
40	Airport Gateway Greg Litner P.O. Box 370918 Milwaukee, WI 53237 cell: 379-7210	Tom Rave, Airport Gateway Business Association 11801 W. Silver Spring Drive Suite 200 Milwaukee, WI 53225 phone: 262-844-1330 fax: email: trave@gatewaytomilwaukee.com	Jose Perez Phone: 286-8639

Business Improvement Districts (BIDs) - 2008 Contact List

Most BIDs are staffed by the local business association.
Questions from the public about particular BIDs should first be directed to the association contact.

ggregg@lindnerlogistics.com

41	Downer Avenue	Jake Provan MISC Director of Operations 788 N. Jefferson Street Suite 800 Milwaukee, WI 53202 provan24@wi.rr.com 414-339-0702 cell	Jose Perez Phone: 286-8639
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01	Brewery Neighborhood Improvement District	Thomas G. Bernacchi Vice President - Towne Investments Zilber Ltd./Towne Realty, Inc. 710 N. Plankinton Avenue Milwaukee, WI 53203 phone: 414-274-2637 fax: 414-274-2744 email: Tom.Bernacchi@zilber.com **Dan McCarthy 414-274-2546/ Dan.McCarthy@zilber.com	Rhonda Manuel ext 2037
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Legislation Details (With Text)

File #: 090754 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/13/2009 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for Mandated/Essential Services from the U. S. Department of Housing and Urban Development through the Community Development Grants Administration (CDGA).

Sponsors: THE CHAIR

Indexes: COMMUNITY BLOCK GRANT ADMINISTRATION, COMMUNITY DEVELOPMENT BLOCK GRANT, FEDERAL GRANTS

Attachments: Cover Letter, 2010 Funding Recommendations, Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/13/2009	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2009	1	CITY CLERK	DRAFT SUBMITTED		
10/20/2009	1	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090754

Version

SUBSTITUTE 1

Reference

090752

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for **Mandated/Essential Services** from the U. S. Department of Housing and Urban Development through the Community Development Grants Administration (CDGA).

Analysis

This resolution authorizes the Community Development Grants Administration to execute and implement contracts for activity consistent with the approved activities designated for Mandated/Essential Services in the 2010 Annual Action Plan.

Body

Whereas, Common Council File Number (CCFN) 090292 authorized the submission of the Consolidate Strategy and Plan and Annual Action Plan for 2010 consolidated community development entitlement funding; and

Whereas, CCFN 090291 adopted on July 28, 2009 authorized the 2010 Funding Allocation Plan; now therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that these funds are budgeted to the Community Development Grants Administration which is authorized to:

1. Expend from the amount budgeted for specified purposes as indicated in the grant budget and incur costs consistent with the award date.
2. Enter into subrecipient contracts as detailed in the grant budget.

; and, be it

Further Resolved That the Community Development Grants Administration is responsible for awarding subrecipient contracts for each of the 2010 approved activities for **Mandated/Essential Services** as amended per attachment; and, be it

Further Resolved, That these projects are required to submit budget and activity reports in amounts and according to any conditions approved by the Common Council and the Mayor in conformance with File number 74-92-5v to the Community Development Grants Administration and the City Comptroller for their review an approval; and, be it

Further Resolved, That payments for CDBG costs incurred shall be paid in accordance with approved CDBG reimbursement policy based on the approval by the Community Development Grants Administration and City Comptroller of a Budget Forecast (CDA-51); and, be it

Further Resolved, That should HUD impose deficit reduction cuts and sequestrations in the 2010 CDBG Program Year, the Mayor and the Community & Economic Development Committee shall have the authority to amend any or all projects in this resolution in order to carry out the 2010 Program Year under the reductions imposed; and, be it

Further Resolved, That the authorization for the projects listed in this resolution are subject to the availability of 2010 Community Development Block Grant funds and the release of funds for this purpose by the U. S. Department of Housing and Urban Development; and, be it

Further Resolved, That the Block Grant Director of the Community Development Grants Administration is hereby authorized on behalf of the City and the Community Development Grants Administration, to execute, deliver, publish, file and record such documents, instruments, notices and records and to take such other actions as shall be necessary or desirable to implement the City's 2010 Community Development Program in accordance with the 2010 Annual Action Plan, including but not limited to the Community Development Grants Administration's determinations as to whether funds be awarded in the form of grants or loans, and determination of payback provisions, interest rates, amortization schedules, collateral security requirements (if any), forgiveness of debt, and release of collateral; and, be it

Further Resolved, That except as modified by this resolution, the guidelines for handling the Community Development Block Grant Program set forth in Common Council File Number 74-92-5v are fully applicable to the 2010 Community Development Entitlement Funding Program.

Requestor

Drafter

2010CDBG-ESSEN-1

10/12/09

TO: The Honorable, Common Council
City of Milwaukee

FROM: Steven L. Mahan
Block Grant Director

DATE: September 28, 2009

RE: Title Only Resolutions for Introduction

Attached are the 2010 HUD funded Title only resolutions and the Large Impact Development Title only resolution that seek the approval from the Common Council.

If you have any questions please call Darlene Hayes at extension 3844.

Attachments

YEAR 2010 FUNDING RECOMMENDATIONS
Entitlement Funds
Community Development Block Grant (CDBG)

<u>NSP Area</u>	<u>Organization Name</u>	<u>Funding Category</u>	<u>Requested Amount</u>	<u>CDBG CDGA Recomm</u>
	<u>Community Organizing</u>	<u>NO-RFP</u>		
	Safe & Sound, Inc.	Community Partners Initiative	250,000	250,000
		<u>NO-RFP</u>		
	North Avenue Community Dev. Corp.	Community Prosecution Unit	100,000	100,000
	Riverworks Development Corp.	Community Prosecution Unit	50,000	50,000
	Southside Organizing Committee	Community Prosecution Unit	125,000	125,000
	<i>Total Community Prosecution</i>		<u>275,000</u>	<u>275,000</u>

Resolution #090754

YEAR 2010 FUNDING RECOMMENDATIONS
Entitlement Funds
Community Development Block Grant (CDBG)

<u>NSP Area</u>	<u>Organization Name</u>	<u>Funding Category</u>	<u>Requested Amount</u>	<u>CDBG CDGA Recomm</u>
<u>Public Service - General Youth Services</u>				
		<u>RFP</u>		
	Agape Community Center, Inc.	Youth Services	35,289	30,000
	Boys & Girls Club of Gtr Milw-Daniels/Mardak Club	Youth Services	48,375	30,000
	Boys & Girls Club of Gtr Milw-Davis Club	Youth Services	53,134	30,000
	Boys & Girls Club of Gtr Milw-Fitzsimonds Club	Youth Services	51,037	30,000
	Boys & Girls Club of Gtr Milw-LaVarnway Club	Youth Services	45,203	30,000
	Boys & Girls Club of Gtr Milw-Mary Ryan Club	Youth Services	49,988	30,000
	Boys & Girls Club of Gtr Milw-Pleper/Hillside Club	Youth Services	50,700	30,000
	Career Youth Development, Inc.	Youth Services	30,000	30,000
	Center for Self-Sufficiency, Inc.	Youth Services	76,500	30,000
	COA Youth and Family Centers	Youth Services - Goldin Center	65,000	30,000
	COA Youth and Family Centers	Youth Services - Riverwest Center	65,000	30,000
	Figureheads, Inc.	Youth Services	30,000	0
	Growing Power, Inc.	Youth Services	85,000	40,000
	Heartlove Place	Youth Services	75,000	0
	Hmong/American Friendship Association, Inc.	Youth Services	61,511	30,000
	Hope House of Milwaukee, Inc.	Youth Services	35,000	30,000
	Housing Authority of the City of Milwaukee	Youth Services	55,680	0
	Journey House, Inc.	Youth Services	50,000	0
	Latino Community Center	Youth Services	100,000	30,000
	Merrill Park Neighborhood Association	Youth Services	12,280	0
	Milwaukee Christian Center	Youth Services - Kid's Place Project Challenge	30,000	30,000
	Milwaukee Christian Center	Youth Services - MCC Kosciuszko Youth Dev Prog	60,000	30,000
	Milwaukee LGBT Community Center, Inc.	Youth Services	50,000	30,000
	Ministry Enterprise, Inc.	Youth Services	160,600	0
	Modjeska Youth Theatre Company, Inc.	Youth Services	50,000	30,000
	Neighborhood House of Milwaukee, Inc.	Youth Services	40,000	0
	New Beginnings Are Possible, Inc.	Youth Services	50,000	0
	Our Next Generation, Inc.	Youth Services	57,546	0
	Pearls for Teen Girls, Inc.	Youth Services	50,000	40,000
	Positive Images, Inc.	Youth Services	30,000	0

YEAR 2010 FUNDING RECOMMENDATIONS
Entitlement Funds
Community Development Block Grant (CDBG)

<u>NSP Area</u>	<u>Organization Name</u>	<u>Funding Category</u>	<u>Requested Amount</u>	<u>CDBG CDGA Recomm</u>
<u>Youth Services (continue)</u>				
	Positive Programs for the Family	Youth Services	30,000	0
	Project Focal Point, Inc.	Youth Services	53,933	0
	Residential Living Services, Inc.	Youth Services	50,000	0
	Rosalie Manor Community & Family Services, Inc.	Youth Services	36,518	30,000
	Running Rebels Community Organization, Inc.	Youth Services	35,000	0
	Silver Spring Neighborhood Center	Youth Services	40,486	30,000
	Street Academy of Cream City Mentors, Inc.	Youth Services	30,015	0
	Tessa's Black Entertainment and Youth Center, Inc.	Youth Services	94,000	0
	United Community Center	Youth Services	45,000	30,000
	Walker's Point Center for the Arts	Youth Services	30,000	30,000
	Wisconsin Regional Training Partnership, Inc./BigStep	Youth Services	52,629	0
	Woodland Pattern, Inc.	Youth Services	39,000	30,000
	YMCA of Metro Milwaukee-John C. Cudahy Branch	Youth Services	53,760	0
	YMCA of Metro Milwaukee-Northside	Youth Services	50,400	30,000
	YMCA of Metro Milwaukee-Parklawn	Youth Services	41,530	0
	Youth Haven-Risen Savior Lutheran	Youth Services	30,000	0
	Total Youth Services		2,365,114	800,000
Resolution #090754				
<u>Youth Services - Mandated Safe Places</u>				
	Safe & Sound, Inc.	<u>NO-RFP</u> Youth Services	200,000	200,000
Resolution #090754				

YEAR 2010 FUNDING RECOMMENDATIONS
Entitlement Funds
Community Development Block Grant (CDBG)

<u>NSP Area</u>	<u>Organization Name</u>	<u>Funding Category</u>	<u>Requested Amount</u>	<u>CDBG CDGA Recomm</u>
<u>Public Service - General</u>				
	Justice 2000, Inc. Resolution #090754	<u>NO-RFP</u> Drivers License Recovery/Employment Project	100,000	100,000

YEAR 2010 FUNDING RECOMMENDATIONS
Entitlement Funds
Community Development Block Grant (CDBG)

<u>NSP Area</u>	<u>Organization Name</u>	<u>Funding Category</u>	<u>Requested Amount</u>	<u>CDBG CDGA Recomm</u>
<u>Employment Services</u>		<u>RFP</u>		
	Hmong/American Friendship Association, Inc.	Employment Services - Job Placement	52,000	30,000
	Journey House, Inc.	Employment Services - Job Placement	40,000	25,000
	Lad Lake, Inc.	Employment Services - Job Placement	45,000	0
	Lincoln Park Community Center	Employment Services - Job Placement	35,000	25,000
	Milwaukee Careers Cooperative	Employment Services - Job Placement	96,000	60,000
	Milwaukee Urban League	Employment Services - Job Placement	25,000	25,000
	Project RETURN	Employment Services - Job Placement	87,266	0
	Riverworks Development Corp.	Employment Services - Job Placement	40,000	0
	Wisconsin Community Service, Inc.	Employment Services - Job Placement	97,500	60,000
	Wisconsin Regional Training Partnership, Inc./BigStep	Employment Services - Job Placement	75,945	25,000
	Word of Hope Ministries, Inc.	Employment Services - Job Placement	150,000	30,000
	Esperanza Unida, Inc.	Employment Services - Job Training & Placement	50,000	0
	Lao Family Community, Inc.	Employment Services - Job Training & Placement	52,000	30,000
	Northwest Side Comm Dev Corp	Employment Services - Job Training & Placement	57,379	25,000
	Osker Ellis Machinist Training Academy	Employment Services - Job Training & Placement	255,800	0
	Riverworks Development Corp.	Employment Services - Job Training & Placement	40,000	25,000
	Wisconsin Community Service, Inc.	Employment Services - Job Training & Placement	120,000	40,000
	Wisconsin Regional Training Partnership, Inc./BigStep	Employment Services - Job Training & Placement	77,627	0
	Wiscraft, Inc.	Employment Services - Job Training & Placement	25,000	25,000
	<i>Total Employment Services</i>		<u>1,421,517</u>	<u>425,000</u>

Resolution #090754

YEAR 2010 FUNDING RECOMMENDATIONS
Entitlement Funds
Community Development Block Grant (CDBG)

<u>NSP Area</u>	<u>Organization Name</u>	<u>Funding Category</u>	<u>Requested Amount</u>	<u>CDBG CDGA Recomm</u>
<u>Homebuyer Counseling</u>				
		<u>NO-RFP</u>		
	Career Youth Development, Inc.	Homebuyer Counseling Services	45,000	45,000
	Hmong/American Friendship Association, Inc.	Homebuyer Counseling Services	50,000	50,000
	Housing Resources, Inc.	Homebuyer Counseling Services	100,000	100,000
	Select Milwaukee, Inc.	Homebuyer Counseling Services	60,000	60,000
	United Community Center	Homebuyer Counseling Services	45,000	45,000
	<i>Total Homebuyer Counseling</i>		300,000	300,000

Resolution #090754

YEAR 2010 FUNDING RECOMMENDATIONS
Entitlement Funds
Community Development Block Grant (CDBG)

<u>NSP Area</u>	<u>Organization Name</u>	<u>Funding Category</u>	<u>Requested Amount</u>	<u>CDBG CDGA Recomm</u>
<u>Planning</u>				
		<u>NO-RFP</u>		
	Legal Aid Society of Milwaukee, Inc.	Fair Housing Enforcement/Education/Predatory Lending	50,000	50,000
	Metro Milwaukee Fair Housing Council, Inc.	Fair Housing Enforcement/Education/Predatory Lending	124,000	124,000
	<i>Total Fair Hsg Enfrcmnt/Educa/Pred Lending</i>		174,000	174,000
	<i>Total Planning</i>		174,000	174,000
<i>Resolution #090754</i>				

YEAR 2010 FUNDING RECOMMENDATIONS
Entitlement Funds
Community Development Block Grant (CDBG)

NSP Area	Organization Name	Funding Category	Requested Amount	CDBG CDGA Recomm
<u>Economic Development</u>				
		<u>RFP</u>		
	African American Chamber of Commerce, Inc.	Special Economic Development	162,770	25,000
	Avenues West Association	Special Economic Development	100,000	70,000
	Burleigh Street Community Dev. Corp.	Special Economic Development	100,000	65,000
	Hispanic Chamber of Commerce of Wis	Special Economic Development	80,000	75,000
	Hmong Wisconsin Chamber of Commerce	Special Economic Development	50,000	25,000
	Layton Boulevard West Neighbors, Inc.	Special Economic Development	100,000	75,000
	Lincoln Neighborhood Redevelopment Corp.	Special Economic Development	100,000	50,000
	Lincoln Village Business Association	Special Economic Development	100,000	65,000
	Milwaukee Urban Entrepreneur Partnership, Inc.	Special Economic Development	150,000	30,000
	North Avenue Community Dev. Corp.	Special Economic Development	100,000	50,000
	Northwest Side Comm Dev Corp	Special Economic Development	100,000	0
	Riverworks Development Corp.	Special Economic Development	90,000	45,000
	Wisconsin Regional Training Partnership, Inc./BigStep	Special Economic Development	83,873	0
	Wisconsin Women's Business Initiative Corp.	Special Economic Development	100,000	75,000
	Total Special Economic Development		1,416,643	650,000
	Mainstreet			
	Martin Luther King Economic Development Corp.	Mainstreet - Economic Development	50,000	50,000
	North Avenue Community Dev. Corp.	Mainstreet - Economic Development	50,000	50,000
			100,000	100,000
	Total Economic Development		1,516,643	750,000

Resolution #090754

YEAR 2010 FUNDING RECOMMENDATIONS
Entitlement Funds
Community Development Block Grant (CDBG)

<u>NSP Area</u>	<u>Organization Name</u>	<u>Funding Category</u>	<u>Requested Amount</u>	<u>CDBG CDGA Recomm</u>
<u>Technical Assistance</u>				
	Non-Profit Center of Milwaukee, Inc.	<u>NO-RFP</u> Technical Asst for CBO's	100,000	100,000
	<i>Total Technical Assistance</i>		<u>100,000</u>	<u>100,000</u>
<i>Resolution #090754</i>				

YEAR 2010 FUNDING RECOMMENDATIONS
Entitlement Funds
Community Development Block Grant (CDBG)

<u>NSP Area</u>	<u>Organization Name</u>	<u>Funding Category</u>	<u>Requested Amount</u>	<u>CDBG CDGA Recomm</u>
<u>Housing</u>				
		<u>RFP</u>		
	Milwaukee Christian Center-NIP	Housing Accessibility Program	160,000	110,000
	Rebuilding Together Greater Milwaukee (RTGM)	Housing Accessibility Program	50,000	50,000
			<u>210,000</u>	<u>160,000</u>
<u>NO-RFP</u>				
	Gibraltar Development Corp.	Housing - Neighborhood Improvement Program (NIP)	70,000	70,000
	Harambee Ombudsman Project, Inc.	Housing - Neighborhood Improvement Program (NIP)	98,000	98,000
	Milwaukee Christian Center-NIP	Housing - Neighborhood Improvement Program (NIP)	314,200	314,200
	Social Development Commission	Housing - Neighborhood Improvement Program (NIP)	91,000	91,000
	YMCA of Metro Milwaukee-Community Dev. Corp.	Housing - Neighborhood Improvement Program (NIP)	196,000	196,000
			<u>769,200</u>	<u>769,200</u>
<u>NO-RFP</u>				
	Milwaukee Christian Center-NIP	General Housing Production/Rehab (Freshstart Program)	100,000	100,000
	Northcott Neighborhood House	General Housing Production/Rehab (Freshstart Program)	200,000	200,000
			<u>300,000</u>	<u>300,000</u>
<u>NO-RFP</u>				
	Milwaukee Christian Center-NIP	Housing - Graffiti Abatement	70,000	70,000
	Safe & Sound, Inc.	Housing - Graffiti Abatement	20,000	20,000
			<u>90,000</u>	<u>90,000</u>
<u>NO-RFP</u>				
	Housing Resources, Inc.	Housing - Minor Home Repair	115,000	115,000
	Lisbon Avenue Neighborhood Development	Housing - Minor Home Repair	20,000	20,000
	Sherman Park Community Association	Housing - Minor Home Repair	75,000	75,000
	YMCA of Metro Milwaukee-Community Dev. Corp.	Housing - Minor Home Repair	40,000	40,000
			<u>250,000</u>	<u>250,000</u>
<u>NO-RFP</u>				
	Community Advocates, Inc.	Tenant Assistance Program	93,400	93,400
	Total Housing		<u>1,712,600</u>	<u>1,662,600</u>

Resolution #090754

YEAR 2010 FUNDING RECOMMENDATIONS**Entitlement Funds****HOME Investment Partnerships (HOME)**

Organization Name	Funding Category	Requested Amount	HOME CDGA Recomm
<u>Housing</u>			
<u>NO-RFP</u>			
Gibraltar Development Corp.	Housing - Neighborhood Improvement Program (NIP)	245,000	245,000
Harambee Ombudsman Project, Inc.	Housing - Neighborhood Improvement Program (NIP)	268,569	268,569
Milwaukee Christian Center-NIP	Housing - Neighborhood Improvement Program (NIP)	1,137,500	1,137,500
Social Development Commission	Housing - Neighborhood Improvement Program (NIP)	318,500	318,500
YMCA of Metro Milwaukee-Community Dev. Corp.	Housing - Neighborhood Improvement Program (NIP)	686,000	686,000
		2,655,569	2,730,000
<u>NO-RFP</u>			
Milwaukee Christian Center-NIP	Affordable Housing (Acquire/Rehab/Sell & New Construction)-CHDO	500,000	500,000
Milwaukee Community Service Corp.	Affordable Housing (Acquire/Rehab/Sell & New Construction)-CHDO	300,000	300,000
		800,000	800,000
Milwaukee Christian Center-NIP	CHDO Operating HOME Funds	100,000	100,000
Milwaukee Community Service Corp.	CHDO Operating HOME Funds	60,000	60,000
		160,000	160,000
<u>RFP</u>			
Center for Veterans Issues, Ltd.	Affordable Housing (Acquire/Rehab/Sell & New Construction)-CHDO	500,000	0
Northwest Side Community Development Corp.	Affordable Housing (Acquire/Rehab/Sell & New Construction)-CHDO	500,000	0
Select Milwaukee, Inc.	Affordable Housing (Acquire/Rehab/Sell & New Construction)-CHDO	500,000	500,000
		1,500,000	500,000
Center for Veterans Issues, Ltd.	CHDO Operating HOME Funds	120,000	0
Northwest Side Community Development Corp.	CHDO Operating HOME Funds	120,000	0
Select Milwaukee, Inc.	CHDO Operating HOME Funds	120,000	120,000
		360,000	120,000
<u>NO-RFP</u>			
Milwaukee Christian Center-NIP	General Housing Production/Rehab (Freshstart Program)	125,000	125,000
Northcott Neighborhood House	General Housing Production/Rehab (Freshstart Program)	275,000	275,000
		400,000	400,000
Total Housing CBO's		5,875,569	4,635,569

Resolution #090754

YEAR 2010 FUNDING RECOMMENDATIONS
Entitlement Funds
Community Development Block Grant (CDBG)

<u>NSP Area</u>	<u>Organization Name</u>	<u>Funding Category</u>	<u>Requested Amount</u>	<u>CDBG CDGA Recomm</u>
<u>Homeless Shelters</u>				
		<u>NO-RFP</u>		
	LaCausa, Inc.	Crisis Emergency Shelter for Abused and Neglected Children	26,732	26,732
	Asha Family Services, Inc.	Domestic Violence - Intervention/Prevention/Case Management	53,379	53,379
	Community Advocates, Inc.	Emergency Shelter/Transitional Housing - Domestic Violence	106,777	106,777
	Daystar, Inc.	Emergency Shelter/Transitional Housing - Domestic Violence	25,763	25,763
	Sojourner Family Peace Center, Inc.	Emergency Shelter/Transitional Housing - Domestic Violence	147,278	147,278
	Guest House of Milwaukee, Inc.	Emergency/Transitional Shelter for Homeless Indiv and Families	70,885	70,885
	Hope House of Milwaukee, Inc.	Emergency/Transitional Shelter for Homeless Indiv and Families	106,327	106,327
	Social Development Commission	Emergency/Transitional Shelter for Homeless Indiv and Families	90,216	90,216
	YWCA of Greater Milwaukee	Emergency/Transitional Shelter for Homeless Indiv and Families	52,482	52,482
	Community Advocates, Inc.	Permanent Hsg-Interventn/Preventn/Case Mgmt for Homeless Fami	128,172	128,172
	Sojourner Family Peace Center, Inc.	Shelter & Supportive Serv Domestic Violence-Legal Asst	94,851	94,851
	Counseling Center of Milw.- Pathfinders Prog	Shelter & Supportive Serv Services - Runaway/Homeless Youth	25,087	25,087
	Walker's Point Youth & Family Center	Shelter & Supportive Serv Services - Runaway/Homeless Youth	72,051	72,051
	<i>Total Homeless Shelters</i>		1,000,000	1,000,000

Resolution #090754

YEAR 2010 FUNDING RECOMMENDATIONS**Entitlement Funds****Emergency Shelter Grant (ESG)****Organization
Name****Funding
Category****Requested
Amount****ESG
CDGA
Recomm****Homeless Shelters****NO-RFP**

LaCausa, Inc.	Crisis Emergency Shelter for Abused and Neglected Children	30,124	30,124
Daystar, Inc.	Emergency Shelter/Transitional Housing - Domestic Violence	28,704	28,704
Community Advocates, Inc.	Emergency Shelter/Transitional Housing - Domestic Violence	81,326	81,326
Sojourner Family Peace Center, Inc.	Emergency Shelter/Transitional Housing - Domestic Violence	53,024	53,024
		163,054	163,054
Cathedral Center, Inc.	Emergency/Transitional Shelter for Homeless Individuals and Families	25,470	25,470
Guest House of Milwaukee, Inc.	Emergency/Transitional Shelter for Homeless Individuals and Families	97,762	97,762
Hope House of Milwaukee, Inc.	Emergency/Transitional Shelter for Homeless Individuals and Families	87,068	87,068
Salvation Army	Emergency/Transitional Shelter for Homeless Individuals and Families	97,139	97,139
Social Development Commission	Emergency/Transitional Shelter for Homeless Individuals and Families	106,003	106,003
YWCA of Greater Milwaukee	Emergency/Transitional Shelter for Homeless Individuals and Families	43,039	43,039
		456,481	456,481
Community Advocates, Inc.	Permanent Hsg-Interventn/Preventn/Case Mgmt for Homeless Families	47,635	47,635
Counseling Center of Milw. - Pathfinders Prog	Shelter & Supportive Serv Services - Runaway/Homeless Youth	20,576	20,576
Walker's Point Youth & Family Center	Shelter & Supportive Serv Services - Runaway/Homeless Youth	23,139	23,139
		43,715	43,715

Total Proposed 2010 ESG Funding**741,009****741,009****Resolution #090754**

CITY OF MILWAUKEE FISCAL NOTE

A) DATE October 13, 2009FILE NUMBER: 090754Original Fiscal Note ☐ Substitute ☒ 1SUBJECT: Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for Mandated/Essential Services from the U.S. Department of Housing and Urban Development through (CDGA).B) SUBMITTED BY (Name/title/dept./ext.): Steve Mahan/Director/DOA-CDGA/X3842

C) CHECK ONE: ☒ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☐ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☐ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☐ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☒ GRANT & AID ACCOUNTS (G & AA)
☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	CDBG, HOME & ESG	GR0001000000	24,541,009	24,541,009	
TOTALS					

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input checked="" type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

NOTICES SENT TO FOR FILE : 090754

[illegible]



Legislation Details (With Text)

File #: 090748 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/13/2009 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution relating to the use and allocation of the Large Impact Development (LID) funds.

Sponsors: THE CHAIR

Indexes: COMMUNITY BLOCK GRANT ADMINISTRATION, COMMUNITY DEVELOPMENT BLOCK GRANT

Attachments: Cover Letter, Year 2009 Recommendations, Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/13/2009	0	COMMON COUNCIL	ASSIGNED TO		
10/20/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/20/2009	1	CITY CLERK	DRAFT SUBMITTED		

Number

090748

Version

SUBSTITUTE 1

Reference

Sponsor

THE CHAIR

Title

Substitute resolution relating to the use and allocation of the Large Impact Development (LID) funds.

Analysis

This resolution awards funding to Large Impact Development (LID) projects utilizing the 2009 Entitlement funds in the amount of \$300,000.

Body

Whereas, The Community Development Grants Administration released Request-for-Proposals for the LID; and

Whereas, The several organizations submitted Request-for-Proposals (Refer to Attachment A); and

Whereas, The Community and Economic Development Committee recommends approval to allocate LID funding in the amount of \$300,000; now therefore, be it

Resolved By the Common Council of the City of Milwaukee, that the award(s) are approved for the organization(s) listed in Attachment A; and, be it

Further Resolved, That the Community Development Grants Administration is responsible for awarding a subrecipient contract(s) for the approved activity(ies); and, be it

Further Resolved, That the subrecipient organizations shall submit budget and activity reports in amounts and according to any conditions approved by the Common Council and in accordance with File Number 74-92-5v, to the Community Development Grants Administration and the City Comptroller for review and approval; and, be it

Further Resolved, That payments for CDBG cost incurred shall be paid in accordance with approved CDBG reimbursement policy based on the approval by the Community Development Grants Administration and the City Comptroller; and, be it

Further Resolved, That except as modified by this resolution, the guidelines for handling the Community Development Block Grant Program set forth in Common council File Number 74-92-5v are fully applicable to the Community Development Entitlement Funding Program.

.Requestor

Drafter

CDGA-LID-09

10/13/09

TO: The Honorable, Common Council
City of Milwaukee

FROM: Steven L. Mahan
Block Grant Director

DATE: September 28, 2009

RE: Title Only Resolutions for Introduction

Attached are the 2010 HUD funded Title only resolutions and the Large Impact Development Title only resolution that seek the approval from the Common Council.

If you have any questions please call Darlene Hayes at extension 3844.

Attachments

Year 2009 Recommendations – LARGE IMPACT DEVELOPMENTS (LIDs)

Total Allocation: \$300,000

ATTACHMENT A

Applicant	Project/Location/Activity/Partners	Total Project Costs	Total Committed Funds	CDGA Request	CDGA Recommendation
Heartland Housing, Inc.	<u>2500 West Fond du Lac Avenue Apartments</u> Location: 2501-2513 West Fond du Lac Avenue Activity: New Construction of a 38 unit Supportive housing apartment building for Single adults. 18 (350 sqr. ft.) studios and 20 (488 sqr.ft.) one-bedroom apartments Partners: St.Ben's Community Meal, Guest House of Milwaukee, Milwaukee Continuum of Care and Milwaukee County Department of Health and Human Services. Comments: WHEDA Tax Credit LITC	\$6,465,730	\$875,000	300,000	\$0-
Northwest Side Community Development Corporation	<u>Villard Square</u> Location: 3427 West Villard Avenue Activity: New Construction of a mixed-use 4 story development with underground parking. 47 units of affordable residential apartment s. 1 st floor: Milwaukee Public Library, 2 nd and 3 rd floor residential Partners: City of Milwaukee-Library, Gorman & Company Tenant: Milwaukee Public Library, WHEDA (TCAP) Comments: WHEDA Tax Credit LITC	\$9,034,676	\$7,029,983	\$300,000	\$300,000
United Community Center	<u>Olga Village</u> Location: Washington street (West) between 7 th and 8 th Streets Activity: New Construction of 13,000 sqr. ft. senior housing complex and Senior Center. Dining area, kitchen, social room, woodworking and craft rooms Partners: Housing Authority of Milwaukee	\$2,811,975	\$890,000	\$125,000	\$0-
Wisconsin African Women, LTD.	<u>Monsanto Plaza</u> Location: 2540-2560 North Martin Luther King Drive Activity: New Construction of 2 story 7000 sqr. ft. mixed-use commercial real estate development. 1 st floor Business Condos, 2 nd floor: apartments (6 units). 26 parking spaces on surface lot. Tenant: S.P. Design & Associates Partners: Jansen Construction, Urbane concepts, Wilson Design	\$2,148,400	\$1,900,000	\$250,000	\$0-
				RECOMMENDATION TOTAL	\$ 300,000
				ALLOCATION	\$ 300,000
				LID POOL BALANCE	\$ 0

At the time of application, the project must document that it has secured at least 75% of the total project budget (i.e., bank letters of commitment, cash, and letters of credit. In addition, equity interest must be accompanied by a certified statement from a lending institution indicating the cash value of the equity for the project).

CITY OF MILWAUKEE FISCAL NOTE

A) DATE October 13, 2009FILE NUMBER: 090748Original Fiscal Note ☐ Substitute ☒ 1SUBJECT: Substitute resolution relating to the use and allocation of the Large Impact Development (LID) funds.B) SUBMITTED BY (Name/title/dept./ext.): Steve Mahan/Director/DOA-CDGA/x3842

- C) CHECK ONE: ☒ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☐ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☐ NOT APPLICABLE/NO FISCAL IMPACT.

- D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☐ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☒ GRANT & AID ACCOUNTS (G & AA)
☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	Large Impact Development Pool (LID) - 2009		\$300,000	\$300,000	
TOTALS					

- F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input checked="" type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

- G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

- H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

NOTICES SENT TO FOR FILE : 090748

[illegible]



Legislation Details (With Text)

File #: 090752 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/13/2009 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for Program Administration from the U. S. Department of Housing and Urban Development through the Community Development Grants Administration (CDGA).

Sponsors: THE CHAIR

Indexes: COMMUNITY BLOCK GRANT ADMINISTRATION, COMMUNITY DEVELOPMENT BLOCK GRANT, FEDERAL GRANTS

Attachments: Cover Letter, 2010 Funding Recommendations, Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/13/2009	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2009	0	CITY CLERK	DRAFT SUBMITTED		
10/20/2009	1	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090752

Version

SUBSTITUTE 1

Reference

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for **Program Administration** from the U. S. Department of Housing and Urban Development through the Community Development Grants Administration (CDGA).

Analysis

This resolution authorizes the Community Development Grants Administration to submit its Annual Action Plan to the U. S. Department of Housing and Urban Development (HUD) for the City of Milwaukee's 2010 Community Development entitlement estimated at \$24,541,009. In addition, this resolution designates the Mayor as the authorized representative for the consolidated community development entitlement, approves the certifications required by the Department of Housing and Urban Development and authorizes the Community Development Grants Administration to execute and implement the projects to be designated in the Annual Action Plan.

Body

Whereas, The City of Milwaukee appears to be eligible for a Community Development entitlement funding for 2010 estimated at \$24,541,009 which includes CDBG funding at \$16,900,000, HOME funding at \$6,900,000 and ESG funding at \$741,009; and

Whereas, Common Council File Number (CCFN) 090292 authorized the submission of the Consolidated Strategy and Plan and Annual Action Plan for 2010 consolidated community development entitlement funding; and

Whereas, CCFN 090291 adopted on July 28, 2009 authorized the 2010 Funding Allocation Plan; and

Whereas, CCFN 75-1610-2f authorized the continued allocation of program income from the Milwaukee Economic Development Corporation for economic development activity utilizing a revolving fund; and

Whereas, It has been determined, that operation of this grant program for one year would generate an estimated \$200,000, for CDBG and \$300,000 for HOME in revenue (program income) from authorized revolving fund projects as well as additional program income from other projects; and

Whereas, It has been determined that operation of the combined entitlement programs for one year would cost approximately \$25,041,009 of which \$24,541,009 would be provided by the Grantor; and

Whereas, The local share of this grant program, for a portion of the City's indirect costs, can be provided from the following sources:

Local, Non-City Share	\$2,466,009*
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*100% match for ESG and 25% match for HOME:

now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Community Development Grants Administration (CDGA) is hereby authorized to submit to the United States Department of Housing and Urban Development a 2010 Annual Action Plan as a part of the application for Community Development Entitlement funding available under Title 1 of the Housing and Community Development Act of 1974 (as amended), as well as any other related documentation required by the Department of Housing and Urban Development; and, be it

Further Resolved, That the Mayor of the City of Milwaukee is designated as the authorized representative of the City of Milwaukee in connection with all matters relating to the City's 2010 Community Development Program; and, be it

Further Revolved, That the City of Milwaukee assures and certifies that it will comply with the regulations, policies

guidelines and requirements with respect to the acceptance and use of Federal Community Development Entitlement funds; and, be it

Further Resolved, That application to HUD is authorized and the Community Development Grants Administration shall accept this grant without further approval unless the terms of the grant changes as indicated in Section 304-81 of the Milwaukee Code of Ordinances; and, be it

Further Resolved, That the City Comptroller is authorized to:

1. Commit Funds within the Project/Grant Parent of the 2010 Special Revenue Grant and Aid Projects Fund, the following amounts for the program/projects titled Community Development Block Grant, HOME, and ESG:

<u>Project/Grant</u>	<u>Fund</u>	<u>Org</u>	<u>Program</u>	<u>BY</u>	<u>SubClass</u>	<u>Acct</u>
GR0001000000 0150	9990	0001	0000	R999	000600	

<u>Project</u>	<u>Amount</u>
Grantor Share	\$25,041,009*

*\$24,541,009 2010 estimated new entitlement, estimated program income of \$500,000 (Emerging Business Enterprise program - \$75,000; Department of City Development - \$125,000-CDBG & \$300,000-HOME);

2. Create the necessary Grant and Aid Project/Grant and Project/Grant levels; budget against these Project/Grant values the amounts required under the grant agreement;
3. Establish a cash advance procedure in order to make funds available to those departments or agencies which are unable to implement the Community Development Program projects on a reimbursable basis.

; and, be it

Further Resolved, That prior to making any cash advance to any department or agency the City Comptroller shall receive from the Block Grant Director of the Community Development Grants Administration a statement indicating the circumstances that resulted in a decision to provide such cash advance based on a review of the needs of such department or agency; and, be it

Further Resolved, That these funds are budgeted for the Community Development Grants Administration, which is authorized to:

1. Expend from the amount budgeted for specified purposes as indicated in the grant budget and incur costs consistent with the award date;
2. Expend from the 2010 grant budget funds for updating computer equipment.
3. Expend from the 2010 grant budget funds for training and out-of-town travel by departmental staff.
4. Enter into subcontracts and leases as detailed in the grant budget.

; and, be it

Further Resolved, That the Community Development Grants Administration is hereby authorized to incur costs not to exceed \$999,000 - CDBG, and \$485,000 - HOME, for the administration of the City of Milwaukee's 2010 Community Development Program; and be it

Further Resolved, That the Positions Ordinance be amended to extend the positions authority for the Community Development Grants Administration associated with the 100% Grant and Aid funded positions and as identified in the current Position Ordinance;

<u>Position Title</u>	<u>Number of Positions</u>
Block Grant Director	1
Associate Director	1
Grant Compliance Manager	1
Grant Monitors	7
Business Services Specialist	2
Program Assistant I	1
Administrative Assistant I	1
Office Assistant IV	<u>1</u>
	15

; and, be it

Further Resolved, That the following ten positions be considered eligible for private automobile mileage reimbursement:

Block Grant Director	1	
Associate Director		1
Grant Compliance Manager	1	
Grant Monitors	<u>7</u>	
		10

; and, be it

Further Resolved, That the City department/agency responsible for each of the 2010 Consolidated Community Development Entitlement Projects implementing Program Administration are hereby authorized in the total amount of \$2,506,800 in CDBG funds and \$579,000 of HOME funds; and, be it

Further Resolved, That all departments/agencies are required to submit budget and activity reports in amounts and according to any conditions approved by the Common Council and the Mayor in conformance with File Number 74-92-5v to the Community Development Grants Administration and the City Comptroller for their review and approval; and, be it

Further Resolved, That the Position Ordinance be amended to extend position authority for each City department/agency with 100% Grant and Aid funded positions as identified in the current Position Ordinance; and, be it

Further Resolved, That all Grant and Aid positions currently identified in the Positions Ordinance as eligible to receive mileage reimbursement are approved to the expiration of the CDBG Program Year; and, be it

Further Resolved, That payments for CDBG costs incurred shall be paid in accordance with approved CDBG reimbursement policy based on the approval by the Community Development Grants Administration and City Comptroller of a Budget Forecast (CDA-51); and, be it

Further Resolved, That close-out procedures previously approved by the Community & Economic Development Committee remain in effect should the CDBG funded year be changed; and, be it

Further Resolved, That should HUD impose deficit reduction cuts and sequestrations in the 2010 CDBG Program Year, the Mayor and the Community & Economic Development Committee shall have the authority to amend any or all projects proposed in this resolution in order to carry out the 2010 Program Year under the reductions imposed; and, be it

Further Resolved, That should there be a delay in the Funding Approval and Grant Agreement from HUD, the Community Development Grants Administration is authorized under CCFN 901873, adopted on March 5, 1991, to request the use of City funds for 2010 CDBG, HOME, ESG and HOPWA activities through revenue anticipation note (RAN) authority identified in the annual City budget; and be it

Further Resolved, That the Community Development Grants Administration is authorized to allocate DPW Site Improvement Contingency funds to appropriate site-specific projects accounts upon request of the Commissioner of Public Works in accordance with City procedure and Community Development Program regulations; and, be it

Further Resolved, That CDGA is authorized to allocate the NIP Fund and Housing Production Fund to appropriate projects in accordance with NIP and Housing Production policies and practices as approved by the Community & Economic Development Committee; and, be it

Further Resolved, That the Emerging Business Enterprise Program be authorized to carryover any funds remaining from 2009 into 2010; and, be it

Further Resolved, That any Section 108 Guaranteed Loan Program projects that may be proposed in 2010 must comply with all requirements and conditions established pursuant to CCFN 940849 (approved September 28, 1994) and CCFN 941466 (approved April 25, 1995); and, be it

Further Resolved, That the authorization for the projects listed in this resolution are subject to the availability of 2010 Community Development Block Grant funds and the release of funds for the purpose by the U. S. Department of Housing and Urban Development; and, be it

Further Resolved, That the Block Grant Director of the Community Development Grants Administration is hereby authorized on behalf of the City and the Community Development Grants Administration, to execute, deliver, publish, file and record such documents, instruments, notices and records and to take such other actions as shall be necessary or desirable to implement the City's 2010 Community Development Program in accordance with the 2010 Annual Action Plan determinations as to whether funds be awarded in the form of grant or loans, and determination of payback provisions, interest rates, amortization schedules, collateral security requirements (if any), forgiveness of debt, and release of collateral; and, be it

Further Resolved, That except as modified by this resolution the guidelines for handling the Community Development Block Grant Program set forth in Common Council File Number 74-92-5v are fully applicable to the 2010 Community Development Entitlement Funding Program.

Requestor

Drafter

2010CDBG-ADMIN-1

10/12/09

TO: The Honorable, Common Council
City of Milwaukee

FROM: Steven L. Mahan
Block Grant Director

DATE: September 28, 2009

RE: Title Only Resolutions for Introduction

Attached are the 2010 HUD funded Title only resolutions and the Large Impact Development Title only resolution that seek the approval from the Common Council.

If you have any questions please call Darlene Hayes at extension 3844.

Attachments

YEAR 2010 FUNDING RECOMMENDATIONS
Entitlement Funds
Community Development Block Grant (CDBG)

<u>NSP Area</u>	<u>Organization Name</u>	<u>Funding Category</u>	<u>Requested Amount</u>	<u>CDBG CDGA Recomm</u>
<u>City Departments-Administration</u>				
	City Attorney Office	Legal Services	30,000	30,000
	City Clerk Office	Administration - Historic Preservation	97,800	97,800
	Community Development Grants Administration	Administration	999,000	999,000
	Comptroller's Office	Administration	615,000	615,000
	Department of City Development	Administration	300,452	300,452
	RACM	Administration	464,548	464,548
			<u>2,506,800</u>	<u>2,506,800</u>

Resolution #090752

YEAR 2010 FUNDING RECOMMENDATIONS

Entitlement Funds

HOME Investment Partnerships (HOME)

**Organization
Name**

**Funding
Category**

**Requested
Amount**

**HOME
CDGA
Recomm**

City Departments-Administration

Community Development Grants Administration	Administration	485,000	485,000
Comptroller's Office	Administration	94,000	94,000
Total Housing Admin City Depts.		579,000	579,000

Resolution #090752

CITY OF MILWAUKEE FISCAL NOTE

A) DATE October 13, 2009FILE NUMBER: 090752Original Fiscal Note ☐ Substitute ☒ 1SUBJECT: Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for Program Administration from the U.S. Department of Housing and Urban Development through (CDGA).B) SUBMITTED BY (Name/title/dept./ext.): Steve Mahan/Director/DOA-CDGA/X3842

- C) CHECK ONE: ☒ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☐ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☐ NOT APPLICABLE/NO FISCAL IMPACT.

- D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☐ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☒ GRANT & AID ACCOUNTS (G & AA)
☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	CDBG, HOME & ESG	GR0001000000	24,541,009	24,541,009	
TOTALS					

- F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input checked="" type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

- G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

- H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

NOTICES SENT TO FOR FILE : 090752

[illegible]



Legislation Details (With Text)

File #: 090753 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/13/2009 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for Neighborhood Strategic Planning Areas from the U. S. Department of Housing and Urban Development through the Community Development Grants Administration (CDGA).

Sponsors: THE CHAIR

Indexes: COMMUNITY BLOCK GRANT ADMINISTRATION, COMMUNITY DEVELOPMENT BLOCK GRANT, FEDERAL GRANTS, NEIGHBORHOOD DEVELOPMENT

Attachments: Cover Letter, 2010 Funding Recommendations, Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/13/2009	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2009	1	CITY CLERK	DRAFT SUBMITTED		
10/20/2009	1	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090753

Version

SUBSTITUTE 1

Reference

090752

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for **Neighborhood Strategic Planning Areas** from the U. S. Department of Housing and Urban Development through the Community Development Grants Administration (CDGA).

Analysis

This resolution authorizes the Community Development Grants Administration to execute and implement contracts for activity consistent with the approved activities designated for Neighborhood Strategic Planning Areas in the 2010 Annual Action Plan.

Body

Whereas, Common Council File Number (CCFN) 090292 authorized the submission of the Consolidate Strategy and Plan and Annual Action Plan for 2010 consolidated community development entitlement funding; and

Whereas, CCFN 090291 adopted on July 28, 2009 authorized the 2010 Funding Allocation Plan; now therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that these funds are budgeted to the Community Development Grants Administration which is authorized to:

1. Expend from the amount budgeted for specified purposes as indicated in the grant budget and incur costs consistent with the award date.
2. Enter into subrecipient contracts as detailed in the grant budget.

; and, be it

Further Resolved, That the Community Development Grants Administration is responsible for awarding subrecipient contracts for each of the 2010 approved activities for **Neighborhood Strategic Planning Areas** as attached; and, be it

Further Resolved, That these projects are required to submit budget and activity reports in amounts and according to any conditions approved by the Common Council and the Mayor in conformance with File number 74-92-5v to the Community Development Grants Administration and the City Comptroller for their review an approval; and, be it

Further Resolved, That payments for CDBG costs incurred shall be paid in accordance with approved CDBG reimbursement policy based on the approval by the Community Development Grants Administration and City Comptroller of a Budget Forecast (CDA-51); and, be it

Further Resolved, That should HUD impose deficit reduction cuts and sequestrations in the 2010 CDBG Program Year, the Mayor and the Community & Economic Development Committee shall have the authority to amend any or all projects in this resolution in order to carry out the 2010 Program Year under the reductions imposed; and, be it

Further Resolved, That the authorization for the projects listed in this resolution are subject to the availability of 2010 Community Development Block Grant funds and the release of funds for this purpose by the U. S. Department of Housing and Urban Development; and, be it

Further Resolved, That the Block Grant Director of the Community Development Grants Administration is hereby authorized on behalf of the City and the Community Development Grants Administration, to execute, deliver, publish, file and record such documents, instruments, notices and records and to take such other actions as shall be necessary or desirable to implement the City's 2010 Community Development Program in accordance with the 2010 Annual Action Plan, including but not limited to the Community Development Grants Administration's determinations as to whether funds be awarded in the form of grants or loans, and determination of payback provisions, interest rates, amortization schedules, collateral security requirements (if any), forgiveness of debt, and release of collateral; and, be it

Further Resolved, That except as modified by this resolution, the guidelines for handling the Community Development Block Grant Program set forth in Common Council File Number 74-92-5v are fully applicable to the 2010 Community Development Entitlement Funding Program.

Requestor

Drafter

2010CDBG-NSP-1

10/12/09

TO: The Honorable, Common Council
City of Milwaukee

FROM: Steven L. Mahan
Block Grant Director

DATE: September 28, 2009

RE: Title Only Resolutions for Introduction

Attached are the 2010 HUD funded Title only resolutions and the Large Impact Development Title only resolution that seek the approval from the Common Council.

If you have any questions please call Darlene Hayes at extension 3844.

Attachments

YEAR 2010 FUNDING RECOMMENDATIONS
Entitlement Funds
Community Development Block Grant (CDBG)

<u>NSP Area</u>	<u>Organization Name</u>	<u>Funding Category</u>	<u>Requested Amount</u>	<u>CDBG CDGA Recomm</u>
<u>Community Organizing</u>		<u>NO-RFP</u>		
1	YMCA of Metro Milwaukee-Parklawn	Community Organizing /Crime Awareness Prevention/NSP	50,000	50,000
2	Silver Spring Neighborhood Center	Community Organizing /Crime Awareness Prevention/NSP	50,000	50,000
3	Lincoln Park Community Center	Community Organizing /Crime Awareness Prevention/NSP	50,000	50,000
4	Northwest Side Comm Dev Corp	Community Organizing /Crime Awareness Prevention/NSP	50,000	50,000
5	Sherman Park Community Association	Community Organizing /Crime Awareness Prevention/NSP	50,000	50,000
6	Harambee Ombudsman Project, Inc.	Community Organizing /Crime Awareness Prevention/NSP	50,000	50,000
7	YMCA of Metro Milwaukee-Community Dev. Corp.	Community Organizing /Crime Awareness Prevention/NSP	50,000	50,000
8	North Avenue Community Dev. Corp.	Community Organizing /Crime Awareness Prevention/NSP	50,000	50,000
9	Project RESPECT, Inc.	Community Organizing /Crime Awareness Prevention/NSP	50,000	50,000
10	YMCA of Metro Milwaukee-Community Dev. Corp.	Community Organizing /Crime Awareness Prevention/NSP	50,000	50,000
11	Lisbon Avenue Neighborhood Development	Community Organizing /Crime Awareness Prevention/NSP	50,000	50,000
12	Safe & Sound, Inc.	Community Organizing /Crime Awareness Prevention/NSP	50,000	50,000
13	Boys & Girls Club of Gtr Milw-Pieper/Hillside Club	Community Organizing /Crime Awareness Prevention/NSP	50,000	50,000
14	Merrill Park Neighborhood Association	Community Organizing /Crime Awareness Prevention/NSP	50,000	50,000
15	Southside Organizing Committee	Community Organizing /Crime Awareness Prevention/NSP	50,000	50,000
16	Hope House of Milwaukee, Inc.	Community Organizing /Crime Awareness Prevention/NSP	50,000	50,000
17	Southside Organizing Committee	Community Organizing /Crime Awareness Prevention/NSP	50,000	50,000
18	YMCA of Metro Milwaukee-Community Dev. Corp.	Community Organizing /Crime Awareness Prevention/NSP	50,000	50,000
<i>Total Neighborhood Strategic Planning</i>			<u>900,000</u>	<u>900,000</u>

Resolution #090753

CITY OF MILWAUKEE FISCAL NOTE

A) DATE October 13, 2009FILE NUMBER: 090753Original Fiscal Note ☐ Substitute ☒

SUBJECT: Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for Neighborhood Strategic Planning Areas from the U.S. Department of Housing and Urban Development through (CDGA).

B) SUBMITTED BY (Name/title/dept./ext.): Steve Mahan/Director/DOA-CDGA/X3842

C) CHECK ONE: ☒ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☐ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☐ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☐ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☒ GRANT & AID ACCOUNTS (G & AA)
☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	CDBG, HOME, & ESG	GR0001000000	24,541,009	24,541,009	
TOTALS					

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input checked="" type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

NOTICES SENT TO FOR FILE : 090753

[illegible]



Legislation Details (With Text)

File #: 090755 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/13/2009 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for City Strategic Objectives from the U. S. Department of Housing and Urban Development through the Community Development Grants Administration (CDGA).

Sponsors: THE CHAIR

Indexes: COMMUNITY BLOCK GRANT ADMINISTRATION, COMMUNITY DEVELOPMENT BLOCK GRANT, FEDERAL GRANTS

Attachments: Cover Letter, 2010 Funding Recommendations, Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/13/2009	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2009	1	CITY CLERK	DRAFT SUBMITTED		
10/20/2009	1	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090755

Version

SUBSTITUTE 1

Reference

090752

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for **City Strategic Objectives** from the U. S. Department of Housing and Urban Development through the Community Development Grants Administration (CDGA).

Analysis

This resolution authorizes the Community Development Grants Administration to execute and implement contracts for activity consistent with the approved activities designated for City Strategic Objectives in the 2010 Annual Action Plan.

Body

Whereas, Common Council File Number (CCFN) 090292 authorized the submission of the Consolidate Strategy and Plan and Annual Action Plan for 2010 consolidated community development entitlement funding; and

Whereas, CCFN 090291 adopted on July 28, 2009 authorized the 2010 Funding Allocation Plan; now therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that these funds are budgeted to the Community Development Grants Administration which is authorized to:

1. Expend from the amount budgeted for specified purposes as indicated in the grant budget and incur costs consistent with the award date.
2. Enter into subrecipient contracts as detailed in the grant budget.

; and, be it

Further Resolved, That the Community Development Grants Administration is responsible for awarding subrecipient contracts for each of the 2010 approved activities for **City Strategic Objectives** as attached; and, be it

Further Resolved, That these projects are required to submit budget and activity reports in amounts and according to any conditions approved by the Common Council and the Mayor in conformance with File number 74-92-5v to the Community Development Grants Administration and the City Comptroller for their review an approval; and, be it

Further Resolved, That payments for CDBG costs incurred shall be paid in accordance with approved CDBG reimbursement policy based on the approval by the Community Development Grants Administration and City Comptroller of a Budget Forecast (CDA-51); and, be it

Further Resolved, That should HUD impose deficit reduction cuts and sequestrations in the 2010 CDBG Program Year, the Mayor and the Community & Economic Development Committee shall have the authority to amend any or all projects in this resolution in order to carry out the 2010 Program Year under the reductions imposed; and, be it

Further Resolved, That the authorization for the projects listed in this resolution are subject to the availability of 2010 Community Development Block Grant funds and the release of funds for this purpose by the U. S. Department of Housing and Urban Development; and, be it

Further Resolved, That the Block Grant Director of the Community Development Grants Administration is hereby authorized on behalf of the City and the Community Development Grants

Administration, to execute, deliver, publish, file and record such documents, instruments, notices and records and to take such other actions as shall be necessary or desirable to implement the City's 2010 Community Development Program in accordance with the 2010 Annual Action Plan, including but not limited to the Community Development Grants Administration's determinations as to whether funds be awarded in the form of grants or loans, and determination of payback provisions, interest rates, amortization schedules, collateral security requirements (if any), forgiveness of debt, and release of collateral; and, be it

Further Resolved, That except as modified by this resolution, the guidelines for handling the Community Development Block Grant Program set forth in Common Council File Number 74-92-5v are fully applicable to the 2010 Community Development Entitlement Funding Program.

Requestor

Drafter

2010CDBG-STRAT-1

10/12/09

TO: The Honorable, Common Council
City of Milwaukee

FROM: Steven L. Mahan
Block Grant Director

DATE: September 28, 2009

RE: Title Only Resolutions for Introduction

Attached are the 2010 HUD funded Title only resolutions and the Large Impact Development Title only resolution that seek the approval from the Common Council.

If you have any questions please call Darlene Hayes at extension 3844.

Attachments

YEAR 2010 FUNDING RECOMMENDATIONS
Entitlement Funds
Community Development Block Grant (CDBG)

<u>NSP Area</u>	<u>Organization Name</u>	<u>Funding Category</u>	<u>Requested Amount</u>	<u>CDBG CDGA Recomm</u>
<u>City Departments</u>				
Department of Administration		Emerging Business Enterprise Program	321,357	321,357
Department of Administration		COMPASS Program	129,612	129,612
			450,969	450,969
Department of City Development		Mainstreet Program	78,522	78,522
Department of City Development		Retail Investment Fund - RIF	150,000	150,000
Department of City Development		Youth Internship Program	300,000	300,000
Department of City Development		Owner-Occupied, Deferred Payment, Home Rehab Loan Prog	754,481	754,481
			1,283,003	1,283,003
Department of Neighborhood Services		DNS-Landlord /Tenant Compliance Prog	47,500	47,500
Department of Neighborhood Services		DNS Code Enforcement Inspectors Targeted Enforcement	1,092,431	1,092,431
Department of Neighborhood Services		DNS - Neighborhood Cleanups	69,290	69,290
Department of Neighborhood Services		DNS-Receivership Program	95,014	95,014
Department of Neighborhood Services		Code Enforcement Neighborhood Improvement Program	611,964	611,964
Department of Neighborhood Services		Vacant Lot Maintenance - Demolition DNS	200,000	200,000
			2,116,199	2,116,199
Department of Public Works		Street Maintenance	163,500	163,500
Department of Public Works		Vacant Lot Maintenance-Grass/Snow Removal	200,000	200,000
			363,500	363,500
Health Department		Milwaukee Health Department (In-House) Lead Based Paint Prevention/Abatement Program	848,498	848,498
Health Department		Milw Health Dept. Lead Based Paint Prevention/ Abatement Project (CDGA Housing Providers)	677,986	677,986
			1,526,484	1,526,484
Milwaukee Fire Department		FOCUS and Fire Prevention Education	255,000	255,000
Milwaukee Public Library		Community Outreach & Technology Center	520,883	520,883
RACM		RACM Land Management	299,897	299,897
RACM		Brownfield Initiatives	192,288	192,288
RACM		Environmental Planning and Review	30,000	30,000
RACM		RACM Spot Acquisition	418,377	418,377
			940,562	940,562
<i>Total City Departments</i>			7,456,600	7,456,600

Resolution #090755

YEAR 2010 FUNDING RECOMMENDATIONS

Entitlement Funds

HOME Investment Partnerships (HOME)

**Organization
Name**

**Funding
Category**

**Requested
Amount**

**HOME
CDGA
Recomm**

City Departments

Department of City Development	Owner-Occupied, Deferred Payment, Home Rehab Loan Prog	1,560,431	1,560,431
Department of City Development	Rental Rehabilitation Loan Program	125,000	125,000
Total Housing City Depts.		1,685,431	1,685,431

Resolution #090755

CITY OF MILWAUKEE FISCAL NOTE

A) DATE October 13, 2009FILE NUMBER: 090755Original Fiscal Note ☐ Substitute ☒ 1SUBJECT: Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for City Strategic Objectives from the U.S. Department of Housing and Urban Development through (CDGA).B) SUBMITTED BY (Name/title/dept./ext.): Steve Mahan/Director/DOA-CDGA/X3842

C) CHECK ONE: ☒ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☐ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☐ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☐ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☒ GRANT & AID ACCOUNTS (G & AA)
☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	CDBG, HOME, & ESG	GR0001000000	24,541,009	24,541,009	
TOTALS					

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input checked="" type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

NOTICES SENT TO FOR FILE : 090755

[illegible]



Legislation Details (With Text)

File #: 090756 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 10/13/2009 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for Housing Opportunities For Persons With AIDS (HOPWA) from the U. S. Department of Housing and Urban Development through the Community Development Grants Administration (CDGA).

Sponsors:

Indexes: COMMUNITY BLOCK GRANT ADMINISTRATION, COMMUNITY DEVELOPMENT BLOCK GRANT, FEDERAL GRANTS, HIV/AIDS, HOUSING

Attachments: Cover Letter, 2010 Funding Recommendations, Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/13/2009	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2009	1	CITY CLERK	DRAFT SUBMITTED		
10/20/2009	1	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090756

Version

SUTSTITUTE 1

Reference

Sponsor

THE CHAIR

Title

Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for **Housing Opportunities For Persons With AIDS (HOPWA)** from the U. S. Department of Housing and Urban Development through the Community Development Grants Administration (CDGA).
Analysis

This resolution authorizes the Community Development Grants Administration to accept HOPWA grant funding in the amount of \$531,988 consistent with its Consolidated Strategy and Plan as approved by the U. S. Department of Housing and Urban Development (HUD) and authorizes the Community Development Grants Administration to execute and implement HOPWA projects.

BODY

Whereas, The City of Milwaukee appears to be eligible for Community Development entitlement funding for HOPWA activity estimated at \$531,988 for 2010; and

Whereas, Common Council File Number (CCFN) 090292 authorized the submission of the Consolidated Strategy and Plan and Annual Action Plan for 2010 consolidated community development entitlement funding; and

Whereas, CCFN 090291 adopted on July 28, 2009 authorized the 2010 Funding Allocation Plan; and

Whereas, It has been determined that operation of the HOPWA programs for one year would cost approximately \$531,988 of which \$531,988 would be provided by the Grantor; and

Whereas, There is no local share required for this grant program; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, That the Mayor of the City of Milwaukee is designated as the authorized representative of the City of Milwaukee, in connection with all matter relating to the City's 2010 HOPWA Program; and, be it

Further Resolved, That the City of Milwaukee assures and certifies that it will comply with the regulations, policies, guidelines and requirements with respect to the acceptance and use of Federal HOPWA funds as specifically delineated in the Grant Award; and, be it

Further Resolved, By the Common Council of the City of Milwaukee that application to HUD is authorized and the Community Development Grants Administration shall accept this grant without further approval unless the terms of the grant change as indicated in Section 304-81 of the Milwaukee Code of Ordinances; and, be it

Further Resolved, That the City Comptroller is authorized to:

1. Commit Funds within the Project/Grant Parent of the 2010 Special Revenue Grant and Aid Projects Fund, the following amounts for the program/project titled Housing Opportunities For Persons With AIDS (HOPWA):

<u>Project/Grant</u>	<u>Fund</u>	<u>Org</u>	<u>Program</u>	<u>BY</u>	<u>SubClass</u>	<u>Acct</u>
GR0001000000 0150	9990	0001	0000	R999	000600	

<u>Project</u>	<u>Amount</u>
Grantor Share	\$531,988

2. Create the necessary Grant and Aid Project/Grant and Project/Grant levels; budget against these Project/Grant values and amount required under the grant agreement;

3. Establish the necessary City Share Project values; and, be it

Further Resolved, That these funds are appropriated to the Community Development Grants Administration which is

authorized to:

1. Expend from the amount appropriated sums for specified purposes as indicated in the grant budget and incur costs consistent with the award date;
2. Enter into subcontract(s) as detailed in the grant budget; and, be it

Further Resolved That the Community Development Grants Administration is responsible for awarding subrecipient contracts for the attached 2010 providers and activities for HOPWA; and, be it

Further Resolved, that all department/agencies are required to submit budget and activity reports in amounts and according to any conditions approved by the Common Council and the Mayor in conformance with File Number 74-92-5v to the Community Development Grants Administration and The City Comptroller for their review and approval; and, be it

Further Resolved, That payments for HOPWA costs incurred shall be paid in accordance with approved HOPWA reimbursement policy based on the approval by the Community Development Grants Administration and the City Comptroller of a Budget Forecast (CDA-51); and, be it

Further Resolved, That should HUD impose deficit reduction cuts and sequestrations in the 2010 Program Year, the Mayor and the Community & Economic Development Committee shall have the authority to amend any or all projects in this resolution in order to carry out the 2010 Program Year under the reductions imposed; and, be it

Further Resolved, That except as modified by this resolution, the guidelines for handling the Community Development Block Grant Program set forth in Common Council File Number 74-92-5v is fully applicable to the 2010 Community Development Entitlement funding Program.

Requestor

Drafter

2010CDBG-HOPWA-1

10/12/09

TO: The Honorable, Common Council
City of Milwaukee

FROM: Steven L. Mahan
Block Grant Director

DATE: September 28, 2009

RE: Title Only Resolutions for Introduction

Attached are the 2010 HUD funded Title only resolutions and the Large Impact Development Title only resolution that seek the approval from the Common Council.

If you have any questions please call Darlene Hayes at extension 3844.

Attachments

YEAR 2010 FUNDING RECOMMENDATIONS
Entitlement Funds
Housing Opportunities for Persons with AIDS (HOPWA)

Organization Name	Funding Category	Requested Amount	HOPWA CDGA Recomm
AIDS Resource Center of Wisconsin	<u>RFP</u> HOPWA	531,988	455,913
Richard's Place	HOPWA	83,000	76,075
Total Proposed 2010 HOPWA Funding		<u>614,988</u>	<u>531,988</u>

Resolution #090756

CITY OF MILWAUKEE FISCAL NOTE

A) DATE October 13, 2009FILE NUMBER: 090756Original Fiscal Note ☐ Substitute ☒ 1

SUBJECT: Substitute resolution authorizing the submittal, acceptance and funding of the City of Milwaukee's 2010 consolidated community development entitlement funding for Housing Opportunities For Persons With AIDS (HOPWA) from the U.S. Department of Housing and Urban Development through (CDGA).

B) SUBMITTED BY (Name/title/dept./ext.): Steve Mahan/Director/DOA-CDGA/X3842

C) CHECK ONE: ☒ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☐ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☐ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☐ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☒ GRANT & AID ACCOUNTS (G & AA)
☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	HOPWA	GR0001000000	531,988	531,988	
TOTALS					

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input checked="" type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

NOTICES SENT TO FOR FILE : 090756

[illegible]



Legislation Details (With Text)

File #: 090785 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 10/13/2009 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution relating to the transfer of the Wisconsin Department of Commerce, Division of Housing and Community Development Neighborhood Stabilization Program funds from the Department of City Development to other Service Providers for the demolition and land bank activities.

Sponsors: THE CHAIR

Indexes: COMMUNITY BLOCK GRANT ADMINISTRATION, COMMUNITY DEVELOPMENT BLOCK GRANT, DEMOLITIONS, DEPARTMENT OF CITY DEVELOPMENT, DEPARTMENT OF NEIGHBORHOOD SERVICES, STATE GRANTS

Attachments: Cover Letter, Fiscal Analysis, Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/13/2009	0	COMMON COUNCIL	ASSIGNED TO		
10/20/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090785

Version

ORIGINAL

Reference

081332

Sponsor

THE CHAIR

Title

Resolution relating to the transfer of the Wisconsin Department of Commerce, Division of Housing and Community Development Neighborhood Stabilization Program funds from the Department of City Development to other Service Providers for the demolition and land bank activities.

Analysis

This resolution would authorize the transfer of the Wisconsin Department of Commerce Neighborhood Stabilization Program (NSP) funding from the Department of City Development to the Department of Neighborhood Services for the demolition activity and to the Milwaukee Neighborhood Reclamation Company (MNRC), LLC for the land bank activity.

Body

Whereas, The Common Council of the of Milwaukee approved funding to the Department of City Development on February 10, 2009 under the Wisconsin Department of Commerce Neighborhood Stabilization Program (NSP) for the activities of demolition and land bank; and

Whereas, Community Development Grant Administration (CDGA) has met with the Department of City Development (DCD), the Department of Neighborhood Services (DNS) and the Special Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes and determined that DNS has direct responsibility for administering the activity of demolition. It has been agreed that DNS shall be the Service Provider for the activity of demolition utilizing the amount of \$377,000; and

Whereas, DCD has informed the Community Development Grants Administration of the approval from the Neighborhood Improvement Development Corp. (NIDC) board of the creation of the Milwaukee Neighborhood Reclamation Company (MNRC), LLC. The NIDC board approved the establishment of the MNRC, LLC at their meeting held on June 10, 2009; and

Whereas, It has been determined that with the creation of the MNRC, LLC the funding and activity for the Land Bank activity be transferred to the MNRC, LLC in the amount of \$375,000; now therefore, be it

Resolved, That the Common Council of the City of Milwaukee hereby approves the transfer of the Wisconsin Department of Commerce Neighborhood Stabilization Program funding in the amount of \$377,000 to the Department of Neighborhood Services for the demolition activity, and the amount of \$375,000 to the Milwaukee Neighborhood Reclamation Company, LLC for the activity of land bank; and, be it

Further Resolved, That prior to each acquisition of property(ies) using these NSP funds, the MNRC, LLC, shall submit the address(es) of the property(ies) to be acquired to the Common Council member(s) in whose district the property(ies) is (are) located, and the Common Council member(s) shall have 7 days from the date of receipt of the address(es) to approve or disapprove the acquisition of any property and to notify the MNRC, LLC, in writing of that approval or disapproval; and, be it

Further Resolved, That, in its disposition of properties acquired with these Wisconsin Department of Commerce NSP funds, the MNRC, LLC, shall comply with all provisions of s. 304-39, Milwaukee Code of Ordinances, applicable to the disposition of City-owned "neighborhood property"; and, be it

Further Resolved, That the Milwaukee Neighborhood Reclamation Company shall submit budget and activity reports, in amounts and according to any conditions approved by the Common Council, to the Community Development Grants Administration, the City Clerk and the City Comptroller for review and approval; and, be it

Further Resolved, That the Department of Neighborhood Services shall submit budget and activity reports in amounts and according to any conditions approved by the Common Council and in accordance with File Number 74-92-5v, to the Community Development Grants Administration and the City Comptroller for review and approval; and, be it

Further Resolved, That payments for the Wisconsin Department of Commerce NSP costs incurred shall be paid in accordance with approved Wisconsin Department of Commerce NSP reimbursement policy based on the approval by the Community Development Grants Administration and the City Comptroller.

Requestor

Drafter

CDGA-WI-Foreclsur-A

10/06/09

TO: The Honorable, Common Council
City of Milwaukee

FROM: Steven L. Mahan
Block Grant Director

DATE: October 6, 2009

RE: Resolution for Introduction

Attached is a resolution regarding the Wisconsin Department of Commerce
Neighborhood Stabilization Program that seeks the approval from the Common Council.

If you have any questions please call Darlene Hayes at extension 3844.

Attachment

LEGISLATIVE REFERENCE BUREAU FISCAL ANALYSIS

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

OCTOBER 26, 2009

Item 14, File #090785

File Number 090785 is a resolution authorizing the transfer of \$752,000 in Wisconsin Department of Commerce Neighborhood Stabilization Program funding from the Department of City Development to other service providers for demolition and land banking activities.

Background

1. On February 10, 2009, the Common Council adopted File Number 081332, a resolution authorizing DOA-Community Development Grants Administration (“CDGA”) to apply for and accept \$10 million in Wisconsin Department of Commerce Neighborhood Stabilization Program (“NSP”) funding. This funding was awarded to help the City address the impacts of the foreclosure crisis on Milwaukee neighborhoods.
2. The City’s plan for use of these NSP funds involves a variety of components, including acquisition and rehabilitation of both single-family and rental housing, direct homeownership assistance, homebuyer counseling, land banking, demolition of blighted structures and redevelopment of demolished or vacant properties. All but \$234,500 of the \$10 million was designated for use by the Department of City Development (“DCD”) and its various real estate-related programs (the \$234,500 was allocated to CDGA and the Comptroller for administrative costs).
3. On September 22, 2009, the Common Council adopted File Number 090567, a resolution approving the transfer of \$864,219 of DCD’s federal (not state) NSP land banking funds to the Milwaukee Neighborhood Reclamation Company, LLC (“MNRC”), an entity created by the Neighborhood Improvement Development Corporation in June, 2009, for the purpose of performing foreclosure-related land banking activities.
4. In meeting with DCD, the Department of Neighborhood Services (“DNS”) and the Special Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes, CDGA determined that DNS would be the most appropriate agency to administer the demolition activity funded by NSP. It was agreed that DNS would be the service provider for this activity using \$377,000 of the funding award.
5. Based on the creation of the MNRC, DCD and CDGA have determined that it would be appropriate to transfer \$375,000 of DCD’s state NSP land banking funding and service provider responsibility to the MNRC.

Discussion

1. This resolution approves the transfer \$377,000 of DCD's Wisconsin Department of Commerce NSP funds to the Department of Neighborhood Services for demolition activities and \$375,000 of DCD's NSP funds to the Milwaukee Neighborhood Reclamation Company, LLC, for land banking activities.
2. The resolution also provides that, prior to each property acquisition using the transferred funds, MNRC shall submit the address of the property to be acquired to the local Common Council member, who shall have 7 days from receipt of the address to approve or disapprove the acquisition and notify the MNRC in writing of that approval or disapproval. The MNRC shall also comply with all Milwaukee Code of Ordinances provisions relating to the disposition of City-owned property.

Fiscal Impact

This resolution authorizes the transfer of \$377,000 awarded to the City by the Wisconsin Department of Commerce NSP to the Department of Neighborhood Services for demolition activities. It also authorizes the transfer of \$375,000 of these NSP funds to the Milwaukee Neighborhood Reclamation Company (a non-City agency) for land banking activities.

Prepared by: Jeff Osterman, x2262
LRB-Research & Analysis Section
October 22, 2009

cc: Steven Mahan
Marianne Walsh

CITY OF MILWAUKEE FISCAL NOTE

A) DATE October 6, 2009

FILE NUMBER: _____

Original Fiscal Note ☒ Substitute ☐

SUBJECT: Resolution relating to the transfer of the Wisconsin Department of Commerce, Division of Housing and Community Development Neighborhood Stabilization Program funds from the Department of City Development to other Service Providers for the demolition and land bank activities.

B) SUBMITTED BY (Name/title/dept./ext.): Steven L. Mahan/Director/DOA-CDGA/x3842

C) CHECK ONE: ☒ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☐ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☐ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☐ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☒ GRANT & AID ACCOUNTS (G & AA)
☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	WI Dept of Comr NSP – Dept of Neigh Serv		\$377,000		
	WI Dept of Comr NSP – MNRC, LLC		\$375,000		
TOTALS					

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

NOTICES SENT TO FOR FILE : 090785

[illegible]



Legislation Details (With Text)

File #: 090766 **Version:** 1

Type: Ordinance **Status:** In Committee

File created: 10/13/2009 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: A substitute ordinance relating to the composition and staffing of the Fourth of July commission.

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, FOURTH OF JULY COMMISSION

Attachments: Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
10/13/2009	0	COMMON COUNCIL	ASSIGNED TO		
10/16/2009	1	CITY CLERK	DRAFT SUBMITTED		
10/20/2009	1	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/21/2009	1	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number
090766
Version
SUBSTITUTE 1
Reference
Sponsor
THE CHAIR
Title

A substitute ordinance relating to the composition and staffing of the Fourth of July commission.

Sections
320-25 am

Analysis

This ordinance reduces the number of members on the Fourth of July commission from 17 to 11 and establishes that 2 seats on the commission shall be reserved for active members of 2 park associations. On a rotating basis, a representative from 2 different park associations will be selected to sit on the commission for a term of one year. This ordinance also provides that the department of city development shall provide staff support to the commission.

...Body

The Mayor and Common Council of the City of Milwaukee do ordain as follows:

Part 1. Section 320-25 of the code is amended to read:

320-25. Fourth of July Commission. There is created a Fourth of July commission consisting of ~~[[17]]~~ >>11<< members appointed by the mayor>>. Nine seats on the commission shall serve<< for staggered 3-year terms. >>Two seats on the commission shall be reserved for active members of 2 park associations. On a rotating basis, a representative from 2 different park associations shall be selected to sit on the commission for a term of one year. These association representatives shall serve as liaisons to the associations and shall have full voting rights on the commission, but shall not be eligible for election as commission officers. No park association representative may serve more than one consecutive term. The department of city development shall provide staff support to the commission.<< The commission shall provide suitable activities for the celebration of the Fourth of July in the city.

LRB
APPROVED AS TO FORM

Legislative Reference Bureau

Date: _____

Attorney

IT IS OUR OPINION THAT THE ORDINANCE
IS LEGAL AND ENFORCEABLE

Office of the City Attorney

Date: _____

Requestor
DCD
.....

Drafter
LRB09343-2
RTW
10/15/2009

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 10/22/09

FILE NUMBER: 090766

Original Fiscal Note ☒ Substitute ☐

SUBJECT: A substitute ordinance relating to the composition and staffing of the Fourth of July Commission.

B) SUBMITTED BY (Name/title/dept./ext.): Rocky Marcoux, Commissioner, DCD

- C) CHECK ONE: ☐ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☐ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☒ NOT APPLICABLE/NO FISCAL IMPACT.

- D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☐ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☐ GRANT & AID ACCOUNTS (G & AA)
☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:					
TOTALS					

- F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

- G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

- H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

NOTICES SENT TO FOR FILE : 090766

[illegible]



Legislation Details (With Text)

File #: 090836 **Version:** 0

Type: Communication **Status:** In Committee

File created: 10/13/2009 **In control:** COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Communication relating to the impact of the foreclosure crisis and the housing market downturn on neighborhood property values and on the assessment process.

Sponsors: ALD. DAVIS

Indexes: ASSESSMENTS, FORECLOSURES

Attachments: Bio of Robert Weissbourd, Project Summary

Date	Ver.	Action By	Action	Result	Tally
10/13/2009	0	COMMON COUNCIL	ASSIGNED TO		
10/20/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/20/2009	0	COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090836

Version

ORIGINAL

Reference

Sponsor

ALD. DAVIS

Title

Communication relating to the impact of the foreclosure crisis and the housing market downturn on neighborhood property values and on the assessment process.

Requestor

Drafter

CC

tb

10/13/09

ROBERT M. WEISSBOURD
Professional Profile

Robert Weissbourd is President of RW Ventures, LLC, an economic development firm. RW Ventures specializes in technical economic analysis of urban assets and markets, and in creating the information, products and institutions necessary to successfully grow urban and regional economies. The firm also manages major national projects on drivers of change in neighborhoods and regions, as well as on specific sector opportunities such as digital excellence, green buildings or development finance. Clients include national development and policy institutions, foundations, local governments, businesses and community organizations. Bob was the lead developer of MetroEdge, the Center for Financial Services Innovation and the Urban Markets Initiative. He previously served for ten years in executive positions at Shorebank Corporation. (Please visit <www.rw-ventures.com> for more information on clients, products and publications.)

Bob has been a frequent public speaker and guest lecturer on a broad range of urban markets, poverty, race, education, housing and economic development issues. He has also testified on these issues before federal, state and local legislatures. Bob has been active for over twenty five years in community and civic organizations, including service as a Nonresident Senior Fellow at the Brookings Institution Metropolitan Policy Center, as Chair of the Obama for America Campaign Urban and Metropolitan Policy Committee, on the Obama-Biden Transition HUD Agency Review Team, and as President or Vice-President of the Boards of City Colleges of Chicago, Crossroads Fund, Businesspeople in the Public Interest, the Center for Neighborhood Technology and PROCAN, as well as on the Visiting Committee of the University of Chicago Law School and the Advisory Committees for the (Chicago) Mayor's Technology Advisory Committee, Brookings Metropolitan Economy Project and Brookings Urban Markets Initiative. Before joining Shorebank, Bob was a partner at Hartunian, Futterman & Howard, specializing in federal constitutional litigation, school desegregation and representation of government and non-profit agencies. Bob clerked for federal Judge George Leighton, after receiving a J.D. from University of Chicago Law School and a B.A. from Yale University.

Enhanced Assessments for Extraordinary Market Challenges

Assessor's offices across the country are confronted with unprecedented challenges: the recent housing market downturn, compounded by record levels of foreclosures, is making accurate property value assessment exceedingly difficult. To put things into perspective, over the past two years property values across the country have fallen at a rate not seen in over half a century, and in some neighborhoods foreclosure sales are now the only kind of real estate market activity. These trends threaten to make property assessments increasingly unreliable, potentially resulting in over-assessments in the neighborhoods that are most affected by the foreclosure crisis – and thus for the homeowners who can least afford them.

In order to anticipate and address these issues, the Cook County Assessor's Office (CCAO), whose district includes Chicago and its inner-ring suburbs, conceived and led an innovative project to gauge the impact of the foreclosure crisis and housing market downturn on neighborhood property values, with the goal of enhancing the assessment process to better estimate property values in the current environment. RW Ventures, LLC, an economic development firm specialized in advanced analytics for urban markets, helped assemble a project team and co-led the work.

Over the course of the project, RW Ventures conducted a rigorous statistical analysis examining and testing, among other things, the effects of varied concentrations of foreclosures around individual properties, differences in sales volume among neighborhoods, and different methodologies to track prices on a close to real-time basis. Working closely with CCAO staff, this analysis was used to develop a set of modifications to current assessment models to address the housing market challenges, making the models more robust, accurate and effective in addressing rapidly changing conditions and foreclosure effects. The model modifications were designed to be readily implemented and fit seamlessly with the current assessment models, processes and timeline, and were carefully tailored to the Assessor's Office's needs.

The project, funded by the John D. and Catherine T. MacArthur Foundation as part of its foreclosure prevention and mitigation initiative, was highly successful: the CCAO has already incorporated the model refinements into the latest round of assessments and is planning on adopting the new methods for all future assessments across the county. At a time when homeowners, particularly in neighborhoods with high foreclosure rates, are struggling, this work ensured that property assessments do not become an additional burden. Rather, by improving the accuracy of the assessment process, these enhancements will provide relief to every homeowner, and particularly to those who need it most because they are located in the hardest-hit areas.

Assessment practices vary from county to county, and this kind of work needs to be highly tailored to local practices and circumstances (and the specific work for CCAO, of course, is strictly confidentiality). Nevertheless, the approach, techniques and modeling solutions developed by this project are transferable. Indeed, the lessons learned in Chicago could be applied to other cities and counties, and help address current real estate market challenges, while significantly enhancing the accuracy of property assessments across the country.