
BUSINESS IMPROVEMENT DISTRICT NO. 26

MENOMONEE VALLEY

OPERATING PLAN

2005

Business Improvement District #26 2003-2004 Annual Report

In July 2000, BID #26 entered into a five-year agreement with Menomonee Valley Partners, Inc. (MVP) to fund MVP's activities promoting redevelopment of the Menomonee Valley, and under the terms of which MVP would provide staffing for the BID.

The Board of Directors adopted the 2004 Operating Plan in July 2003. Directors Dan Verzal, Justin Segel and Linda Rambousek resigned during 2003-2004. Gene Cramer was nominated to replace Dan Verzal. The other positions remain open as the BID enters the next fiscal year. John Brennan was elected Chairman in January 2004.

Finances

The BID contracted with Wipfli, Ulrich and Bertelson to provide an audit. The BID assessment for 2003 totaled \$30,793. Per its operating plan, the BID paid \$25,000 to MVP and \$3,028 for Directors and Officers Insurance. The board additionally voted to make a contribution of \$2,000 to the Friends of the Hank Aaron State Trail in support of the annual Hank Aaron 5k Run. The board authorized up to \$1,000 for graffiti removal (although none was spent) and completed its 2003-04 fiscal year with \$11,287.07 in cash.

Graffiti Removal Program

The Board contracted with the Milwaukee Christian Center to remove graffiti in the District. City of Milwaukee Department of Neighborhood Services paid for half of all cleanup costs. No graffiti was reported or cleaned up in 2003-2004.

Litter Collection Program

The BID worked with the Milwaukee County Correctional Facility to bring persons needing community service hours to clean litter from St Paul and Canal Streets. The BID purchased tongs for the volunteers and Keep Greater Milwaukee Beautiful provided bags for the collection.

The BID partnered with the Department of Public Works to bring the Milwaukee Skimmer Boat up the Menomonee River. The Skimmer boat removed floating debris on the river and canals and attempted to remove the debris pile at Emmer Lane. MMSD contributed two skimmer runs and the BID and DPW split the cost of running the boat once per month. The final report from the skimmer is attached.

Partnership with MVBA

The BID worked closely with the Menomonee Valley Business Association. Board meetings were held jointly and efforts were combined for several projects including safety and security meetings and the MVBA membership drive.

Activities of Menomonee Valley Partners, Inc.

Over the course of 2003-4, Menomonee Valley Partners was involved in the following activities:

- Outreach and promotion regarding redevelopment of the District, including presentations to legislators, professional associations, local civic groups, and national conferences;

**MENOMONEE VALLEY BUSINESS IMPROVEMENT DISTRICT
BID #26
2005 OPERATING PLAN**

1. Plan Objectives

The objectives for the District for the Calendar Year 2005 are as follows:

A thriving Menomonee Valley can play an important role in creating jobs in the heart of Milwaukee. Its redevelopment and improvement can serve as a model for sustainable high quality urban development, and become a destination point with carefully planned green space and parks. Redeveloping the Menomonee Valley will make it a showcase for the City of Milwaukee and the state. The Master Plan of the City of Milwaukee incorporates the Menomonee Valley Land Use Plan and provides a baseline for significant advancement in the long-term strategic redevelopment of the Menomonee Valley. The District Board will in the calendar year 2005 assist and facilitate in the implementation of the Menomonee Valley Land Use Plan.

2. Proposed Activities; Kind, Number and Location of Proposed Expenditures

The District Board will engage in the following activities in calendar year 2005:

- a) 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) Planning for the Menomonee Valley. The District has entered into a contract with Menomonee Valley Partners, Inc., a non-stock non-profit corporation, to provide funding for its activities which may include:
 - Educating and soliciting the cooperation of property owners in the District regarding environmental and soil analyses at sites identified in the Land Use Plan as suitable for redevelopment in the Priority Areas;
 - Promoting the Wisconsin Voluntary Cleanup Program and developing long term financing options for environmental remediation in the District;
 - Developing long term financing options for site improvements in the District; and
 - Negotiating on behalf of the District with the Wisconsin Department of Natural Resources or other state and federal agencies having jurisdiction regarding the implementation of the Menomonee Valley Land Use Plan;
- c) Implementing a Graffiti Removal Project in the District. In the interest of improving the appearance of the Menomonee Valley, properties within the District boundary will be eligible to have graffiti removed at no cost to the property owner.
- d) Implementing a Litter Removal Project including roadside collection in the District by the Department of Corrections. The District will evaluate hiring a skimmer to clean the surface

of the Menomonee River, South Menomonee Canal and the Burnham Canal on a monthly basis.

3. Staffing

The District Board shall have no employees in calendar year 2005. To carry out the activities described in Section 2, the District Board has contracted for services with MVP.

4. Budget

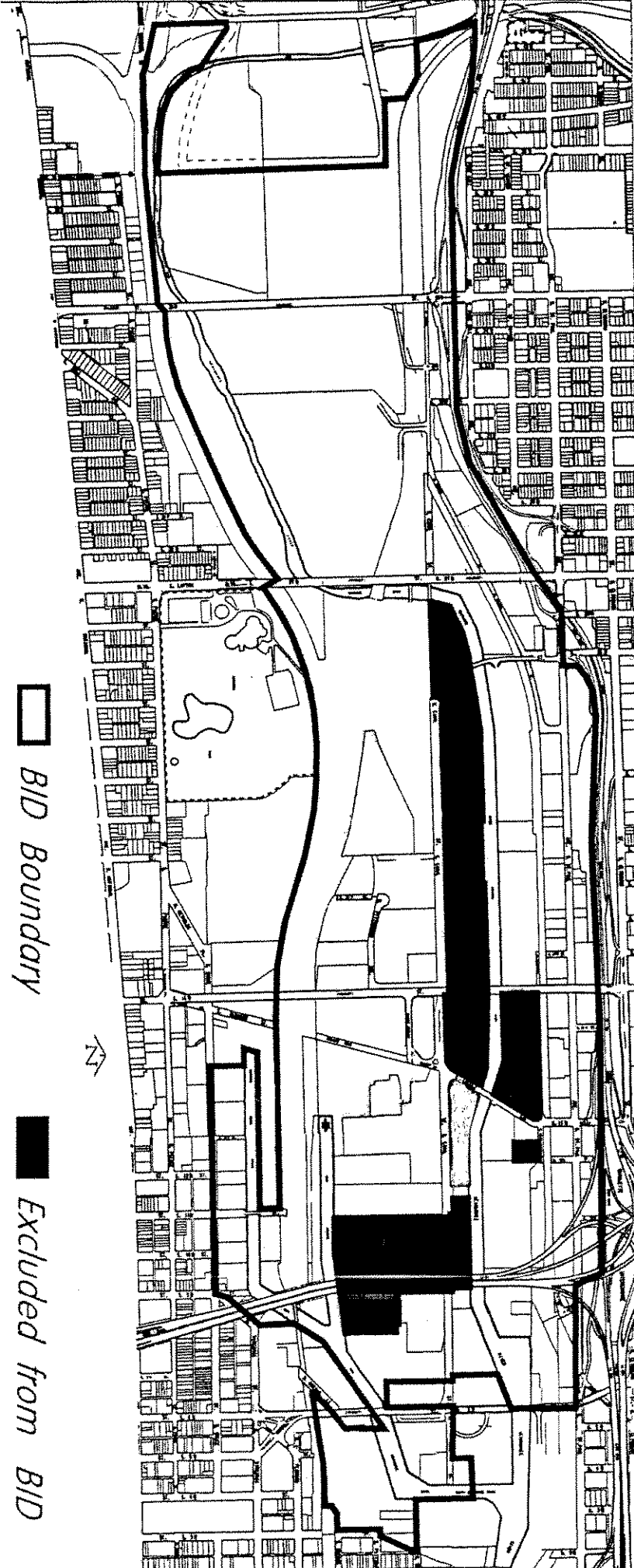
The District Board's budget for calendar year 2005 is attached as Appendix C. The District Board's potential sources of revenue for 2005 include gifts, grants and contributions from public and private sector entities; and special assessments levied pursuant to Section 5. The District Board does not anticipate any borrowings or additional financing in calendar year 2005.

5. Special Assessments in 2003

To support the District Board's budget for calendar year 2005, the City of Milwaukee shall levy in 2004 and carry into the tax rolls for inclusion in tax bills to be sent out in December 2004 special assessments on all properties in the District subject to special assessment. The special assessments shall be in accordance with Section 5 and shall be calculated at the rate of \$2.00 per one thousand square feet of land area, subject to a minimum assessment per tax key number parcel of \$100 and a maximum assessment per tax key number parcel of \$1,000. Property used exclusively for manufacturing purposes shall be included in the property subject to special assessment.

Appendix A

Map of BID Boundary



□ BID Boundary

■ Excluded from BID

Appendix B

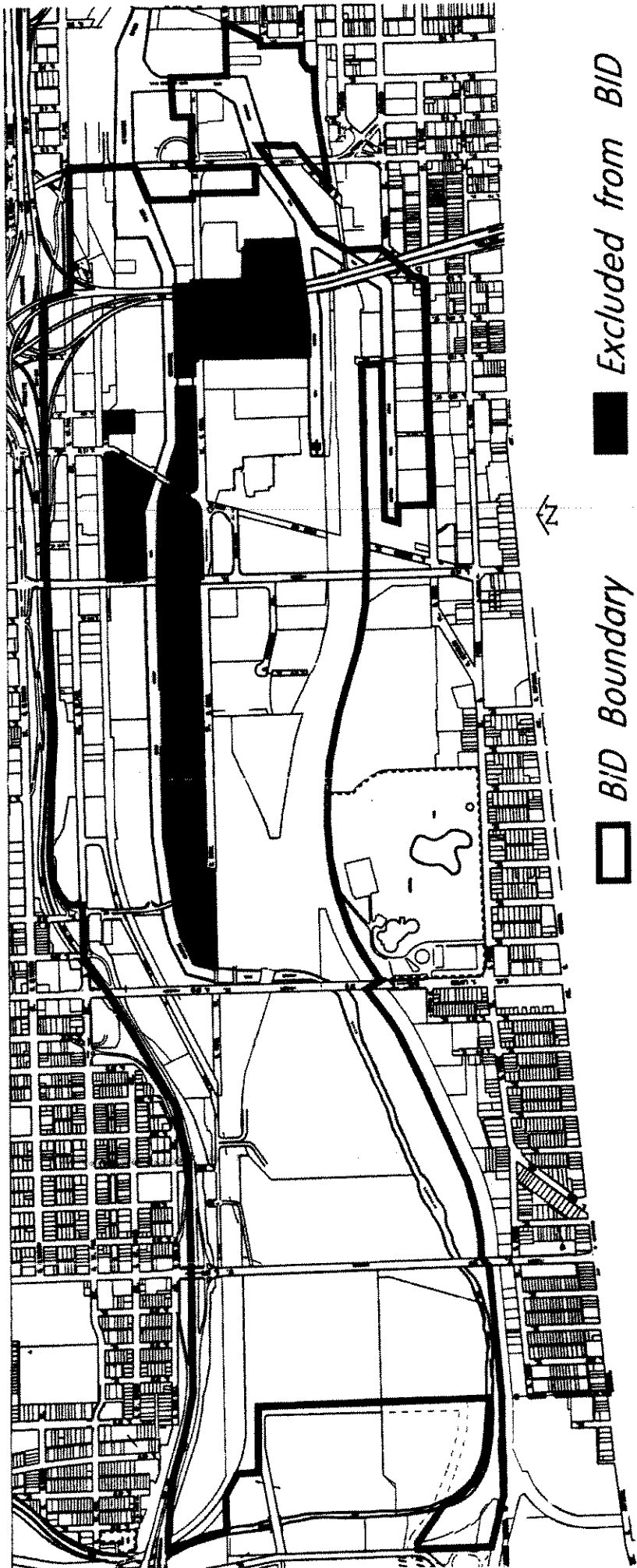
List of Properties Included in the District, Sorted By Tax Key

1	361-1587-115	\$	169.60	8c		57	400-9995-117	\$	893.85	8c
2	361-1590-111	\$	100.00	8c		58	400-9995-118	\$	198.02	8c
3	361-1610-100	\$	100.00	8c		59	400-9998-111	\$	364.60	8c
4	361-1614-111	\$	100.00	8c		60	401-1401-111	\$	412.95	8c
5	361-1614-112	\$	100.00	8c		61	401-9999-110	\$	331.93	8c
6	361-1615-120	\$	486.71	8c		62	423-0001-000	\$	157.34	8c
7	398-0181-100	\$	100.00	8c		63	424-9998-110	\$	1,000.00	8c
8	398-0303-100	\$	375.14	8c		64	425-9983-122	\$	921.56	8c
9	398-0305-111	\$	100.00	8c		65	426-0022-100	\$	210.31	8c
10	398-0403-100	\$	142.35	8c		66	426-0031-000	\$	1,000.00	8c
11	398-0405-112	\$	285.67	8c		67	426-0033-110	\$	1,000.00	8c
12	398-0409-121	\$	910.14	8c		68	426-0061-110	\$	229.74	8c
13	398-0698-100	\$	135.14	8c		69	426-0071-112	\$	510.42	8c
14	398-0700-100	\$	100.00	8c		70	426-0111-000	\$	145.75	8c
15	398-0702-000	\$	100.00	8c		71	426-9940-110	\$	239.25	8c
16	398-0705-110	\$	100.00	8c		72	426-9947-111	\$	232.61	8c
17	398-0705-120	\$	100.00	8c		73	426-9948-112	\$	328.54	8c
18	398-0707-000	\$	100.00	8c		74	426-9985-000	\$	231.61	8c
19	398-0708-000	\$	100.00	8c		75	426-9986-000	\$	206.04	8c
20	398-0709-100	\$	174.24	8c		76	427-0101-100	\$	100.00	8c
21	398-0713-000	\$	100.00	8c		77	427-0103-100	\$	100.00	8c
22	398-0803-112	\$	100.00	8c		78	427-0104-100	\$	100.00	8c
23	398-0805-000	\$	119.35	8c		79	427-0203-110	\$	430.37	8c
24	398-0906-111	\$	892.98	8c		80	427-0207-100	\$	111.86	8c
25	398-1212-100	\$	100.00	8c		81	427-0208-100	\$	100.00	8c
26	398-1231-000	\$	291.85	8c		82	427-0210-112	\$	100.00	8c
27	398-1232-100	\$	100.00	8c		83	427-0401-110	\$	280.49	8c
28	398-1241-000	\$	100.00	8c		84	427-0409-110	\$	423.58	8c
29	398-1242-000	\$	202.12	8c		85	427-0417-100	\$	100.00	8c
30	399-0013-100	\$	142.18	8c		86	427-0418-100	\$	178.58	8c
31	399-0026-000	\$	114.39	8c		87	427-0421-000	\$	121.27	8c
32	399-0213-111	\$	100.00	8c		88	427-0422-100	\$	100.00	8c
33	399-0215-110	\$	100.00	8c		89	427-0422-200	\$	100.00	8c
34	399-0229-110	\$	100.00	8c		90	427-0423-000	\$	110.03	8c
35	399-0231-111	\$	100.00	8c		91	427-0424-000	\$	126.50	8c
36	399-0243-112	\$	100.00	8c		92	427-0425-000	\$	130.68	8c
37	399-0271-000	\$	100.00	8c		93	427-0426-000	\$	100.00	8c
38	399-0272-000	\$	100.00	8c		94	427-0427-000	\$	180.69	8c
39	399-0281-100	\$	243.00	8c		95	427-0521-210	\$	100.00	8c
40	399-9988-100	\$	100.00	8c		96	427-0542-110	\$	721.27	8c
41	399-9990-100	\$	100.00	8c		97	428-0512-114	\$	1,000.00	8c
42	399-9991-100	\$	100.12	8c		98	428-0516-110	\$	100.00	8c
43	399-9997-100	\$	137.65	8c						
44	399-9997-200	\$	100.00	8c				\$	23,038.77	
45	399-9999-110	\$	152.08	8c						
46	400-0401-110	\$	100.00	8c						
47	400-0774-110	\$	339.77	8c						
48	400-0784-110	\$	117.19	8c						
49	400-0786-110	\$	100.00	8c						
50	400-0788-100	\$	100.00	8c						
51	400-0789-100	\$	136.78	8c						
52	400-0789-210	\$	156.82	8c						
53	400-9990-000	\$	100.00	8c						
54	400-9991-110	\$	116.74	8c						
55	400-9991-215	\$	221.28	8c						
56	400-9995-115	\$	245.68	8c						

Appendix C

2005 Budget for BID #26

INCOME	
2004 Special Assessments	\$23,000.00
EXPENSES	
Yearly contract with Menomonee Valley Partners, Inc., a 501 (c)(3) organization, to assist in staffing and implementation of proposed activities outlined above and coordination with Menomonee Valley Stakeholders	\$18,000.00
Expenses for supplies, insurance, audit	\$4,000.00
Graffiti Removal Program	\$1,000.00
Litter Removal Program.....	\$1,600.00
Friends of the Hank Aaron State Trail Run/Walk	\$2,000.00
Total Expenses	\$26,600.00
 NET ASSETS at June 30, 2004.....	 \$11,287.07



Excluded from BID

BID Boundary