

**Riverworks Business Improvement District  
BID #25**

*Year 2003 Operating Plan*

## Riverworks Business Improvement District Proposed Annual Operating Plan Year Four (2003)

### *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." This proposed annual operating plan establishes the Riverworks Business Improvement District.

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 Four. 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*

The 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.

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.

### *District Boundaries*

The boundaries of the Riverworks BID are the same as originally proposed. The Riverworks BID is generally bounded by Vienna Street to the south, Port Washington Road to the west, Humboldt Boulevard to the east and Hope Street to the north.

### *Proposed Operating Plan*

The objective of the Riverworks BID is to develop, redevelop, maintain and promote the Riverworks Industrial and Commercial District. The principal activities to be engaged by the BID during this year of operation are similar to those in years one through three. They include but are not limited to contracting with the Northeast Milwaukee Industrial Development Corporation to promote new development and to increase the value of present improvements through the provision of a professional staff.

Specifically, the BID through its contract with Northeast Milwaukee Industrial Development Corporation will:

- ◆ Respond to questions about available industrial and commercial space for lease and purchase. This includes developing and maintaining a District property database.
- ◆ Coordinate and promote private and public financing of District development activities. This includes both infrastructure improvements and real estate projects, especially along Capitol Drive.
- ◆ Coordinate business recruitment and development. A special emphasis will be placed on fulfilling the development recommendations detailed in the 1999 Riverworks Redevelopment Strategy.
- ◆ Encourage enhanced and improved public service delivery for District members.
- ◆ Coordinate a District-wide graffiti removal program. The BID's graffiti removal program will leverage additional funds through the Department of Neighborhood Service's Graffiti abatement program.
- ◆ Continue to explore options for enhancing security for the area.
- ◆ Initiate positive media coverage regarding District development activities. And
- ◆ 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 \$72,137,800. This represents a \$2.2 million increase from the previous year's value of \$69,928,700, indicative of the difference the BID is making to improve the area. The estimated assessment generated for the Year 2003 is \$151,125.

The budget for the Riverworks BID is detailed below.

#### **Administrative Support (NMIDC)**

Northeast Milwaukee Industrial Development Corporation	\$35,000
--	----------

#### **General Expenses**

Postage	\$500
Stationary	\$500
Insurance	\$1,100
Misc.	\$75

#### **Accounting/Auditing Services**

Accounting service	\$1,700
Annual audit	\$2,250

#### **Public Safety & Appearance Programs**

Clean Sweep Program	\$14,000
Graffiti Removal Program	\$1,000

**Marketing & Promotions Programs**

Capitol Drive Streetscape Project (Debt Service)	\$41,000
Banners	\$4,000

**Business and Property Owner Assistance Programs**

Façade Improvement Grant Program	\$40,000
Fencing Improvement Project	\$10,000

**Total Budget**                      **\$151,125**

*Method Of Assessment*

The method of assessment for the Year 2003 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 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 31<sup>st</sup> and no later than March 31<sup>st</sup>. 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 Directors***

The grassroots planning process that petitioned for the creation of the Riverworks Business Improvement District will establish a slate of Director candidates for Mayoral and Common Council approval as required by Wis. Stats. Section 66.608 (6).

The Board will consist of eleven 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 Northeast Milwaukee Industrial Corporation, a community based development corporation with residential and business Board representation.

Board terms will be staggered over a three-year period starting 2000.

### ***Northeast Milwaukee Industrial Development Corporation***

The BID shall be a separate entity from the Northeast Milwaukee Industrial Development Corporation. Northeast Milwaukee Industrial 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. Northeast Milwaukee Industrial 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 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.

### ***Future Year's Operating Plan***

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 accordance with the purposes and objectives defined in this initial operating plan.

Section 66.608 (3) (a) of the BID law requires the BID Board of Directors and the City of Milwaukee to annually review and make changes as appropriate in the District plan. Therefore, this plan focuses on Year Three activities. Information on specific assessed value, budget and assessment amounts are based on Year Three conditions. In later years, the plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget.

## Riverworks Business Improvement District Operating Year 2003 Assessments

Address	Tax Key	Name	BID Assessment	Assessed Value
3888 N. 1st Street	2731020100	North Palmer Re	\$1,500.00	\$377,500
3889 N. 1st Street	2731017000	L&S Real Estate	\$1,500.00	\$501,000
3901 N. 1st Street	2731006000	Barry R. Snider	\$725.00	\$120,000
3930 N. 1st Street	2731003100	G. Investment	\$1,342.50	\$243,500
3878 N. 2nd Street	2731018200	T. Frentzel	\$204.00	\$15,800
3901 N. 2nd Street	2731015100	RBF Prop.	\$900.00	\$155,000
3918 N. 2nd Street	2731008000	Tess Prop.	\$685.00	\$112,000
3928 N. 2nd Street	2731010100	A&M Johann	\$650.00	\$105,000
3832 N. 3rd Street	2731401111	Longview Fibre	\$1,500.00	\$2,708,300
255 E. Abert Place	2730011100	Pinkey's	\$665.00	\$108,000
925 E. Abert Place	2749981111	Knoerr & Fisch.	\$508.00	\$76,600
101 W. Abert Place	2731022000	Outdoors Unlimi	\$740.00	\$123,000
118 W. Abert Place	2731018100	Joseph Blandino	\$198.00	\$14,600
3726 N. Booth	2740112000	JFS. Of WI	\$1,405.00	\$256,000
3744 N. Booth	2740113100	KCOTS LLC	\$1,500.00	\$466,000
3747 N. Booth	2740006110	Benny Travia	\$835.00	\$142,000
3845 N. Bremen Street	2749978100	United Armored	\$1,500.00	\$280,000
100 E. Capitol Drive	2420401000	R. Pieper	\$1,770.00	\$329,000
117 E. Capitol Drive	2730224000	James Hugg	\$2,380.00	\$451,000
207 E. Capitol Drive	2730202000	Popeyes	\$2,405.00	\$456,000
208 E. Capitol Drive	2420216000	Duffy & Assoc	\$2,245.00	\$424,000
225 E. Capitol Drive	2739962100	Aldi	\$3,500.00	\$1,407,000
275 E. Capitol Drive	2739961100	Union Dye	\$905.00	\$156,000
300 E. Capitol Drive	2419998000	TL Capitol Centr	\$323.00	\$39,600
310 E. Capitol Drive	2419994000	Henotic Enter.	\$771.00	\$129,200
400 E. Capitol Drive	2410002100	TL Capitol Centr	\$3,500.00	\$4,564,000
401 E. Capitol Drive	2740412000	Continental 20	\$3,500.00	\$8,893,000
420 E. Capitol Drive	2410001000	McDonalds	\$3,165.00	\$608,000
425 E. Capitol Drive	2749996000	Multani Real Est	\$1,492.50	273,500
505 E. Capitol Drive	2740341000	Twenty Four SA	\$3,500.00	\$953,000
532 E. Capitol Drive	2419992100	Jessica Prop.	\$1,500.00	\$1,325,000
627 E. Capitol Drive	2740342000	J.B. Prop.	\$2,720.00	\$519,000
709 E. Capitol Drive	2749969113	Berggren Inves	\$3,500.00	\$7,311,000
720 E. Capitol Drive	2419990110	Journal Broad.	\$3,500.00	\$6,164,000
801 E. Capitol Drive	2749970100	H. Abelman	\$3,500.00	\$982,000
807 E. Capitol Drive	2740313000	H. Abelman	\$2,121.50	\$399,300
101 W. Capitol Drive	2731005000	WI Wilderness F	\$1,515.00	\$278,000
102 W. Capitol Drive	2420212315	R. Henning	\$437.00	\$62,400
122 W. Capitol Drive	2420212314	MFC Develop	\$690.00	\$113,000
123 W. Capitol Drive	2731011000	Charles Odom	\$840.00	\$143,000
130 W. Capitol Drive	2420412000	Bentley Dev.	\$155.00	\$6,000

201 W. Capitol Drive	2731941000 Bank One	\$1,570.00	\$289,000
210 W. Capitol Drive	2420411000 Medical College	\$943.50	\$163,700
225 W. Capitol Drive	2731942000 J. Noordover	\$690.00	\$113,000
244 W. Capitol Drive	2420211112 Northside Lumb	\$187.50	\$12,500
3522 N. Fratney	2740129000 C&D Technologi	\$0.00	\$0
3522 N. Fratney	2740130000 C&D Technologi	\$771.50	\$129,300
3700 N. Fratney	2740103000 Fratney Associat	\$1,500.00	\$313,000
3720 N. Fratney	2740331000 Fratney Real Est	\$1,058.50	\$186,700
3728 N. Fratney	2740332000 Creative Store D	\$1,285.00	\$232,000
3740 N. Fratney	2740105000 Jenkins Inc.	\$700.00	\$115,000
3830 N. Fratney	2749980110 RKL Prop.	\$2,402.00	\$455,400
3866 N. Fratney	2749975111 3868 LLC	\$2,228.50	\$420,700
3872 N. Fratney	2749972110 J. Kinlow	\$1,120.00	\$199,000
3888 N. Fratney	2749974000 Trust of Serg.	\$1,500.00	\$305,000
3500 N. Holton	2740353100 Primo De Toro	\$542.00	\$83,400
3600 N. Holton	2740382000 US Postal Servic	\$0.00	\$0
3620 N. Holton	2740372000 City of Milw	\$0.00	\$0
3628 N. Holton	2740371000 City of Milw	\$0.00	\$0
3700 N. Holton	2740013110 PIB	\$495.50	\$74,100
3701 N. Holton	2740034100 E. Elias	\$1,012.00	\$177,400
3729 N. Holton	2740029000 E. Elias	\$222.50	\$19,500
3737 N. Holton	2740027110 Clarman Realty	\$1,495.50	\$274,100
3760 N. Holton	2740001112 Clarman Realty	\$1,500.00	\$1,067,000
3775 N. Holton	2740023100 L. Dodulik	\$601.50	\$95,300
3850 N. Holton	2740344000 525 Prop.	\$1,500.00	\$960,700
3950 N. Holton	2740361100 525 Prop.	\$1,500.00	\$530,000
4132 N. Holton	2419978000 CMC Real Estate	\$0.00	\$0
4132 N. Holton	2419982000 Milw Die Cast	\$1,500.00	\$778,000
3518 N. Hubbard	2731743112 Steven Wilke	\$489.00	\$72,800
3519 N. Hubbard	2731754110 Howard Wilke	\$1,120.00	\$199,000
3815 N. Hubbard	2730814100 Lynn Johnson	\$200.00	\$15,000
3818 N. Hubbard	2730807100 G. Vourinen	\$402.00	\$55,400
3819 N. Hubbard	2730813100 Pinkey's	\$203.00	\$15,600
3827 N. Hubbard	2730811000 Ronald Cooper	\$426.00	\$60,200
3832 N. Hubbard	2730808000 Don Johnson	\$566.00	\$88,200
3833 N. Hubbard	2730810000 Colin E. Comer	\$500.00	\$75,000
3851 N. Hubbard	2730008000 W. Sondericker	\$935.00	\$162,000
3701 N. Humboldt	2740102000 Johnson Control	\$1,500.00	\$1,300,200
3929 N. Humboldt	2740314000 Mones Omari	\$535.00	\$82,000
102 E. Keefe	2730923100 C. Stanford	\$1,339.00	\$242,800
218 E. Keefe	2731754121 Wilke Dairy Co.	\$522.00	\$79,400
274 E. Keefe	2731743113 Akin Lagundoye	\$377.50	\$50,500
326 E. Keefe	2740116110 Compo Corp	\$1,500.00	\$825,000
634 E. Keefe	2740121000 Tri-G Corp	\$1,500.00	\$953,900

714 E. Keefe	2740122000 Tulip Corp	\$1,500.00	\$921,100
830 E. Keefe	2740131000 C&D Technologi	\$0.00	\$0
900 E. Keefe	2740124000 C&D Technologi	\$1,500.00	\$1,463,800
106 E. Melvina	2731004000 Gillfooy Printing	\$801.50	\$135,300
120 W. Melvina	2731007000 Pinkey's	\$825.00	\$140,000
125 W. Melvina	2731019000 Tom Frentzel	\$1,274.50	\$229,900
104 E. Nash	2730901000 City of Milw	\$0.00	\$0
401 E. Nash	2740118000 CMC Heartland	\$229.00	\$20,800
401 E. Nash	2740119000 CMC Heartland	\$482.00	\$71,400
720 E. Nash	2740392000 K-3 Centerless	\$343.50	\$43,700
3613 N. Palmer	2731775100 Reise Corp.	\$935.00	\$162,000
3704 N. Palmer	2731751113 Illinois Tool	\$1,500.00	\$1,011,700
3839 N. Palmer	2739958000 North Palmer Re	\$545.00	\$84,000
3849 N. Palmer	2730212000 North Palmer Re	\$1,500.00	\$285,400
3860 N. Palmer	2730211000 Dickelva Realty	\$1,225.50	\$220,100
3867 N. Palmer	2730221000 Guntis Lauzums	\$835.00	\$142,000
3869 N. Palmer	2730220100 Baltic Group	\$275.00	\$30,000
3873 N. Palmer	2730218000 Michael Fortuna	\$414.50	\$57,900
3880 N. Palmer	2730206111 Ward & Son, Inc	\$389.00	\$52,800
3887 N. Palmer	2730216000 J. Utsey	\$311.50	\$37,300
3908 N. Palmer	2730203100 Primo De Toro	\$344.50	\$43,900
3913 N. Palmer	2730225000 Rainmaker Enter	\$795.00	\$134,000
3510 N. Richards	2740116200 CMC Heartland	\$234.00	\$21,800
3521 N. Richards	2739996000 WI & Southern F	\$0.00	\$0
3607 N. Richards	2739984000 Recycling Indus	\$765.00	\$128,000
3702 N. Richards	2740036000 P. Klinger	\$327.50	\$40,500
3707 N. Richards	2739985110 Unique Indoor	\$1,149.00	\$204,800
3710 N. Richards	2740037100 Buege-Pepan	\$1,301.50	\$235,300
3740 N. Richards	2740041000 Buege-Pepan	\$139.00	\$2,800
3745 N. Richards	2739989110 Lynn Johnson	\$1,500.00	\$769,000
3801 N. Richards	2730804000 Sheba LLC	\$614.50	\$97,900
3809 N. Richards	2730802100 Pinkey's	\$760.00	\$127,000
3837 N. Richards	2730010100 Ken Riemer	\$1,525.00	\$280,000
3853 N. Richards	2730005000 Valent, Gustave	\$542.50	\$83,500
3859 N. Richards	2730004000 Rick Feest	\$602.50	\$95,500
3865 N. Richards	2730002100 Pinkey's	\$850.00	\$145,000
3879 N. Richards	2730001100 Capitol Stampin	\$1,500.00	\$546,200
3901 N. Richards	2739963110 NMIDC	\$1,472.50	\$269,500
3936 N. Richards	2740411000 Wal-Mart Real E	\$933.50	\$161,700
4041 N. Richards	2420421000 Chuck Tuff	\$1,500.00	\$603,100
4105 N. Richards	2420017000 Earl Grunwald	\$400.00	\$55,000
4108 N. Richards	2419986000 State of Wi.	\$0.00	\$0
4125 N. Richards	2420012110 Trike Property M	\$1,015.00	\$178,000
4141 N. Richards	2420009000 Bresson LLC	\$595.50	\$94,100

4161 N. Richards	2420005000 Terra Firma Holc	\$615.00	\$98,000
4171 N. Richards	2420004000 United Paperwor	\$0.00	\$0
214 E. Vienna	2739966000 Heider & Bott	\$1,500.00	\$305,900
301 E. Vienna	2740035000 Centerpoint Real	\$1,500.00	\$3,769,400
400 E. Vienna	2740413000 Light Ray Dev.	\$1,500.00	\$1,546,400
620 E. Vienna	2740402000 Insite Milwaukee	\$1,500.00	\$2,817,000
701 E. Vienna	2740391000 R. Heyman	\$1,500.00	\$283,200
811 E. Vienna	2740106000 Johnson Brother	\$1,795.00	\$334,000
900 E. Vienna	2749984110 Wis. Thermoset	\$1,500.00	\$425,900
3520 N. Palmer	2731760000 Carroll Disbrow	\$182.50	\$11,500
3524 N. Palmer	2731761000 Carroll Disbrow	\$173.00	\$9,600
3525 N. Palmer	2731782000 G. Shaw	\$219.50	\$18,900
3530 N. Palmer	2731763100 R. Gallas	\$257.00	\$26,400
3709 N. Palmer	2731737000 G. Perry	\$134.00	\$1,800
114 E. Nash	2731740000 G. Perry	\$130.50	\$1,100
3701 N. Palmer	2731739000 G. Perry	\$134.00	\$1,800
		<b>\$151,125.50</b>	<b>\$72,137,800</b>

**MENOMONEE VALLEY BUSINESS IMPROVEMENT DISTRICT  
BID #26  
2003 OPERATING PLAN**

**1. Plan Objectives**

The objectives for the District for the Calendar Year 2003 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 2003 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 2003:

- a) Administrative activities including, but not limited to, securing and 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.

### **3. Staffing**

The District Board shall have no employees in calendar year 2003. To carry out the activities described in Section 2, the District Board has contracted for services with MVP.

### **4. Budget**

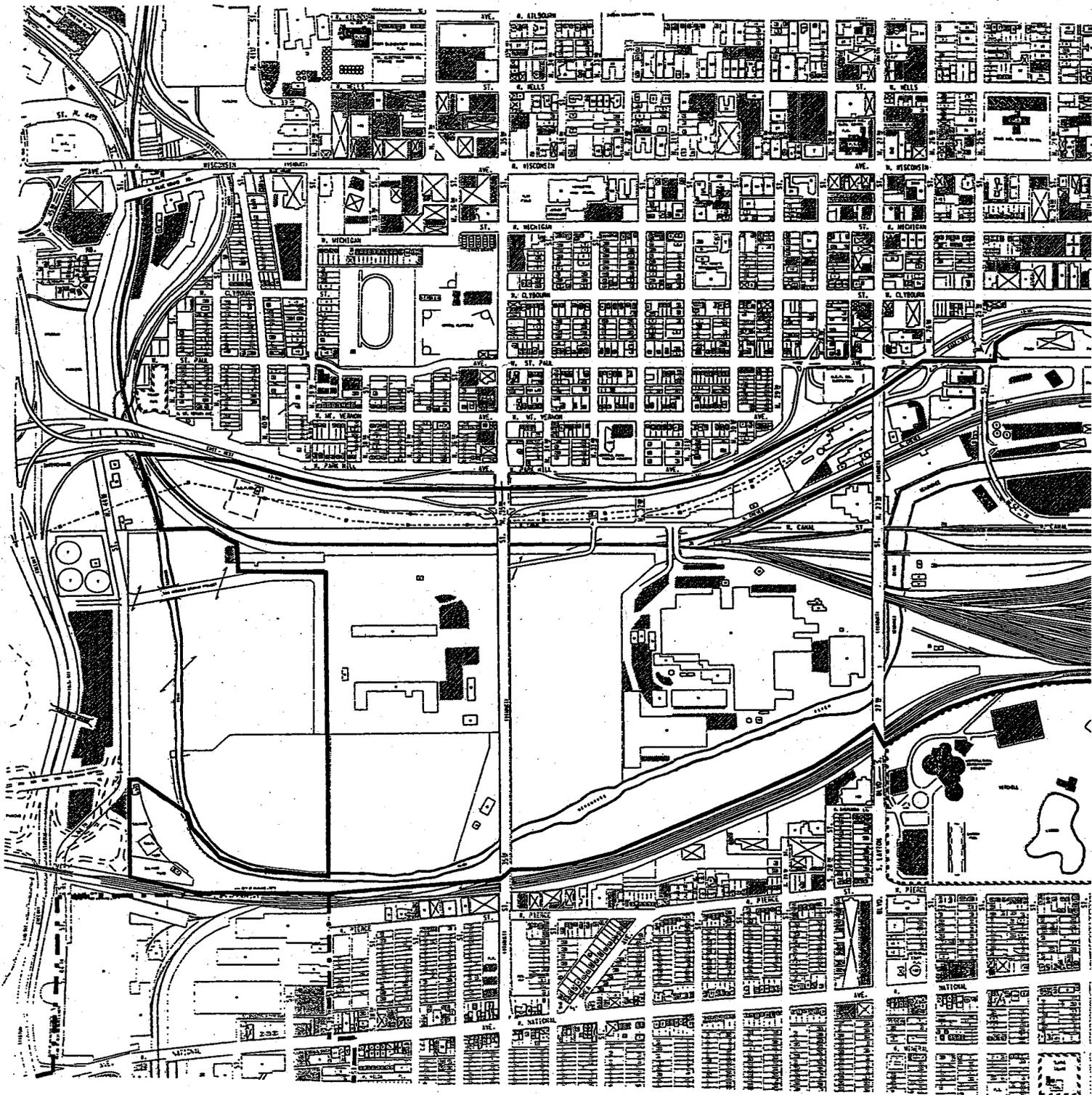
The District Board's budget for calendar year 2003 is attached as Appendix C. The District Board's potential sources of revenue for 2003 include gifts, grants and contributions from public and private sector entities; and special assessments levied pursuant to Section 5. The District Board does not anticipate any borrowings or additional financing in calendar year 2003.

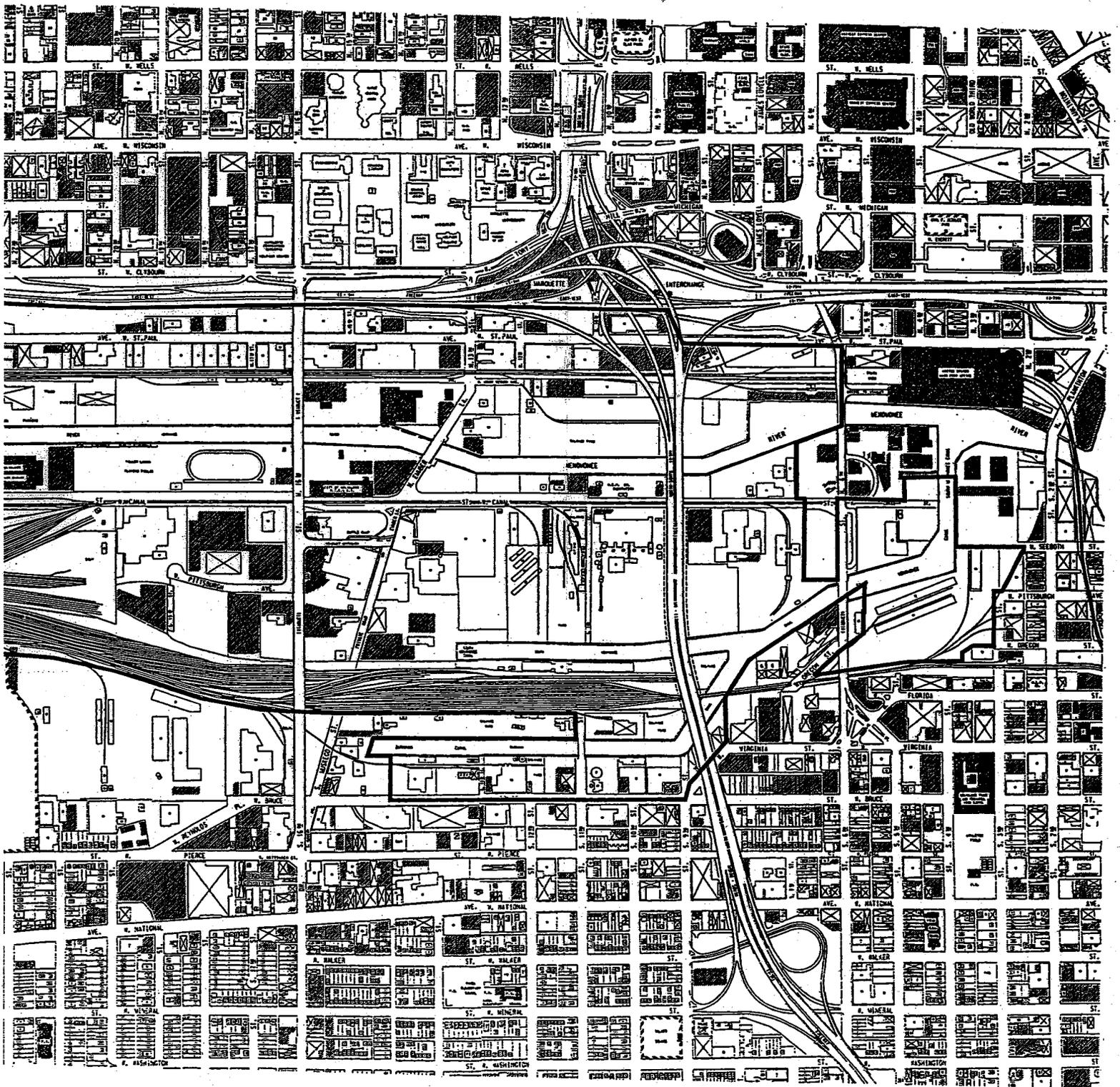
### **5. Special Assessments in 2002**

To support the District Board's budget for calendar year 2003, the City of Milwaukee shall levy in 2002 and carry into the tax rolls for inclusion in tax bills to be sent out in December 2002 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**





**Appendix B**

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

HNR	DIR	STREET NAME	TYPE	OWNER NAME 1	OWNER NAME 2	OWNER MAILING ADDRESS	OWNER CITY, STATE	OWN ZIP	LOT AREA	LAND	IMPRV	TOTAL ASMT	CODE	ORG	BID ASSMT
701	W	ST PAUL	AV	CMC HEARTLAND PARTNERS		547 W JACKSON BL STE 1510	CHICAGO IL	606060000	84800	169600	0	169600	0	86434	\$ 169.60
314	N	8TH	ST	ROSE REALTY CO		4315 N 37TH ST	MILWAUKEE WI	532160000	25818	51600	0	51600	0	80324	\$ 100.00
315	N	8TH	ST	ROSE REALTY CO	% A L AFRAM	2571 N TERRACE AV	MILWAUKEE WI	532100000	5637	13600	0	13600	0	70497	\$ 100.00
900	W	HINMAN	ST	CMC HEARTLAND PARTNERS	ATTN MIKE BENTON	547 W JACKSON BD STE 1510	CHICAGO IL	606610000	83000	103800	0	103800	0	86434	\$ 166.00
801	W	HINMAN	ST	CMC HEARTLAND PARTNERS	ATTN MIKE BENTON	547 W JACKSON BD STE 1510	CHICAGO IL	606610000	3255	6500	0	6500	0	86434	\$ 100.00
315	N	6TH	ST	CITY OF MILW	ATTN MIKE BENTON	547 W JACKSON BD STE 1510	CHICAGO IL	606610000	24354	304200	0	304200	0	86434	\$ 486.71
400	W	CANAL	ST	SENECA INDUSTRIES INC		315 N 6TH ST	MILWAUKEE WI	532030000	28000	28000	6500	0	EX	89377	\$ 100.00
1118	W	ST PAUL	AV	ALDRICH CHEMICAL CO INC		400 W CANAL ST	MILWAUKEE WI	532030000	41382	47600	0	47600	0	0	\$ 100.00
940	W	ST PAUL	AV	ALDRICH CHEMICAL CO INC	% EMIL GLASBERG	940 W ST PAUL AVE	MILWAUKEE WI	532330000	15464	23500	6600	30100	0	0	\$ 100.00
712	W	CANAL	ST	ST. MARY'S CEMENT		940 W ST PAUL AVE	MILWAUKEE WI	532330000	70030	106200	1099900	1206100	0	59007	\$ 140.06
880	W	CANAL	ST	ST. MARY'S CEMENT		9333 DEARBORN	DETROIT MI	48209	187569	206700	1018300	1225000	0	0	\$ 375.14
324	N	12TH	ST	ALDRICH CHEMICAL CO INC		9333 DEARBORN	DETROIT MI	48209	30283	60600	11100	71700	0	87219	\$ 100.00
1027	W	ST PAUL	AV	ALDRICH CHEMICAL CO INC		940 W ST PAUL AVE	MILWAUKEE WI	532330000	71177	109000	604500	712900	0	97295	\$ 142.35
260	N	12TH	ST	BASIL E RYAN JR		940 W ST PAUL AVE	MILWAUKEE WI	532330000	142833	216600	1604300	1828900	0	70313	\$ 285.67
1505	W	ST PAUL	AV	READDO		1133 W MT VERNON AV	MILWAUKEE WI	532010000	455071	313400	80900	394300	0	1006	\$ 910.14
1601	W	ST PAUL	AV	READDO		P O BOX 1131	MILWAUKEE WI	532010000	67518	85300	65200	150500	0	0	\$ 135.04
1635	W	ST PAUL	AV	WARE INVESTMENT COMPANY		P O BOX 1131	MILWAUKEE WI	532010000	12807	14300	46800	0	0	0	\$ 100.00
1701	W	ST PAUL	AV	GUSTAVE M BRUCH		P O BOX 1131	MILWAUKEE WI	532010000	39465	49800	251600	301400	0	0	\$ 100.00
1719	W	ST PAUL	AV	GARNET ABRASIVE & WATER		5030 DE SOTO CT	NEW BERLIN WI	531510000	25047	38000	265300	303300	0	84250	\$ 100.00
1739	W	ST PAUL	AV	PATRICIA LA FEVER	FILTRATION INC	1719 W ST PAUL AV	MILWAUKEE WI	532330000	16379	15000	43000	58000	0	84250	\$ 100.00
1741	W	ST PAUL	AV	ZZ INVESTMENTS LLC		619 W JEFFERSON ST	ROCKFORD IL	611050000	9733	18100	149900	168000	0	0	\$ 100.00
1819	W	ST PAUL	AV	ZZ INVESTMENTS LLC		1741 W ST PAUL AV	MILWAUKEE WI	532330000	16640	15300	230700	246000	0	0	\$ 100.00
1925	N	12TH	ST	HENRY ALBERT & SANDRA HW		1819 W ST PAUL AV	MILWAUKEE WI	532330000	87120	80000	292000	372000	0	0	\$ 174.24
405	N	12TH	ST	ANCHOR ENTERPRISES II	C/O CERAC INC	2015 W ST PAUL AVE	MILWAUKEE WI	532010000	30459	15700	59300	75000	0	0	\$ 100.00
315	N	12TH	ST	ANCHOR ENTERPRISES II		P O BOX 1178	MILWAUKEE WI	532010000	86020	127900	680900	808800	0	87367	\$ 202.12
1601	W	CANAL	ST	ANDREW G MUELLER		POB 2116	MILWAUKEE WI	53207	59677	54800	332200	387000	0	0	\$ 119.35
222	N	EMMBER	LA	HAROLD ANDERSON FLIP CO		445 W OKLAHOMA AVE	MILWAUKEE WI	532330000	46480	410000	55000	465000	0	86437	\$ 882.98
284	N	EMMBER	LA	HAROLD ANDERSON FLIP CO		1200 W CANAL ST	MILWAUKEE WI	532330000	19040	38100	138900	177000	0	90276	\$ 100.00
270	N	12TH	ST	HANSON ENTERPRISES		P O BOX 661	MILWAUKEE WI	532010000	148926	134000	1016000	1150000	0	87285	\$ 291.85
260	N	12TH	ST	HANSON ENTERPRISES		3400 S 56TH ST	MILWAUKEE WI	53219	41077	51900	523500	575400	0	91088	\$ 100.00
1610	W	ST PAUL	AV	WARE INVESTMENT COMPANY	C/O D E READ	2110 W CLEVELAND ST	MILWAUKEE WI	532330000	26688	28300	181700	210000	0	87367	\$ 100.00
1500	W	ST PAUL	AV	MONITOR PROPERTIES, INC		1801 E AURELIUS	PHOENIX AZ	85020	101059	127900	680900	808800	0	87367	\$ 202.12
1922	W	ST PAUL	AV	BYRON I EIBNER	% BAY VIEW PACKING CO	P O BOX 1131	MILWAUKEE WI	532010000	71090	89900	474300	564200	0	0	\$ 142.16
1816	W	ST PAUL	AV	DRY ICE INCORPORATED, AN		P O BOX 1131	MILWAUKEE WI	532010000	57194	72300	405800	478100	0	0	\$ 114.39
1712	W	ST PAUL	AV	ZZ INVESTMENTS LLC		1922 W ST PAUL AV	MILWAUKEE WI	532330000	12375	18600	3700	22300	0	80380	\$ 100.00
1900	W	ST PAUL	AV	MELANIE L SOBELMAN		1906 W ST PAUL AVE	MILWAUKEE WI	532330000	10105	15400	63300	78700	0	81466	\$ 100.00
1902	W	ST PAUL	AV	YVONNE M ZAFFIRO REVOCABLE TRUST		P O BOX 248	MILWAUKEE WI	532330000	28698	28700	142300	171000	0	81466	\$ 100.00
1418	W	ST PAUL	AV	ROBERT F ZELLMER	C/O ACTION PROPERTY MGMT	1800 W ST PAUL AV	MILWAUKEE WI	532330000	30710	17000	1000	18000	0	90160	\$ 100.00
1410	W	ST PAUL	AV	CR INTERNATIONAL INC		5640 N BRABURN LA	MILWAUKEE WI	532090000	6376	9600	119400	129000	0	88402	\$ 100.00
407	N	13TH	ST	CR INTERNATIONAL INC		2016 N 59TH ST	MILWAUKEE WI	532080000	1275	1900	18200	20100	0	88402	\$ 100.00
1357	W	ST PAUL	AV	1435 CORPORATION	C/O CERAC INC	2456 N MURRAY AV	MILWAUKEE WI	532010000	34582	43200	355200	398400	0	0	\$ 100.00
1301	W	15TH	ST	READDO		P O BOX 1178	MILWAUKEE WI	532010000	64251	97500	614500	712000	0	0	\$ 128.50
2301	W	ST PAUL	AV	FOREST COUNTY POTAVATOMI	COMMUNITY OF WIS C/O BINGO	P O BOX 1131	MILWAUKEE WI	532010000	68825	97000	1300	98300	0	0	\$ 137.65
2326	W	ST PAUL	AV	FRIEDA CORP % OLIVER TRAMPE		P O BOX 1131	MILWAUKEE WI	532010000	23653	21700	64500	86200	0	0	\$ 100.00
2015	W	ST PAUL	AV	ED B & JUNE ANN SCHLAGENHAUF		1721 W CANAL ST	MILWAUKEE WI	532330000	76039	35600	0	35600	0	81320	\$ 162.08
2033	W	ST PAUL	AV	HENRY ALBERT & SANDRA HW		333 N 25TH ST	MILWAUKEE WI	532330000	30971	28400	302600	331000	0	83066	\$ 100.00
2045	W	ST PAUL	AV	JOHN D WILLIAMS		P O BOX 1530	MILWAUKEE WI	532011530	169884	156000	562800	718800	0	80287	\$ 339.77
2101	W	ST PAUL	AV	BRENNAN FAMILY LIMITED		2015 W ST PAUL AVE	MILWAUKEE WI	532330000	58596	58600	206400	265000	0	80194	\$ 117.19
321	N	25TH	ST	EDWARD R JURKEN, EDWARD R JURKEN JR, JOSEPH JURKEN,		2033 W ST PAUL AV	MILWAUKEE WI	532330000	18426	23400	209200	232600	0	90126	\$ 100.00
2612	W	GREVES	ST	ZOR INVESTMENTS		2045 W ST PAUL AV	MILWAUKEE WI	532330000	11690	17500	86500	106000	0	90126	\$ 100.00
2401	W	ST PAUL	AV	SAF CORPORATION		W280 N575 TAYLORS WDS RD NE	PEWAUKEE WI	530720105	68389	62800	399200	462000	0	70734	\$ 136.78
200	N	25TH	ST	FRANK P GIUFFRE &		321 N 25TH ST	MILWAUKEE WI	532330000	77972	107500	285500	393000	0	80475	\$ 155.94
						14225 JUNEAU BLVD	MILWAUKEE WI	531220000	14225	23700	73400	97100	0	0	\$ 116.74
						433 E MICHIGAN ST	MILWAUKEE WI	532020000	110632	111800	579700	691500	0	17	\$ 221.28
						7893 W CLINTON AVE	MILWAUKEE WI	532330000	122839	169000	581400	750400	0	80475	\$ 245.68
						6635 S 13TH ST	MILWAUKEE WI	532210000	446926	410400	596500	1007000	0	85148	\$ 893.85

HNR	DIR	STREET NAME	TYPE	OWNER NAME 1	OWNER NAME 2	OWNER MAILING ADDRESS	OWNER CITY, STATE	OWN ZIP	LOT AREA	LAND	IMPRV	TOTAL ASMT	CODE	ORG	BID ASSMT
2001	W	MT VERNON	AV	GUIFRE LLC		445 W OKLAHOMA AVE	MILWAUKEE WI	532070000	99012	68200	446800	515900	0	85437	\$ 198.02
2615	W	GREVES	ST	DIETRICH ACQUISITIONS LLC		2615 W GREVES ST	MILWAUKEE WI	532330000	182299	169200	781700	950900	0	83084	\$ 364.60
3002	W	CANAL	ST	FALK CORP		POB 492	MILWAUKEE WI	532010492	40162	41000	2000	43000	0	20461	\$ 100.00
2702	W	GREVES	ST	SAF CORPORATION		2702 W GREVES ST	MILWAUKEE WI	532080000	206474	208800	613900	822700	0	82158	\$ 312.95
123	N	27TH	ST	THEIE FANNING CO		123 N 27TH ST	MILWAUKEE WI	532080000	165864	154100	319400	473500	0	83084	\$ 431.93
600	S	44TH	ST	JOHN F STIMAC JR		800 S 44TH ST	MILWAUKEE WI	532020000	59982	41300	26300	310000	0	60132	\$ 157.34
620	S	44TH	ST	REDEVELOPMENT AUTHORITY		809 N BROADWAY	MILWAUKEE WI	532020000	2350	2000	0	2000	0	86336	\$ 100.00
601	S	35TH	ST	CMG HEARTLAND PARTNERS		547 W JACKSON BL STE 1510	CHICAGO IL	606610000	167269	771500	0	771500	0	289	\$ 992.22
3601	W	CANAL	ST	CMG HEARTLAND PARTNERS		547 W JACKSON BL STE #1510	CHICAGO IL	606610000	496110	228200	0	228200	0	289	\$ 992.22
556	S	44TH	ST	CMG HEARTLAND PARTNERS		547 W JACKSON BL STE 1510	CHICAGO IL	606610000	122048	481400	0	481400	0	262	\$ 1,000.00
3001	W	CANAL	ST	THE FALK CORP		POB 492	MILWAUKEE WIS	532010492	2207185	1536900	3150700	4687500	0	184	\$ 1,000.00
3401	W	CANAL	ST	CMG HEARTLAND PARTNERS		547 W JACKSON BD STE 1510	CHICAGO IL	606610000	1625224	746200	1000	747200	0	89367	\$ 1,000.00
610	S	35TH	ST	CMG HEARTLAND PARTNERS		547 W JACKSON BD STE 1510	CHICAGO IL	606610000	834610	383200	0	383200	0	89367	\$ 1,000.00
300	S	27TH	ST	CMG HEARTLAND PARTNERS		547 W JACKSON BD STE 1510	CHICAGO IL	606610000	194875	134500	0	134500	0	89363	\$ 389.95
2301	W	CANAL	ST	CMG HEARTLAND PARTNERS		547 W JACKSON BD STE 1510	CHICAGO IL	606610000	545807	375900	0	375900	0	89363	\$ 1,000.00
210	S	EMMBER	LA	ALDRICH CHEMICAL CO INC		P O BOX 355	MILWAUKEE WI	532010000	105154	122000	368800	490800	0	96219	\$ 210.31
104	S	EMMBER	LA	PFC INC		104 S EMMBER LA	MILWAUKEE WI	532330000	534046	339400	151600	490000	0	50073	\$ 1,000.00
200	S	EMMBER	LA	PFC INC		200 S EMMBER LN	MILWAUKEE WI	532330000	912626	953200	2706700	3659900	0	83448	\$ 1,000.00
1513	W	CANAL	ST	PFC INC		200 S EMMBER LANE	MILWAUKEE WI	532330000	114868	133400	319900	463900	0	83144	\$ 229.74
1901	W	CANAL	ST	EMMAPAK FOODS INC		P O BOX 2006	MILWAUKEE WI	532040000	256208	296200	3620300	3916500	0	17	\$ 510.42
1611	W	CANAL	ST	ROBERT J KINNIER		1611 W CANAL ST	MILWAUKEE WI	532330000	72879	92100	337600	429700	0	89008	\$ 145.75
305	S	16TH	ST	FOREST COUNTY POTAWATOMI		1721 W CANAL ST	MILWAUKEE WI	532330000	119921	330400	300000	630400	0	17	\$ 239.84
338	S	17TH	ST	FOREST COUNTY POTAWATOMI		1721 W CANAL ST	MILWAUKEE WI	532330000	116305	320400	977500	10092400	0	17	\$ 232.61
320	S	19TH	ST	FOREST COUNTY POTAWATOMI		1721 W CANAL ST	MILWAUKEE WI	532330000	189312	521500	455000	976500	0	17	\$ 378.62
1933	W	CANAL	ST	PFC INC		200 S EMMBER LN	MILWAUKEE WI	532330000	27312	31700	1000	32700	0	86358	\$ 100.00
500	S	MUSSEGO	AV	SOO LINE RAILROAD COMPANY		P O BOX 04696	MINNEAPOLIS MN	554020000	113256	104000	0	104000	0	86437	\$ 226.61
1400	W	BRUCE	ST	MID-CITY FOUNDRY CO		P O BOX 04680	MILWAUKEE WI	532040000	115804	81600	139700	227300	0	0	\$ 231.61
1304	W	BRUCE	ST	CAPE & SONS CO JAMES		266 S 45TH ST	RACINE WI	534040000	109019	141900	393100	536000	0	0	\$ 206.04
754	W	VIRGINIA	ST	GEORGE A DAMMAN		800 W VIRGINIA STS STE 202	MILWAUKEE WI	532040000	5585	5600	182400	213400	0	59010	\$ 100.00
800	W	VIRGINIA	ST	LOON INVESTMENT COMPANY INC		840 W VIRGINIA ST	MILWAUKEE WI	532040000	7823	31000	182400	213400	0	59040	\$ 100.00
840	W	VIRGINIA	ST	AHMED ABDULLAHI		131 S 7TH ST	MILWAUKEE WI	532330000	215186	199800	629300	829100	0	451	\$ 430.37
131	S	7TH	ST	ALLEN-REMONDS SHOE CORP		2886 N 32 ST	MILWAUKEE WI	532040000	55931	25700	18200	43900	0	50456	\$ 111.66
754	W	VIRGINIA	ST	HAROLD KLEIN & BERNARD KLEIN		450 S 11TH ST	MILWAUKEE WI	532040000	4125	4100	0	4100	0	50456	\$ 100.00
800	W	VIRGINIA	ST	TRIPLE S AUTO PARTS INC		501 MARQUETTE AV	MILWAUKEE WI	532040000	11475	1200	0	1200	0	86440	\$ 100.00
904	W	BRUCE	ST	SOO LINE RAILROAD COMPANY		501 MARQUETTE AV	MINNEAPOLIS MN	554020000	140243	71000	29000	100000	0	59042	\$ 280.49
920	W	BRUCE	ST	JR INVESTMENTS INC		1900 S HARBOR DR	MILWAUKEE WI	532030000	285642	271500	222500	494000	0	70321	\$ 591.28
1135	W	CANAL	ST	WISCONSIN ELECTRIC		333 W EVERETT	MILWAUKEE WI	532070000	211789	194500	511000	705500	0	93260	\$ 423.58
1201	W	CANAL	ST	RNC CANAL STREET PROPERTY LLC		1900 S HARBOR DR	MINNEAPOLIS MN	554020000	58860	5900	0	5900	0	86440	\$ 117.72
450	W	BRUCE	ST	SOO LINE RAILROAD COMPANY		501 MARQUETTE AV	MILWAUKEE WI	532040000	40075	36800	46000	82800	0	50456	\$ 100.00
470	S	11TH	ST	HURON TRANSPORTATION INC		460 S 11TH ST	MILWAUKEE WI	532040000	89289	75600	496900	572500	0	70163	\$ 178.58
920	W	BRUCE	ST	BLACKHAWK LEATHER LLC		POB 5112	MILWAUKEE WI	532040000	60636	61300	403600	464900	0	0	\$ 121.27
902	W	BRUCE	ST	KARL J SCHNECKE		POB 04516	MILWAUKEE WI	532270000	3977	10000	9200	19200	0	60732	\$ 100.00
904	W	BRUCE	ST	DAVID J ZIECKE		10167 W NATIONAL AVE	MILWAUKEE WI	532070000	6180	7700	28300	36000	0	60732	\$ 100.00
1000	W	BRUCE	ST	BLACKHAWK LEATHER LLC		N29 W26147 COACHMAN DR	MILWAUKEE WI	532040000	55016	55600	160300	215900	0	0	\$ 110.03
1038	W	BRUCE	ST	BLACKHAWK LEATHER LLC		1000 W BRUCE ST	MILWAUKEE WI	532041321	63249	63900	100	64000	0	0	\$ 126.50
1102	W	BRUCE	ST	BLACKHAWK LEATHER LTD		1000 W BRUCE ST	MILWAUKEE WI	532040000	65540	65900	138700	204000	0	0	\$ 130.68
1134	W	BRUCE	ST	BERNARD KLEIN & HAROLD KLEIN		1100 W BRUCE ST	MILWAUKEE WI	532100000	35470	70800	18100	89000	0	0	\$ 100.00
1230	W	BRUCE	ST	BRUCE STREET PROPERTIES LLC		2886 N 32 ST	MILWAUKEE WI	532040000	90343	91300	355600	448900	0	0	\$ 180.69
615	W	OREGON	ST	BUILDING 41 LLC		1228 W BRUCE ST	MILWAUKEE WI	532040000	12759	7000	0	7000	0	81	\$ 89362
643	W	CANAL	ST	LONE STAR INDUSTRIES		700 W VIRGINIA ST	MILWAUKEE IN	462901154	360633	313200	1123300	1436600	0	87045	\$ 721.27
339	W	PITTSBURGH	AV	BUILDING 41 LLC		14001 N MERIDIAN ST STE 400	MILWAUKEE WI	532040000	662765	959900	100	959900	0	81	\$ 959900
220	S	6TH	ST	BUILDING 41 LLC		700 W VIRGINIA ST	MILWAUKEE WI	532040000	22869	45700	0	45700	0	0	\$ 1,000.00
401	W	CANAL	ST	SENECA INDUSTRIES INC		401 W CANAL ST	MILWAUKEE WI	532030000	71438	143000	1000	144000	0	91167	\$ 142.98
501	W	CANAL	ST	NEWMORTON INTNL INC		100 INDEPENDENCE MALL WEST	PHILADELPHIA PA	191062389	164700	329700	9900	336600	0	91167	\$ 329.40

**Appendix C**

**2003 Budget for BID #26**

**INCOME**

2003 Special Assessments .....\$30,886.27

**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 .....\$25,000.00

Expenses for supplies, insurance, audit .....\$4,000.00

Graffiti Removal Program .....\$1,000.00

Total Expenses .....\$30,000.00