

**BUSINESS IMPROVEMENT DISTRICT #26
MENOMONEE VALLEY BID
PROPOSED 2008 OPERATING PLAN**

July 30, 2007

TABLE OF CONTENTS

1. Plan Objectives	Page 2
2. Proposed Activities; Kind, Number and Location of Proposed Expenditures	Page 2
3. Staffing	Page 3
4. Budget	Page 3
5. Special Assessments in 2007	Page 3
6. Appendices	
A. Map of BID Boundary	Page 4
B. 2008 Budget for BID #26	Page 5
C. List of Properties Included in the District, Sorted By Tax Key	Page 6

1. Plan Objectives

The objectives for the District for the calendar year 2008 are as follows:

A thriving Menomonee Valley plays an important role in creating jobs in the heart of Milwaukee. Its redevelopment and improvement serve as a model for sustainable, high quality urban development, and its carefully planned parks and trails have made it a community destination point. The successful redevelopment of the Menomonee Valley is making it a national model and a major civic achievement for both the City of Milwaukee and the State of Wisconsin. The Master Plan of the City of Milwaukee incorporates the Menomonee Valley Land Use Plan and provides guidance for significant advancement in the long-term strategic redevelopment of the Menomonee Valley. In the calendar year 2008, the District Board will facilitate the implementation of the Menomonee Valley Land Use Plan through implementation of the activities defined below.

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

The District Board will engage in the following activities in calendar year 2008:

- a) Recruiting to the District new businesses that will provide family supporting jobs and contribute to the Milwaukee economy.
- b) 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.
- c) Facilitating public transportation options for the Menomonee Valley to ensure Valley businesses are accessible to the surrounding workforce.
- d) Assisting Valley employers in developing new and improving existing workforce linkages.
- e) 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 implementation of the Menomonee Valley Land Use Plan.
- f) Developing long term financing options for site improvements in the District.
- g) Implementing a Graffiti Removal Project in the District whereby properties within the District boundary will be eligible to have graffiti removed at no cost to the property owner.
- h) 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, in partnership with MVP, Friends of Milwaukee's Rivers, Keep Greater Milwaukee Beautiful, local businesses, and government entities with jurisdiction over the waterway, as well as initiating intermittent clean up activities as necessary to keep the River safe and clean.
- i) 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.

3. Staffing

The District Board shall have no employees in calendar year 2008. To carry out the activities described in Section 2, the District Board has contracted for services with Menomonee Valley Partners, Inc. (MVP).

The District has renewed its contract with MVP to provide administrative services and the activities described in Section 2 for one year. The District is committed to providing a significant contribution towards MVP's operating budget to staff the services of the District.

4. Budget

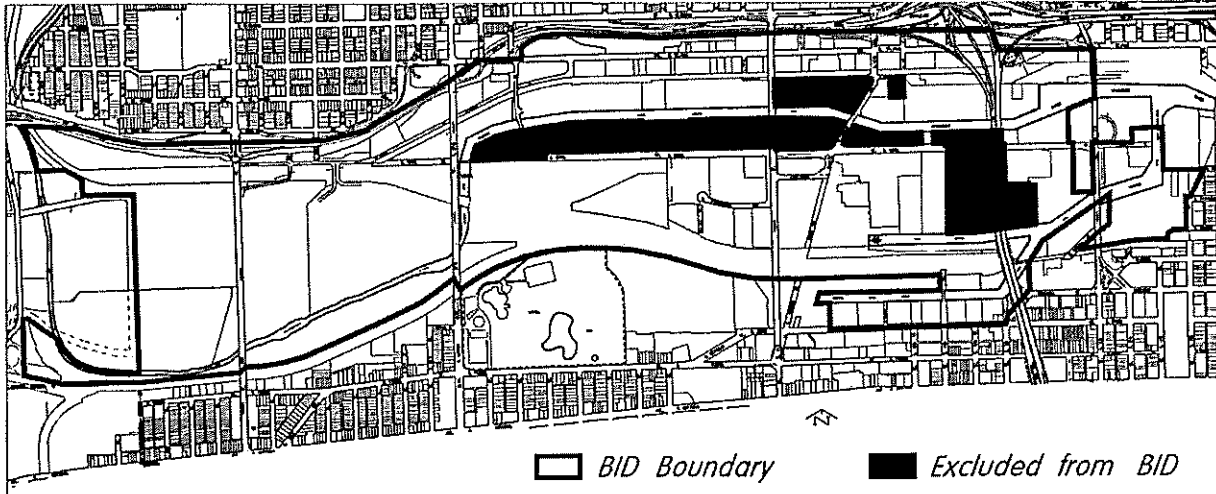
The District Board's budget for calendar year 2008 is attached as Appendix C. The District Board's potential sources of revenue for 2008 include gifts, grants and contributions from public and private sector entities; and special assessments levied pursuant to Section 5.

5. Special Assessments in 2007

To support the District Board's budget for calendar year 2008, the City of Milwaukee shall levy in 2007 and carry into the tax rolls for inclusion in tax bills to be sent out in December 2007 special assessments on all properties in the District subject to special assessment. Property used exclusively for manufacturing purposes 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.

Appendix A

Map of BID Boundary



Appendix B

2008 Budget for BID #26

INCOME

2007 Special Assessments\$92,630.00

EXPENSES

Yearly contract with Menomonee Valley Partners, Inc., a 501 (c)(3) organization,
to assist in staffing and implementation of activities outlined above.....\$55,000.00

Expenses for supplies, insurance, audit.....\$2,850.00

Graffiti Removal and River Skimming Programs\$ 1,500.00

Friends of the Hank Aaron State Trail Run/Walk\$ 2,000.00

Contribution to Canal Street Bus \$10,000.00

Contribution to Capital Projects Fund \$20,000.00

Total Expenses.....\$91,350.00

NET ASSETS at August 22, 2007.....\$26,017.00

Appendix C

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

Taxkey	Property Address	Owner1	Total Assessment	2007 Assessment
3611587115	701 W ST PAUL	STATE OF WISCONSIN	\$0	0
3611590111	314 N 8TH	STATE OF WI DEPT OF	\$0	0
3611610100	315 N 8TH	STATE OF WI DOT	\$0	0
3611614111	900 W HINMAN	WIS DEPT TRANSPORATION	\$0	0
3611614112	801 W HINMAN	STATE OF WISCONSIN	\$0	0
3611615120	901 W HINMAN	STATE OF WISCONSIN	\$0	0
3611617002	315 N 6TH	CITY OF MILW	\$0	0
3970007000	400 W CANAL	H D MILW LLC	\$8,412,000	2500
3980181100	1118 W ST PAUL	JRB VIII LLC	\$49,900	350
3980184100	940 W ST PAUL	WIS DEPT TRANSPORTATION	\$0	0
3980303110	712 W CANAL	ST MARY'S CEMENT	\$1,214,700	1822
3980305112	880 W CANAL	ST MARY'S CEMENT	\$95,100	350
3980403100	324 N 12TH	JRB VIII LLC	\$1,554,600	2332
3980405112	1027 W ST PAUL	STATE OF WISCONSIN	\$0	0
3980409121	260 N 12TH	STATE OF WIS- DEPT OF TRANS	\$0	0
3980698100	1505 W ST PAUL	READCO	\$278,210	417
3980700100	1601 W ST PAUL	READCO	\$219,000	350
3980702000	1635 W ST PAUL	WARE INVESTMENT COMPANY	\$602,500	904
3980705110	1701 W ST PAUL	GUSTAVE M BRUCH	\$354,200	531
3980705120	1719 W ST PAUL	GARNET ABRASIVE & WATER	\$220,000	350
3980707000	1739 W ST PAUL	PATRICIA J OLIVOTTI TRUSTEE	\$323,000	485
3980708000	1741 W ST PAUL	ZZ INVESTMENTS LLC	\$305,000	458
3980709100	1819 W ST PAUL	ZZ INVESTMENTS LLC	\$439,000	659
3980713000	1925 W ST PAUL	HENRY ALBERT & SANDRA HW	\$163,000	350
3980803112	405 N 12TH	CR INTERNATIONAL INC	\$1,162,600	1744
3980805000	315 N 12TH	ANCHOR ENTERPRISES II	\$389,000	584
3980906111	1601 W MT VERNON	GIUFFRE I LLC	\$844,700	1267
3981212100	1200 W CANAL	ANDREW G MUELLER	\$245,000	368
3981231000	222 N EMMBER	STANDARD ELECTRIC SUPPLY CO	\$1,187,000	1781
3981232100	254 N EMMBER	HAROLD ANDERSON TRUST U/A	\$746,300	1119
3981241000	272 N 12TH	E-L ENTERPRISES INC	\$637,000	956
3981242000	250 N 12TH	ASTOR APTS LTD PTN	\$2,247,000	2500
3981261000	1205 W MT VERNON	CITY OF MILW REDEV AUTH	\$0	0
3990013100	1610 W ST PAUL	WARE INVESTMENT COMPANY	\$633,400	950
3990026000	1500 W ST PAUL	MONITOR CORP	\$541,800	813
3990213111	1922 W ST PAUL	ZZ INVESTMENTS LLC	\$57,000	350

3990215110	1906 W ST PAUL	BYRON E LIEBNER	\$111,500	350
3990229110	1816 W ST PAUL	DRY ICE INCORPORATED, AN	\$370,000	555
3990231111	1800 W ST PAUL	ZZ INVESTMENTS LLC	\$46,500	350
3990243112	1712 W ST PAUL	WARE INVESTMENT COMPANY	\$82,900	350
3990271000	1900 W ST PAUL	MELANIE SOBELMAN	\$194,000	350
3990272000	1902 W ST PAUL	YVONNE M ZAFFIRO REVOCABLE	\$20,100	350
3990281100	1300 W CANAL ST	CANAL ST LLC	\$1,791,000	2500
3999988100	1418 W ST PAUL	ROBERT F ZELLMER	\$966,500	1450
3999990100	1410 W ST PAUL	CR INTERNATIONAL INC	\$80,300	350
3999991100	407 N 13TH	CR INTERNATIONAL INC	\$890,700	1336
3999997100	1357 W ST PAUL	1435 CORPORATION	\$98,300	350
3999997200	324 N 15TH	READCO	\$410,000	615
3999999110	1301 W ST PAUL	FOREST COUNTY POTAWATOMI	\$3,065,000	2500
4000401110	2501 W ST PAUL	DOGS WORLD LLC	\$382,000	573
4000774110	2326 W ST PAUL	JUNE ANN SCHLAGENHAUF	\$1,120,200	1680
4000784110	2015 W ST PAUL	HENRY ALBERT & SANDRA HW	\$562,000	843
4000786110	2033 W ST PAUL	2033 ASSOCIATES LLP	\$284,900	427
4000788100	2045 W ST PAUL	ARUNDEL LLC	\$273,000	410
4000789100	2101 W ST PAUL	BRENNAN FAMILY LIMITED	\$743,000	1115
4000789210	2301 W ST PAUL	JUNE A SCHLAGENHAUF	\$905,600	1358
4009990000	321 N 25TH	ALMACEN DEVELOPMENT LLC	\$262,000	393
4009991110	305 N 25TH	ALMACEN DEVELOPMENT LLC	\$404,000	606
4009991215	2612 W GREVES	2612 GREVES ST LLC	\$1,200,000	1800
4009995115	2401 W ST PAUL	RAYMOND F KUBACKI,	\$750,400	1126
4009995117	200 N 25TH	GIUFFRE VIII LLC	\$1,158,000	1737
4009995118	2001 W MT VERNON	GIUFFRE I LLC	\$565,000	848
4009998111	2615 W GREVES	DIEDRICH ACQUISITIONS LLC	\$711,800	1068
4010409111	3002 W CANAL	CITY OF MILWAUKEE	\$0	0
4011401111	2702 W GREVES	2072 GREVES ST LLC	\$270,000	405
4019999110	123 N 27TH	THIELE TANNING CO	\$496,700	745
4230001000	600 S 44TH	JOHN F STIMAC JR	\$459,000	689
4239999017	400 S 44TH	STATE OF WISCONSIN, STATE	\$0	0
4249998110	3001 W CANAL	REXNORD INDUSTRIES LLC	\$5,683,300	2500
4259983122	2301 W CANAL	FCPC PLANKINTON YARDS	\$1,248,838	1873
4260022100	210 S EMMBER	ALDRICH CHEMICAL CO INC	\$693,600	1040
4260033120	219 S EMMBER	EMMPACK FOODS INC	\$2,848,900	2500
4260061110	1513 W CANAL	EMMPAK FOODS INC	\$521,000	782
4260071112	1901 W CANAL	EMMPAK FOODS INC	\$2,909,500	2500
4260111000	1611 W CANAL	ROBERT J KINNIER	\$543,200	815
4260131000	104 S EMMBER	PFC INC	\$609,000	914
4260132000	1207 W CANAL	ZIEGLER BENCE PARTNERS 5 LLC	\$671,600	1007
4260133000	320 S EMMBER	EMMPACK FOODS INC	\$361,700	543
4269940111	305 S 16TH	FOREST COUNTY POTAWATOMI	\$481,000	722
4269947111	338 S 17TH	FOREST COUNTY POTAWATOMI	\$13,258,000	2500
4269948112	320 S 19TH	FOREST COUNTY POTAWATOMI	\$793,500	1190
4269965112	500 S MUSKEGO	SOO LINE RAILROAD COMPANY	\$104,000	350
4269985000	1400 W BRUCE	MID-CITY FOUNDRY CO	\$282,700	424

4269986000	1304 W BRUCE	BRUCE STREET INVESTMENTS LLC	\$600,000	900
4270101100	754 W VIRGINIA	GEORGE A DAMMAN	\$187,600	350
4270103100	800 W VIRGINIA	LOON INVESTMENT COMPANY INC	\$51,300	350
4270104100	840 W VIRGINIA	AHMED ABDILLAHI	\$634,900	952
4270203111	131 S 7TH	JOHN STOLLENWERK	\$799,000	1199
4270203120	833 W CANAL	STATE OF WI	\$0	0
4270207100	754 W VIRGINIA	HAROLD KLEIN & BERNARD KLEIN	\$118,800	350
4270210112	904 W BRUCE	SOO LINE RAILROAD COMPANY	\$2,400	350
4270401110	920 W BRUCE	J R INVESTMENTS INC	\$280,500	421
4270406110	1135 W CANAL	WISCONSIN ELECTRIC POWER CO	\$0	0
4270409121	1201 W CANAL	RNC CANAL ST PROPERTY LLC	\$1,252,000	1878
4270411120	1104 W BRUCE	SOO LINE RAILROAD COMPANY	\$11,800	350
4270418100	470 S 11TH	HURON TRANSPORTATION INC	\$572,500	859
4270422100	902 W BRUCE	KARL H ZIELKE	\$8,000	350
4270422200	904 W BRUCE	DOMINGO MUNOZ	\$62,200	350
4270425000	1102 W BRUCE	HELEN CARGILE LLC	\$359,000	539
4270426000	1134 W BRUCE	BERNARD KLEIN & HAROLD KLEIN	\$110,500	350
4270427000	1230 W BRUCE	BRUCE STREET PROPERTIES LLC	\$491,000	737
4270521211	615 W OREGON	BUILDING 41 LLC	\$12,000	350
4270531100	143 S 6TH ST	H D MILW LLC	\$162,600	350
4270542111	643 W CANAL	LONE STAR INDUSTRIES AKA	\$1,490,500	2236
4270571000	530 S 11TH	DRAKE ENVIRONMENTAL, INC	\$348,000	522
4270572000	1000 W BRUCE	BLACKHAWK DEVELOPMENT LLC	\$396,900	595
4270573000	920 W BRUCE	BLACKHAWK DEVELOPMENT LLC	\$209,000	350
4270574000	521 S 9TH	COMMUNITY WAREHOUSE INC	\$343,000	515
4280512114	339 W PITTSBURGH	BUILDING 41 LLC	\$2,282,300	2500
4280516110	220 S 6TH	BUILDING 41 LLC	\$274,100	411
4280523100	401 W CANAL	H D MILW LLC	\$142,900	350
4280525100	501 W CANAL	H D MILW LLC	\$329,400	494
42404010004	3301 W CANAL ST	PALERMOS PROPERTIES LLC	\$9,954,400	2500
		TOTALS:	\$94,091,848	\$ 92,630