

## **EXHIBIT “B”**

### **MAINTENANCE AND REPAIR RESPONSIBILITIES**

The City of Milwaukee shall be responsible for all maintenance and capital repair functions and related costs for the listed IMPROVEMENTS unless specifically noted below as a BID 21 or individual property owner responsibility. The term “maintenance” shall mean repairs or services of a routine nature. The term “capital repairs” shall mean non-routine repairs necessitated by structural defect or significant deterioration.

1. Unless BID 21 agrees to assume this responsibility, individual property owners within the limits of BID 21 shall be responsible for snow removal, litter control, and other routine maintenance of the public sidewalk areas as required by City Code.
2. Ongoing maintenance and electricity costs associated with use of the accessory outlets on the harp lights and the high mounted street lights shall be the responsibility of BID 21 or the abutting private property owner.
3. Banners, if any, shall be installed (under City permit) and maintained by BID 21 or other private parties.
4. With the exception of plant maintenance covered in the first year’s capitalized maintenance program and with the exception of the street trees, BID 21 shall be responsible for all maintenance associated with the landscape planters. Maintenance of the planters shall include replacement of any dead plant material; installation of seasonal or specialty plantings as determined by BID 21; routine maintenance of the planter railings and the planter irrigation system; removal of litter and debris; graffiti removal; and installation/operation of specialty or seasonal lighting and/or other specialty decorations. The City shall maintain the street trees in the planters.
5. BID 21 shall be responsible for maintenance and repair of all tree grates. If replacement of tree grates is required, BID 21 or abutting property owners shall be responsible for such replacement.
6. BID 21 shall be responsible for the periodic updating, as needed, of public information displayed on the wayfinding signs.
7. BID #21 shall be responsible for maintenance and replacement as needed of any hanging planter baskets.