

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.

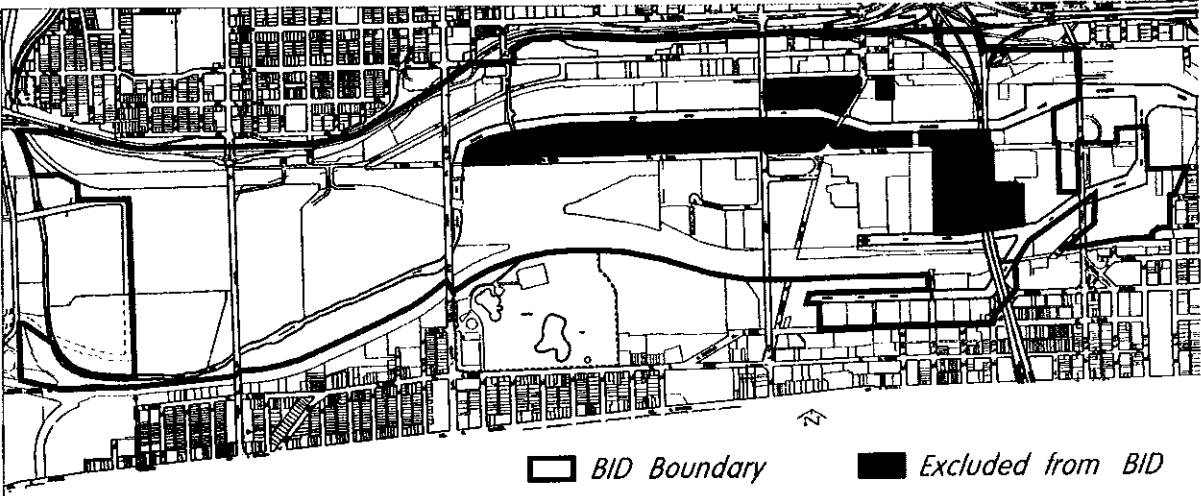
Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating 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