

MENOMONEE VALLEY BUSINESS IMPROVEMENT DISTRICT
BID #26
2007 OPERATING PLAN

1. Plan Objectives

The objectives for the District for the calendar year 2007 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 community unifying destination point with carefully planned green space and parks. The successful redevelopment the Menomonee Valley will make 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 2007, the District Board will facilitate 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 2007:

- 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 and other 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 Emmer Lane, in partnership with Keep Greater Milwaukee Beautiful, Friends of Milwaukee's Rivers, MVP, local businesses, and government entities with jurisdiction over the waterway.
- 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 2007. 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

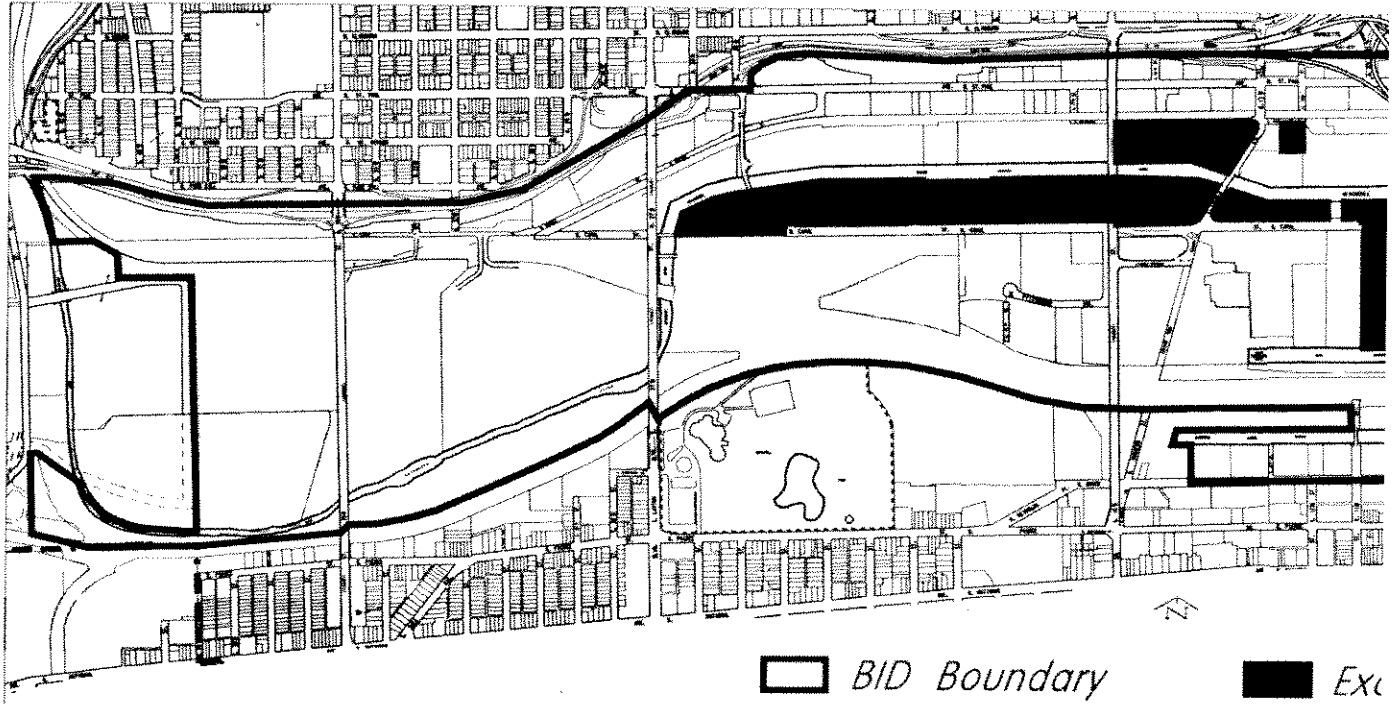
The District Board's budget for calendar year 2007 is attached as Appendix C. The District Board's potential sources of revenue for 2007 include gifts, grants and contributions from public and private sector entities; and special assessments levied pursuant to Section 5.

5. Special Assessments in 2006

To support the District Board's budget for calendar year 2007, the City of Milwaukee shall levy in 2006 and carry into the tax rolls for inclusion in tax bills to be sent out in December 2006 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 has voted to change the special assessment formula from 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 to 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 District Board has consulted with property owners within the District, notified all property owners in writing of the proposed change to the special assessment formula, and held public meetings to gather input.

Appendix A

Map of BID Boundary



Appendix B

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

Appendix C

2007 Budget for BID #26

INCOME

2006 Special Assessments\$82,028.00

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\$45,000.00

Expenses for supplies, insurance, audit\$2,600.00

Graffiti Removal Program\$ 1000.00

River Skimming Program \$ 1000.00

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.....\$81,600.00

NET ASSETS at June 30, 2006.....\$10,047.85