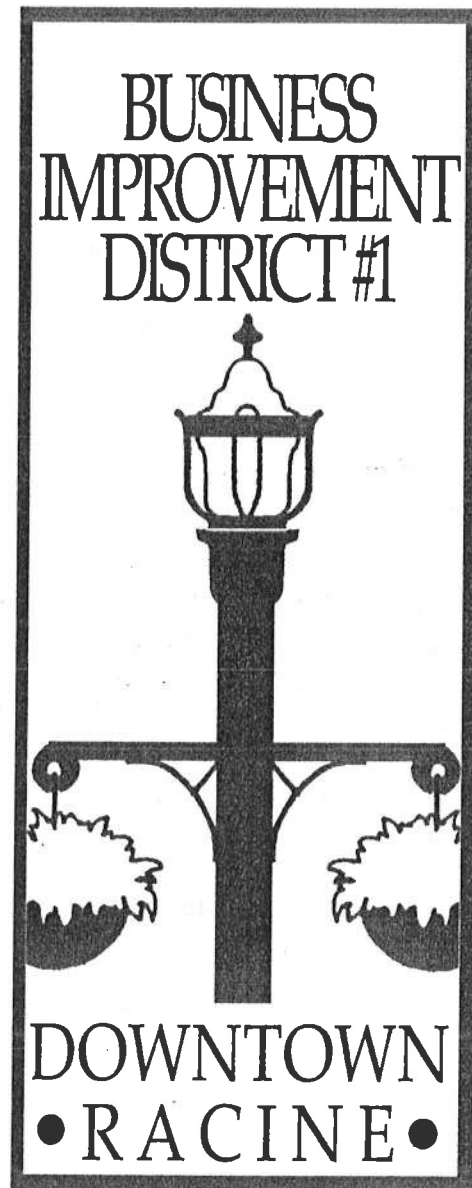


2011 Proposed Operating Plan
Approved by the Racine Common Council on _____

DOWNTOWN RACINE BUSINESS IMPROVEMENT DISTRICT OPERATING PLAN – 2011



**Recommended by the Board of the Business Improvement District:
September 30th, 2010**

**Downtown Racine
Business Improvement District Operating Plan
2011**

Table of Contents

I.	Preface	3
II.	Development Plan	3
	Plan Objectives	3
	Plan of Action	3
	Benefits	4
	Budget	5
	Powers	5
	Relationships to Plans for the Orderly Development of the City	6
	Public Review Process	6
III.	District Boundaries	6
IV.	Organization	6
	Operating Board	6
	Amendments	7
V.	Financing Method	8
VI.	Method of Assessment	8
	Parcels Assessed	8
	Allocation of Assessment	8
	Schedule of Assessments	9
	Assessment Collection	9
VII.	City Role	10
VIII.	Required Statements	10
IX.	Board Members	10
X.	Downtown Racine Corporation	11
XI.	Severability and Expansion	11
XII.	Appendices	
	A. List of Assessments and Tax Key Numbers	
	B. B.I.D. Board of Directors	
	C. Budget	

I. PREFACE

In 2001, the City of Racine received a petition from property owners in downtown Racine that requested the creation of a business improvement district (BID) for the purpose of redeveloping the downtown. On October 16, 2001, by Resolution 4226, the Common Council approved creation of the business improvement district and adopted its first-year operating plan ("Plan") as developed by the Downtown Racine Corporation in conjunction with BID proponents. This Plan for 2011 has been prepared by the BID Board in compliance with state statute that requires, "The board 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."

As used herein, "BID" shall refer to the business improvement district's operating and governance mechanism, and "District" shall refer to the property located within the physical boundaries of the business improvement district, as provided herein.

Development of the District through continuation of the BID is proposed because:

1. The BID law provides a mechanism whereby private property owners can work together in conjunction with the City to develop the district.
2. Existing public funding sources used to help maintain and promote the district are not sufficient. Continuing unified development efforts have to be financed with new and private resources as well as existing public dollars.
3. The district is dynamic, including properties of varying types and sizes. Some form of cost sharing is necessary because it is not feasible for a small group alone to support district development efforts. The BID plan provides a fair and equitable mechanism for cost sharing which will benefit all businesses and properties within the district.
4. Use of the BID mechanism will help ensure that the entire district will be promoted and developed as expeditiously as possible.

II. DEVELOPMENT PLAN

A. Plan Objectives

The objective of the BID is to preserve and improve the social and economic conditions in the district by bringing together appropriate partnerships of people, organizations and funds to evaluate, facilitate or implement downtown development projects.

B. Plan of Action

The plan of action for the district for the calendar year 2011 is to promote new development and increase the value of existing properties by:

1. Implementing a downtown marketing plan and updating marketing materials to create a more positive attitude about the district by:
 - Producing publicity and media coverage of district activities;

Implementing an updated Downtown Marketing Plan; and
Creating a "brand" for downtown Racine marketed through banners, advertising, downtown identification markers, etc.

2. Initiating and maintaining downtown capital improvements in consultation with the City of Racine Public Works Department which may include:

Seasonal Flower and Plantings Program;
Holiday Lights and Seasonal Banners.

3. Continuing "Operation Clean and Safe", in consultation with the City of Racine Police and Public Works Departments which may include:

Sidewalk and curb cleaning program along primary downtown streets;
Weed spraying;
Graffiti removal;
Public Service Ambassador Program; and
Private Security.

4. Partnering with the City of Racine to stimulate public sector financing needed for downtown improvements as identified within the Downtown Development Plan.
5. Continue implementing the 2005 Downtown Development Plan by identifying new business prospects, developers and economic tools for further private reinvestment.
6. Complying with BID reporting, audit and notice requirements.
7. Identify and act upon any other opportunities to carry out the purposes of the BID plan.

C. Benefits

Funds collected by the BID under this plan will be used to benefit downtown in the following manner:

- Assist property owners to attract and retain tenants by providing an attractive environment in which customers and clients are drawn for a pleasant shopping, dining, living and recreating experience. The BID will facilitate this by maintaining cleanliness downtown and providing a secure location for residents, shoppers, employees and employers.
- The BID will play an active role through marketing downtown to future businesses and customer groups, as well as offering technical training in various business topics to help grow and retain existing businesses.
- Assist in increasing market rate rents by increasing the demand for more attractive tenants with business plans that are consistent with downtown markets.

- Strengthen downtown businesses by providing group seminars and one-on-one consultations with professional business consultants featuring a variety of topics, such as marketing, advertising, web sites, accounting, interior design, etc.
- Increase the value of downtown property by encouraging building improvements and linking property owners to favorable financing options for design enhancements. A vibrant downtown will also attract interested buyers further driving up demand and property values.

D. Budget (Attached)

Except as identified herein, all expenditures will be incurred during the current plan year. Any funds remaining on any budget line item above may be moved to another budget line item, as determined by the Board of the BID. Any unused funds remaining at the end of the year shall be deposited into contingency funds for the following plan year. If any additional funds are received by the BID, whether from gifts, grants, government programs, or other sources, they shall be expended for the purposes identified herein, and in the manner required by the source of such funds, or, if the funds have no restriction, in the manner determined by the Board of the BID.

E. Powers

It is intended that the board of the BID shall have all powers authorized by law, and by this Plan including, but not limited to, the following powers:

1. To manage the affairs of the district;
2. To promote new investment and appreciation in value of existing investments;
3. To contract on behalf of the BID with the Downtown Racine Corporation, and others;
4. To develop, advertise and promote the existing and potential benefits of the district;
5. To acquire, improve, lease and sell properties within the district, and otherwise deal in real estate;
6. To undertake on its own account, in coordination with the City of Racine, public improvements and/or assist in development, underwriting or guaranteeing public improvements within the district;
7. To apply for, accept, and use grants and gifts for these purposes;
8. To elect officers, hire employees and contract out work as necessary to carry out these goals; and
9. To add to the security of the district.

F. Relationship to Plans for the Orderly Development of the City

Creation of a business improvement district to facilitate downtown development is consistent with the award-winning Downtown Racine Development Plan as approved by the Racine Common Council in September 1999, and updated in 2005, as the master land-use plan for downtown Racine. The BID would also promote the orderly development of the city in general and the downtown area in particular.

G. Public Review Process

The proposed 2011 budget and BID activities were the subject of a public information meeting on Thursday, October 14th, 2010. At that meeting, public comments were received and subsequently considered by the BID Board in the finalization of this operating plan.

III. DISTRICT BOUNDARIES

The district is bounded within the similar boundaries as those proposed in the Downtown Racine Development Plan. The BID area begins at the intersection of Marquette Street and Water Street; run thence easterly along Water Street to Fourth Street; run thence westerly to the Root River; run thence northerly and easterly to the shore of Lake Michigan; run thence southerly along the shore of Lake Michigan to Seventh Street extended; run thence westerly to Grand Avenue; run thence northerly to Sixth Street; run thence westerly to Marquette Street; run thence northerly along Marquette Street to the point of beginning of this description. A map showing the boundaries of the proposed BID is shown as Figure One. It includes over 200 parcels, based on the City of Racine Assessor's Records as of May 1, 2001.

IV. ORGANIZATION

A. Operating Board.

The Mayor appoints members to the BID Board ("board"). State law requires that the board be composed of at least 5 members and the majority of the board members are owners or occupants of property within the district. Appointments by the Mayor must be confirmed by the City Council.

This board's primary responsibility is contracting for implementation of the current year's operating plan, contracting for preparation of an annual report and audit on the district, annually considering and making changes to this operating plan and submitting the operating plan for the following year to the Common Council of the City of Racine for approval, and all other powers granted in this 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; and to ensure District compliance with the provisions of applicable statutes and regulations.

The BID Board is structured as follows:

1. Board size - Seven members.
2. Composition – At least four members shall be owners of property within the District. One member shall be the owner of a business within the District. The Alderman of the First District and the Chairman of the Downtown Racine Corporation board (or his designee) shall be ex officio members.
3. Terms – Appointments to the board shall be for terms of three years, each term ending on December 31st. The Alderman of the First District and the Chairman of the Downtown Racine Corporation (on the chairman's designee) shall serve on the board during their terms of office. The board may remove, by majority vote, any board member who is absent from more than three meetings without a valid excuse.
4. Compensation - None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings law. Minutes will be recorded and submitted to the City and the board. The Board shall adopt rules of order to govern the conduct of its meetings and meet regularly, at least annually.
6. Recordkeeping - Files and records of the board's affairs shall be kept following public records requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this plan and subsequent modifications thereof. Unless requested otherwise by the board, any staff members or employees of contractors may attend all meeting of the board, but will not have voting authority.
8. Officers - The board shall appoint a chairman, treasurer and secretary, any two of the three of which shall have the power to execute documents on behalf of the full board, for the purposes authorized by the full board.

B. Amendments and Annual Review

Section 66.1109 (3) (b) of the BID Law requires the board to review the operating plan annually and make changes if appropriate, then submit the plan to the City for approval.

The following process for approval of the amended plan will be followed:

1. The Finance and Personnel Committee of the Common Council will review the proposed Operating Plan at a public meeting and will make a recommendation to the full Common Council.

2. The Common Council will act on the BID's proposed annual operating plan.
3. The Mayor of Racine will appoint new members to the BID Board at least 30 days prior to the expiration of outgoing board members' terms.

The BID will continue to review, revise (if necessary), and develop the operating plan annually, in response to changing development needs and opportunities in the district, within the purpose and objectives defined herein.

The BID Plan will continue to apply the assessment to raise funds to meet the next annual budget. However, the method of assessment shall not be materially altered, except with the consent of the City of Racine Common Council.

V. FINANCING METHOD

The proposed expenditures contained in Section II D, above, will be financed from funds collected from the BID assessment. It is estimated that \$213,625 will be raised through assessments. Any other funds, which may be made available to the BID for the purposes contained herein, shall be collected and expended as identified in Section II D.

VI. METHOD OF ASSESSMENT

A. Parcels Assessed

All tax parcels within the district required to pay real estate taxes, including those taxed by the state as manufacturing, and all parcels used exclusively for manufacturing, will be assessed. Real property, used exclusively for residential purposes may not be assessed, as required by the BID law. Property exempt from paying real estate taxes or owned by government agencies will not be assessed.

B. Allocation of Assessment

Special assessments under this 2011 Operating Plan are hereby levied against each tax parcel of property within the District that has a separate tax key number, in the amount shown on the assessment schedule that is attached as Appendix A. The assessment is based on the assessed value of the parcels (land and improvements) as shown in the record of the City Assessor's office in September 2010, except as otherwise identified below.

The BID assessments shown on Appendix A are allocated to each parcel based on the parcel's share of the of the District's total BID eligible property value. For example, a property with a value of \$500,000 would be approximately 0.440 percent of the total BID eligible value in the District and would have a BID assessment of approximately \$939.95 (0.440% of \$2130625). The allocation is based on a total assessed value for commercial and industrial property within the District of approximately \$113,630,400 in 2010.

As of September 2010, the City Assessor had not received updated assessed values for industrial property from the State of Wisconsin. The BID Treasurer and BID Manager

are authorized to revise Appendix A to reflect the final assessed values in the City's tax rolls. The BID Treasurer and BID Manager may adjust the assessments to reconcile the total BID assessments and the budget; however, such adjustments shall not result in an increase in collections above \$213,625.

C. Schedule of Assessments

The final form of this 2011 Operating Plan has attached, as Appendix A, a schedule of all the tax key numbers within the BID, which are being assessed, and their assessment using this formula.

D. Assessment Collection

The City of Racine shall include the special assessment levied herein as a separate line item on the real estate tax bill for each parcel. The City shall collect such assessment with the taxes as a special charge, and in the same manner as such taxes, and shall turn over all moneys so collected to the BID Board for distribution in accordance with the BID plan. All BID assessments shall be shown on the tax bill as due and owing with the first installment of taxes. The City shall hold all funds collected by the City of Racine for the BID assessments in a segregated account until it is released to the BID Board.

Any BID assessment collected by the city before or after the plan year for which the assessments were made shall be delivered to the BID Board by the 15th of the month following the month during which such sums were collected, or as soon thereafter as practical, and are to be used by the BID Board in the same manner as if received during the applicable plan year. This provision is intended to govern BID assessments prepaid in December prior to the applicable Plan year, as well as delinquent and late payments made after the Plan year.

The BID Board shall prepare and make available to the public and the City Council annual reports describing the current status of the BID including expenditures and revenues, at the time it submits its amended Plan to the city for the following plan year. This report shall include an independent certified audit of the implementation of the operating plan, which shall be obtained by the board, and which shall be paid for out of the BID budget.

The presentation of this proposed plan to the city shall be deemed a standing order of the Board under 66.1109(4) Wis. Stats. to disburse the BID assessments in the manner provided herein.

This section shall be sufficient instruction to the city to disburse the BID assessment, without necessity of an additional disbursement agreement, disbursement method, or accounting method. Disbursements made under this plan shall be shown in the city's budget as a line item. Other than as specified herein, the disbursement procedures shall follow standard city disbursement policy.

VII. CITY ROLE

The City of Racine is committed to helping private property owners in the district promote its development. To this end, the city intends to play a significant role in the creation of the Business Improvement District and in implementation of the development plan. In particular, the city will:

1. Encourage the county and state governments to support the activities of the district.
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 funds of the district to the BID along with an identification of those BID assessments included in the disbursement.
4. Review annual audits as required per 66.1109 (3) (c) of the BID law.
5. Provide the BID Board through the Assessor's Office on or before September 1 of each plan year, with the official city records on assessed value for each tax key number within the district, as of that date in each plan year, for purposes of calculating the BID assessments.
6. Adopt this plan in the manner required by the BID law.

VIII. REQUIRED STATEMENTS

The Business Improvement District law requires the plan to include several specific statements.

66.1109 (1) (f)1m: The district will contain property used exclusively for manufacturing purpose, as well as properties used in part for manufacturing. These properties will be assessed according to the formula contained herein because it is assumed that they will benefit from development in the district.

66.1109(5) (a): Property used exclusively for residential purposes may not be assessed, and such properties will be identified as BID Exempt Properties on Appendix A, as revised each year.

IX. BOARD MEMBERS

On or before October 31 of each year, the Downtown Racine Corporation shall submit to the Mayor, recommendations for appointments to the BID Board for the following year.

X. DOWNTOWN RACINE CORPORATION

The BID shall be a separate entity from the Downtown Racine Corporation (DRC) notwithstanding the fact that officers and directors of each may be shared. DRC shall remain a private, not-for-profit organization, not subject to the open meetings law, not subject to the public records law except for its records generated in connection with its contract with the BID Board. It is intended that the City of Racine shall contract with DRC to provide services to the BID, in accordance with the plan. Any contracting with DRC to provide services to the BID shall be exempt from the requirements of 62.11 Stats., because such contracts shall not be for public construction or provision of materials for public construction. If the BID does contract for public construction or provision of materials for public construction, it shall follow the requirements of its statutes to the extent applicable to assure open, competitive procurement of contract purchases. Further, the annual accounting required under 66.1109 (3) (c), Stats. shall be deemed to fulfill the requirements of 62.15 (14) Stats. The BID Board and the city shall comply with the provisions of 66.60 before the city inserts assessments for this BID onto the tax bills for the parcels assessed hereunder, only to the extent required by law to create a lien on the parcel assessed.

XI. SEVERABILITY AND EXPANSION

This Business Improvement District has been created under authority of Section 66.1109 of the statutes of the State of Wisconsin.

Should any court find any portion of the BID Law or this Plan invalid or unconstitutional, said decision will not invalidate or terminate the Business Improvement District or the Business Improvement District Plan should be amended to conform to the law with the need to reestablishment.

Should the legislature amend the statute to narrow or broaden the purposes of a Business Improvement District so as to, among other things, exclude or include as assessable properties of a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Racine as and when it conducts its annual budget approval without necessity to undertake any other act.

All of the above is specifically authorized under Section 66.1109 (3) (b) of the BID Law.

If it is determined by a court or administrative body, that a parcel of property not subject to general real estate taxes may not be included within the district, then such parcel shall be excluded from the definition of the district.

9/28/2010

Page -1 of 1

Counter Listing Detail

Parcel ID	Owner	Location	2010		2011 BID
			Assessed Values	Assessment	
00005000	SCHARDING WILLIAM + NANCY /	503 VILLA ST	53,300	\$100.20	
00007000	SPODICK JAMES R /	522 SIXTH ST	794,000	\$1,492.72	
00011000	ALBERT JOHN J + VICTORIA /	521 SIXTH ST	285,000	\$535.80	
00012000	CHOI MIDONG + HAEOYOUNG	600 VILLA ST	67,000	\$125.96	
00013000	SEKULOSKI DRAGAN + RINA /	603 SIXTH ST	211,000	\$396.68	
00014000	FLORES VICTOR + / NUNO VERONICA	607 SIXTH ST	230,000	\$432.40	
00016000	KINKHAMMER MICHAEL E + ANN E /	611 SIXTH ST	166,000	\$312.08	
00017000	REMINGTON KATHARINE /	613 SIXTH ST	173,000	\$325.24	
00018000	MICHELSON CARRIE R REV TR	615 SIXTH ST	276,000	\$518.88	
00021006	MIDWEST PROFESSIONAL / PROPERTIES LLC	1 MAIN ST	5,700,000	\$10,716.00	
00021008	MIDWEST PROFESSIONAL PROPERTY LLC + / JOHNSON REDE	65 HARBORV	593,000	\$1,114.84	
00021210	JOHNSON REDEVELOPMENT CORP	141 MAIN ST	1,420,000	\$2,669.60	
00022000	ULINSKI MARK T + DEBRA A REV TR	601 WATER S	286,000	\$537.68	
00022001	GRESKOVIAK ROBERT P JR REV TR + / GRESKOVIAK CARRIE A	512 VILLA ST	33,200	\$62.42	
00023001	600 SIXTH STREET LLC	600 SIXTH ST	132,000	\$248.16	
00023002	524 VILLA STREET LLC	524 VILLA ST	75,000	\$141.00	
00024000	SCHARDING ROBERT + EDWARD /	606 SIXTH ST	265,000	\$498.20	
00025000	LAPOTKO RHONDA DEE LIV TRUST	610 SIXTH ST	178,000	\$334.64	
00026000	JONES H ELIZABETH	612 SIXTH ST	177,000	\$332.76	
00027000	HERMES 614 LLC	614 SIXTH ST	460,000	\$864.80	
00028002	WISCONSIN ELECTRIC POWER CO	513 GRAND A	4,600	\$8.65	
00040000	VAN DER ZEE WILLIAM P	701 WATER S	285,000	\$535.80	
00044000	PEGLEG PROPERTIES LLC	710 SIXTH ST	240,000	\$451.20	
00045000	KNECHT WILLIAM A	716 SIXTH ST	256,000	\$481.28	
00046000	J + J PROPERTIES RACINE, LLC	519 CENTER S	120,000	\$225.60	
00047000	DEMARCO TOM	513 CENTER S	10,200	\$19.18	
00050001	WISCONSIN NATURAL GAS COMPANY	233 LAKE AVE	5,291,100	\$9,947.27	

Appendix A

00050007	MIDWEST PROFESSIONAL / PROPERTIES, LLC	80	HARBORV	82,200	\$154.54
00050146	HARBOURWALK HOTEL LTD PTNRSHIP	223	GASLIGHT	5,082,000	\$9,554.16
00050147	P + J HOLDINGS LLC /	217	GASLIGHT	350,000	\$658.00
00050148	P + J HOLDINGS LLC /	207	GASLIGHT	1,250,000	\$2,350.00
00056000	JOHNSON REDEVELOPMENT CORP	222	LAKE AVE	257,700	\$484.48
00056002	JOHNSON REDEVELOPMENT CORP /	236	LAKE AVE	162,700	\$305.88
00058000	MAIN PLACE LIMITED PARTNERS	245	MAIN ST	3,400,000	\$6,392.00
00061000	NIELSEN MARY T /	237	MAIN ST	150,000	\$282.00
00062000	THEOS PETER W /	231	MAIN ST	260,000	\$488.80
00063000	CORTESE PAUL /	233	MAIN ST	86,000	\$161.68
00069000	GORMAN PROPERTIES LLC	200	MAIN ST	62,000	\$116.56
00075000	MARIPOSA REAL ESTATE, LLC /	228	MAIN ST	324,000	\$609.12
00077000	AZARIAN DAVID E	232	MAIN ST	160,000	\$300.80
00078000	DERNEHL JEANNE	234	MAIN ST	182,000	\$342.16
00079000	RICKY'S PLACE, INC	236	MAIN ST	240,000	\$451.20
00080000	L STREET PROPERTIES LLC	240	MAIN ST	795,000	\$1,494.60
00082000	MATHIS EMILE H II FAMILY TR	244	MAIN ST	300,000	\$564.00
00083000	MATHIS EMILE H II FAMILY TR	246	MAIN ST	320,000	\$601.60
00084000	FLYNN MARK P + CHRISTINE M /	214	THIRD ST	64,000	\$120.32
00085000	239 WISCONSIN, LLC	239	WISCONS	108,000	\$203.04
00092000	JOHNSON REDEVELOPMENT CORP	222	MAIN ST	4,032,000	\$7,580.16
00093000	QUICK PRINT PROGRAMS, INC	214	STATE ST	289,200	\$543.70
00096001	KRISJAN OLAF HOUSING LLC	222	STATE ST	194,000	\$364.72
00096002	KELLER JOSEPH J	220	STATE ST	106,000	\$199.28
00097000	PUGH W H OIL COMPANY	102	WISCONS	67,600	\$127.09
00097001	PUGH W H OIL COMPANY	212	WISCONS	300,000	\$564.00
00098000	FLYNN MARK P + CHRISTINE M /	234	WISCONS	100,000	\$188.00
00101000	LEE ENTERPRISES	320	WISCONS	162,800	\$306.06
00102000	GLEASON MARVIN E SR + PHILLIS, / REVOCABLE LIVING TRUST	300	MAIN ST	233,000	\$438.04
00103000	AZARIAN DAVID E	302	MAIN ST	180,000	\$338.40
00104000	304 MAIN LLC	304	MAIN ST	234,000	\$439.92
00105000	WACHOWIAK KEVIN A + KIM	306	MAIN ST	260,000	\$488.80
00106000	KARBULKA JAROSLAV + JAROSLAVA TR /	310	MAIN ST	285,000	\$535.80
00109000	ALIA JOHN R + IDA + / DE BARTOLO ANNA	312	MAIN ST	450,000	\$846.00
00110000	NICHOLSON PROPERTY MANAGEMENT LLC	316	MAIN ST	160,000	\$300.80
00111000	FIRE UP! RACINE, INC	320	MAIN ST	155,000	\$291.40
00112000	WALLERT WENDY	318	MAIN ST	175,000	\$329.00

Appendix A

00113000	YORGAN JAMES P + / OLSEN JUDY K	322	MAIN ST	191,000	\$359.08
00114000	PAFFRATH AMANDA COSGROVE + / PAFFRATH MARK	324	MAIN ST	156,000	\$293.28
00115000	PTACEK GERALD P	326	MAIN ST	170,000	\$319.60
00116000	MATHIS EMILE H II FAMILY TR	328	MAIN ST	382,000	\$718.16
00117000	EAS INVESTMENTS, LLC	330	MAIN ST	386,000	\$725.68
00118000	SYDNOR HAROLD R + LENORE REV TR /	332	MAIN ST	189,000	\$355.32
00119000	BOATWRIGHT JOY L	334	MAIN ST	170,000	\$319.60
00120000	CHAUNCEY INVESTMENTS	336	MAIN ST	170,000	\$319.60
00121000	GROENKE GARY + / FOSTER R DAVID	338	MAIN ST	506,000	\$951.28
00123000	LEE ENTERPRISES	212	FOURTH S	1,568,700	\$2,949.16
00135000	RACINE MAIN PROPERTIES, LLC /	337	MAIN ST	645,000	\$1,212.60
00136000	CALL GARY L + DEBORAH T	335	MAIN ST	266,000	\$500.08
00137000	333 MAIN STREET LLC	333	MAIN ST	216,000	\$406.08
00138000	TINYTOWN LLC	331	MAIN ST	247,000	\$464.36
00139000	WELLS SHEILA M	329	MAIN ST	170,000	\$319.60
00140000	DRAEGER ANNA JEAN	327	MAIN ST	195,000	\$366.60
00141000	DOVER PROPERTIES LLC	323	MAIN ST	210,000	\$394.80
00143000	STAECK'S MANAGEMENT, LLC	321	MAIN ST	158,000	\$297.04
00146000	XAVIER LLC	311	MAIN ST	298,000	\$560.24
00147000	309 MAIN STREET LLC	309	MAIN ST	108,000	\$203.04
00148000	BMP REALTY INC /	301	MAIN ST	340,000	\$639.20
00155000	JOHNSON BANK	441	LAKE AVE	549,000	\$1,032.12
00158000	ABOAGYE MARGARET /	400	LAKE AVE	165,000	\$310.20
00159000	MATSON MIKE + STEVE	107	FOURTH S	194,000	\$364.72
00161000	411 MAIN, LLC /	411	MAIN ST	228,000	\$428.64
00162000	MATSON MIKE + STEVE	409	MAIN ST	158,000	\$297.04
00173000	SCN PROPERTIES 433 MAIN, LLC /	433	MAIN ST	235,000	\$441.80
00176000	MAIN-LAKE, LLC	413	MAIN ST	3,100,000	\$5,828.00
00177000	SCN PROPERTIES 407 MAIN, LLC /	407	MAIN ST	164,000	\$308.32
00179000	SEEGER NORMAN E FAMILY TRUST+ / 401 MAIN LLC	401	MAIN ST	260,000	\$488.80
00179001	403 MAIN LLC /	403	MAIN ST	520,000	\$977.60
00180000	MEREDITH HARRING PROPERTIES 1 LLC	402	MAIN ST	420,000	\$789.60
00180001	MEI MICHAEL + RUI ZHU /	400	MAIN ST	192,000	\$360.96
00182000	DERNEHL JEANNE	406	MAIN ST	270,000	\$507.60
00183000	KIM WEON SUP + KYONG SOOK	408	MAIN ST	207,000	\$389.16
00184000	410 MAIN STREET LLC	410	MAIN ST	670,000	\$1,259.60
00188000	ZANE PROPERTIES LLC	416	MAIN ST	478,000	\$898.64

Appendix A

00189000	BARATKI ROBERT J	420	MAIN ST	170,000	\$319.60
00190000	AMERICAN DREAM LEASING, LLC	422	MAIN ST	290,000	\$545.20
00193000	SCN PROPERTIES FRATT, LLC /	426	MAIN ST	480,000	\$902.40
00195000	CHERKINIAN MARY	434	MAIN ST	175,000	\$329.00
00196000	BORGESON J RAYMOND + FAOEN D, / FAMILY TRUST	436	MAIN ST	420,000	\$789.60
00200000	BALTUSIS THOMAS /	222	FIFTH ST	160,000	\$300.80
00207000	AMCOID USA LLC	401	WISCONS	830,000	\$1,560.40
00208000	J + E INVESTMENTS, LLC	400	WISCONS	605,000	\$1,137.40
00214000	FIRST NTL BK + TR BANC ONE CORPORATION /	426	WISCONS	484,000	\$909.92
00215000	NARDO INVESTMENTS LLP	308	FIFTH ST	234,000	\$439.92
00217000	MANUFACTURERS + EMPLOYERS ASSOC, INC /	300	FIFTH ST	390,000	\$733.20
00218000	DE ROSE DOROTHY LIVING TRUST / OF 2005 FAMILY TRUST A	316	FIFTH ST	286,000	\$537.68
00240000	SPODICK JAMES R	500	SIXTH ST	510,000	\$958.80
00242000	SPODICK JAMES R /	512	SIXTH ST	143,000	\$268.84
00248000	JN REAL ESTATE, LLC /	500	COLLEGE	490,000	\$921.20
00253000	510 CREATIVE LLC	510	COLLEGE	930,000	\$1,748.40
00254000	PETERSON THOMAS C	514	COLLEGE	130,000	\$244.40
00255000	CHOI MIDONG + HAE YOUNG	518	COLLEGE	786,000	\$1,477.68
00258000	GETTYS-WEXFORD PARTNERSHIP	400	SIXTH ST	96,000	\$180.48
00264000	CHOI MI DONG B + HAEYOUNG	420	SIXTH ST	348,000	\$654.24
00264001	CHOI MIDONG + HAEYOUNG	416	SIXTH ST	350,000	\$658.00
00277000	KRISTOPEIT ENTERPRISES, INC	520	WISCONS	382,000	\$718.16
00280000	PLJ LAW GROUP LLC	308	SIXTH ST	210,000	\$394.80
00281000	JO DE TAER, LLC	310	SIXTH ST	164,000	\$308.32
00282000	ANDERSEN MARCO L	300	SIXTH ST	242,000	\$454.96
00283000	CAPE FREDERICK A JR /	302	SIXTH ST	308,000	\$579.04
00284000	THOMAS MARK R + / ROMNEK JAMES + LAUREL	306	SIXTH ST	259,000	\$486.92
00285000	WORKING DOG PROPERTIES, LLC	312	SIXTH ST	185,000	\$347.80
00286000	HILL EMILY JONAS, LIV REVOC TR /	314	SIXTH ST	390,000	\$733.20
00287000	HULBERT BROS LLP FKA HULBERT BROS PARTNERSHIP	521	COLLEGE	76,800	\$144.38
00288000	FIRST NTL BK + TR CO OF RACINE	519	COLLEGE	57,600	\$108.29
00289001	FIRST NTL BK + TR CO OF RACINE	500	WISCONS	1,250,000	\$2,350.00
00290000	BANK OF ELMWOOD	500	MAIN ST	1,650,000	\$3,102.00
00294000	BORGESON J RAYMOND + FAOEN D, / FAMILY TRUST	524	MAIN ST	660,000	\$1,240.80
00297000	KONG ENTERPRISES, LLC	530	MAIN ST	246,000	\$462.48
00298000	YOO IN JA (SHIN)	532	MAIN ST	172,000	\$323.36
00300000	COLE RICHARD D	218	SIXTH ST	148,000	\$278.24

Appendix A

00301000	MAHERAS PAUL + WILLIAM	220	SIXTH ST	130,000	\$244.40
00301002	DENOTO MARIO E + SHAWN M /	520	MAIN ST	305,000	\$573.40
00301003	512 MAIN STREET LLC	512	MAIN ST	336,000	\$631.68
00301004	516 MONUMENT SQUARE LLC	516	MAIN ST	360,000	\$676.80
00302000	JOHNSON BANK TRUST 2000-1 /	555	MAIN ST	25,000,000	\$47,000.00
00309000	JOHNSON REDEVELOPMENT CORP	601	LAKE AVE	2,170,000	\$4,079.60
00312000	RACINE HOUSING PARTNERS /	100	SEVENTH	5,148,000	\$9,678.24
00316000	RACINE BADGER BLG CO INC	201	SIXTH ST	400,000	\$752.00
00317000	BERGNACH MICHAEL J + MOLLY B	203	SIXTH ST	152,000	\$285.76
00318000	KORITSARIS EVANGELOS + / PAPAS JAMES S	209	SIXTH ST	178,000	\$334.64
00319000	WOJT TADEUSZ	211	SIXTH ST	175,000	\$329.00
00320000	RACINE BADGER BLDG CO INC	610	MAIN ST	389,000	\$731.32
00322000	LAWLER MATTHEW J	623	WISCONS	180,000	\$338.40
00323000	VENN ROBERT G + REBECCA L	615	WISCONS	370,000	\$695.60
00324000	WOJT TADEUSZ	213	SIXTH ST	206,000	\$387.28
00325000	ROSENBERG DEAN /	215	SIXTH ST	284,000	\$533.92
00326000	KREJCHA MARK L + HILARY M /	219	SIXTH ST	180,000	\$338.40
00327000	BAYVIEW PROPERTY MGMT LLC	223	SIXTH ST	248,000	\$466.24
00328001	MULLEN RENEE, LIFE TEN + / MULLEN SHARON, LIFE TEN	221	SIXTH ST	155,000	\$291.40
00328002	CARMODY PROPERTIES LLC	611	WISCONS	390,000	\$733.20
00340001	PORTER FURNITURE CO	301	SIXTH ST	560,000	\$1,052.80
00340002	PORTER FURNITURE REALTY, INC	608	WISCONS	770,000	\$1,447.60
00341000	SEIB KEITH D + SHARON A	401	SIXTH ST	108,000	\$203.04
00343000	APPLE JOHN H /	405	SIXTH ST	114,000	\$214.32
00344000	KADEMIAN REV TRUST UAD	407	SIXTH ST	136,000	\$255.68
00345000	SPIESS ELIZABETH F /	409	SIXTH ST	199,000	\$374.12
00346000	GRESKOVIK ROBERT P JR REV TR + / GRESKOVIK CARRIE /	610	COLLEGE	835,000	\$1,569.80
00347000	BAGG ALAN R + MAUREEN E /	414	SEVENTH	18,100	\$34.03
00350000	BAGG ALAN R + MAUREEN E /	417	SIXTH ST	148,000	\$278.24
00351000	SCHMITZ SANDRA J	415	SIXTH ST	163,000	\$306.44
00352000	TAPP INVESTMENTS LLC	413	SIXTH ST	162,000	\$304.56
00353000	CHOI MI DONG B + HAEYOUNG	423	SIXTH ST	197,000	\$370.36
00354000	OLYMPIA BROWN UNITARIAN / UNIVERSALIST CHURCH	419	SIXTH ST	102,000	\$191.76
00354001	PERCEPTAL PROPERTIES LLC	403	SIXTH ST	168,000	\$315.84
00355000	MIKENME LLC	501	SIXTH ST	236,000	\$443.68
00356000	CHRISTENSEN DON A + SARAH A /	503	SIXTH ST	220,000	\$413.60
00357000	L STREET PROPERTIES LLC	505	SIXTH ST	556,000	\$1,045.28

Appendix A

00358000	TANGO BAR LLC	509	SIXTH ST	173,000	\$325.24
00360000	SANDERS PAINT + WALLPAPER, INC	511	SIXTH ST	144,000	\$270.72
00361000	SPODICK JAMES R /	515	SIXTH ST	454,000	\$853.52
00362000	SANDERS PAINT + WALLPAPER INC	513	SIXTH ST	138,000	\$259.44
00364000	HARRIS FRED LIVING TRUST /	517	SIXTH ST	208,000	\$391.04
03521000	G R S DEVELOPMENT LLC	816	SIXTH ST	1,650,000	\$3,102.00
03532003	MARQUETTE DISTRIBUTION CENTER / LLC	922	SIXTH ST	17,600	\$33.09
03533000	RACINE PLATING CO	620	STANNAR	425,000	\$799.00
03538000	J + A OF RACINE LLC	910	SIXTH ST	160,000	\$300.80
03539000	MARQUETTE DISTRIBUTION CENTER / LLC	615	MARQUET	753,000	\$1,415.64
Grand Totals				113,630,400	\$213,625.15

2010 Land Value: 11,216,800

2010 Building Value: 94,391,800

Total Value: 113,630,400

2011 BID Total Assessment: 213,625

End of Report

Appendix B

**DOWNTOWN RACINE
BUSINESS IMPROVEMENT DISTRICT #1
2010 ADVISORY BOARD**

Jeff Coe (1st District Alderman)
City of Racine
730 Washington Avenue
Racine, WI 53403
989-0964

Brian O'Connell (Ex-Officio)
Racine, Director of City Development
730 Washington Avenue
Racine, WI 53403
636-9151

Brian Lucareli, Chairman (Property Owner)
Johnson Financial Group
555 Main Street
Racine, WI 53403
619-2912

Devin Sutherland, BID Manager
Downtown Racine Corporation
425 Main Street
Racine, WI 53403
634-6002

Joseph LeGath (Property Owner)
Joey's on Sixth Street
910 6th Street
Racine, WI 53403
632-3127

Thom Bowen (Property Owner)
Working Dog Gallery
312 6th Street
Racine, WI 53403
619-3218

Mark Levine (Property Owner)
5115 Darby Place
Racine, WI 53402
639-6056

Ed Scharding (Business Owner)
Feiner Plumbing Company
606 6th Street
Racine, WI 53403
634-8994

Dean Rosenberg
Racine Optical Company, Inc.
217 6th Street
Racine, WI 53403
634-4430

Appendix C

<u>INCOME ESTIMATES</u>		Proposed <u>2011 Budget</u>
Assessments		\$213,625
Estimated Interest Income		\$500
Estimated Year End Carry Over (2009)		\$2,819
Fountain Labor Reimbursement		\$13,000
	TOTAL ESTIMATED REVENUE	\$229,944
<u>IMPROVEMENTS AND ACTIVITIES</u>		
Equipment and Site	Maintenance and Related Equipment	\$5,000
	Street Amenities	\$5,000
Administrative	DRC-Management Fee	\$32,445
	Annual Audit	\$4,700
	Visitor Outreach	\$3,600
Program Operations	Security	\$18,000
	Public Service Ambassadors	\$57,000
	Marketing / Communications	\$35,000
	Streetscape	\$40,000
	Maintenance/Labor	\$14,000
	Total Improvements and Activities	\$214,745
Other Expenses	BID Reserve	\$2,500
	Equipment Reserve	\$7,500
	Security Camera Program	\$5,000
	Root River Alliance	\$0
	Wayfinding	\$0
	Total Other Expenses	\$15,000
	TOTAL EXPENSES	\$229,745

