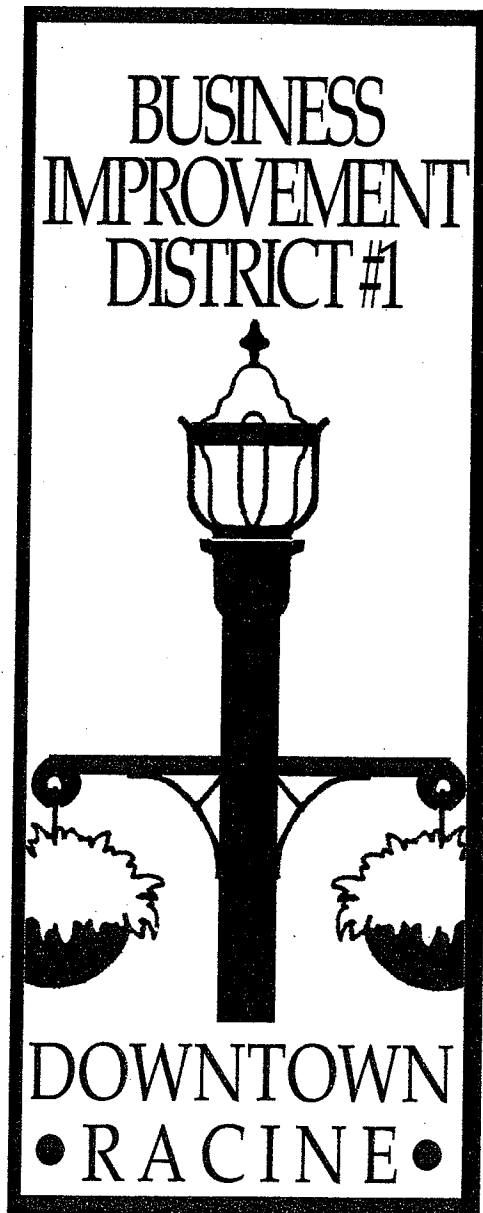


2008 Proposed Operating Plan
Approved by the Racine Common Council on _____

DOWNTOWN RACINE BUSINESS IMPROVEMENT DISTRICT OPERATING PLAN – 2008



**Recommended by the Board of the Business Improvement District:
September 20th, 2007**

**Downtown Racine
Business Improvement District Operating Plan
2008**

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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 2008 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 2008 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

	2008 Budget	%
<u>INCOME ESTIMATES</u>		
Assessments	204,466	
Interest Income	3,000	
Previous Years Income	<u>21,634</u>	
TOTAL ESTIMATED REVENUE	229,100	
<u>IMPROVEMENTS AND ACTIVITIES</u>		
Equipment and Site		
Maintenance and Related Equipment	7,000	3.1%
Street Amenities	8,000	3.5%
Administrative		
DRC-Management Fee	31,500	13.7%
Annual Audit	3,000	1.3%
Visitor Outreach	3,600	1.6%
Program Operations		
Security	23,000	10.0%
Public Service Ambassadors	49,000	21.4%
Marketing / Communications	35,000	15.3%
Streetscape	40,000	17.5%
Maintenance/Labor	14,000	6.1%
Other		
BID Reserve	<u>15,000</u>	<u>6.5%</u>
TOTAL IMPROVEMENTS AND ACTIVITIES	229,100	100.0%

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 2007 budget and BID activities were the subject of a public information meeting on Thursday, October 19th, 2006. 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 \$204,624 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 2008 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 2007, 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 about 0.48 percent of the total BID eligible value in the District and would have a BID assessment of approximately \$982.00 (0.48 % of \$204,624). The allocation is based on a total assessed value for commercial and industrial property within the District of approximately \$104 million in 2008.

As of September 2007, 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 \$204,624.

C. Schedule of Assessments

The final form of this 2008 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, and 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 62.15, 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 such statutes to the extent applicable to assure open, competitive procurement of contracts and 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 plan 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 and this

Business Improvement District Plan should be amended to conform to the law without 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 parcels shall be excluded from the definition of the district.

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City of Racine

Counter Listing

DOWNTOWN BID

Parcel ID	Owner1/Owner2	No.	Street	TIF	LUC	Total Value
00047000	DEMARCO TOM	513	CENTER ST		140	6,600
00046000	J + J PROPERTIES RACINE, LLC	519	CENTER ST		223	95,000
00248000	JN REAL ESTATE, LLC /	500	COLLEGE AVE		266	490,000
00253000	510 CREATIVE LLC	510	COLLEGE AVE		266	900,000
00254000	PETERSON THOMAS C	514	COLLEGE AVE		225	90,000
00255000	CHOI MIDONG + HAE YOUNG	518	COLLEGE AVE		223	680,000
00288000	FIRST NTL BK + TR CO OF RACINE BANC ONE CORPO	519	COLLEGE AVE		298	36,000
00287000	HULBERT BROS LLP FKA HULBERT BROS PARTNERSH	521	COLLEGE AVE		298	48,000
00346000	THREE J ENTERPRISES, LLC /	610	COLLEGE AVE		224	900,000
00200000	BALTUSIS THOMAS /	222	FIFTH ST	9	224	130,000
00217000	MANUFACTURERS + EMPLOYERS ASSOC, INC /	300	FIFTH ST	9	266	350,000
00215000	NARDO INVESTMENTS LLP	308	FIFTH ST	9	266	218,000
00218000	DE ROSE DOROTHY	316	FIFTH ST	9	266	270,000
00159000	GULBANKIAN AKABE	107	FOURTH ST	6	293	168,000
00123000	LEE ENTERPRISES	212	FOURTH ST	3	301	1,370,500
00101000	LEE ENTERPRISES	300	FOURTH ST	3	301	128,200
00050148	P + J HOLDINGS LLC /	207	GASLIGHT CIR	7	274	1,104,000
00050147	P + J HOLDINGS LLC /	217	GASLIGHT CIR	7	299	306,000
00050146	HARBOURWALK HOTEL LTD PTNRSHIP /	223	GASLIGHT CIR	7	251	4,850,000
00050010	GASLIGHT POINTE ASSOCIATES LLC	4	GASLIGHT DR	7	298	481,300
00028002	WISCONSIN ELECTRIC POWER CO /	513	GRAND AVE		298	2,900
00021008	MIDWEST PROFESSIONAL PROPERTY, LLC + / JOHNSO	65	HARBORVIEW DF 7		298	393,000
00050007	MIDWEST PROFESSIONAL / PROPERTIES, LLC	80	HARBORVIEW DF 7		298	51,400
00056000	JOHNSON REDEVELOPMENT CORP	222	LAKE AVE	6	298	161,000
00050001	WISCONSIN NATURAL GAS COMPANY /	233	LAKE AVE	7	301	4,669,800
00056002	JOHNSON REDEVELOPMENT CORP /	236	LAKE AVE	6	298	101,700
00158000	ABOAGYE MARGARET /	400	LAKE AVE	6	266	138,000
00155000	JOHNSON BANK	441	LAKE AVE	9	214	550,000
00309000	JOHNSON REDEVELOPMENT CORP	601	LAKE AVE	2	266	2,100,000
00021006	MIDWEST PROFESSIONAL / PROPERTIES LLC	1	MAIN ST	7	266	5,700,000
00021210	STATE AT MAIN DEVELOPMENT, LLC	141	MAIN ST	13	210	568,000
00069000	GORMAN PROPERTIES LLC /	200	MAIN ST	6	298	38,700
00092000	JOHNSON REDEVELOPMENT CORP	222	MAIN ST	3	266	3,604,000
00075000	MARIPOSA REAL ESTATE, LLC /	228	MAIN ST	3	293	294,000
00062000	THEOS PETER W /	231	MAIN ST	6	224	230,000
00077000	AZARIAN DAVID E	232	MAIN ST	3	225	148,000
00063000	CORTESE PAUL /	233	MAIN ST	6	271	65,000
00078000	DERNEHL JEANNE /	234	MAIN ST	3	225	172,000
00079000	RICKY'S PLACE, INC	236	MAIN ST	3	293	220,000
00061000	NIELSEN MARY T /	237	MAIN ST	6	225	140,000
00080000	240 MAIN RACINE, LLC	240	MAIN ST	3	225	755,000
00082000	MATHIS EMILE H II FAMILY TR	244	MAIN ST	3	224	240,000
00058000	MAIN PLACE LIMITED PARTNERS	245	MAIN ST	6	266	2,790,000
00083000	MATHIS EMILE H II FAMILY TR	246	MAIN ST	3	224	280,000
00102000	GLEASON MARVIN E SR + PHILLIS, / REVOCABLE LIVIN	300	MAIN ST	6	224	200,000
00148000	BMP REALTY INC /	301	MAIN ST	6	223	290,000
00103000	AZARIAN DAVID E	302	MAIN ST	6	225	100,000
00104000	AZARIAN DAVID E	304	MAIN ST	6	225	55,000
00105000	WACHOWIAK KEVIN A + KIM	306	MAIN ST	6	225	246,000
00147000	GULBANKIAN AKABE	309	MAIN ST	6	266	80,000
00106000	KARBULKA JAROSLAV + JAROSLAVA TR /	310	MAIN ST	6	223	216,000

Appendix A

00146000	311 MAIN STREET LLC /	311	MAIN ST	6	223	245,000
00109000	ALIA JOHN R + IDA + / DE BARTOLO ANNA	312	MAIN ST	6	225	400,000
00110000	BMPS, INC	316	MAIN ST	6	225	116,000
00112000	WALLERT WENDY	318	MAIN ST	6	225	140,000
00111000	FIRED UP! RACINE, INC	320	MAIN ST	6	225	128,000
00143000	STAECK'S MANAGEMENT, LLC	321	MAIN ST	6	225	140,000
00113000	YORGAN JAMES P + / OLSEN JUDY K	322	MAIN ST	6	225	170,000
00141000	DOVER PROPERTIES LLC	323	MAIN ST	6	223	175,000
00114000	PAFFRATH AMANDA COSGROVE + / PAFFRATH MARK	324	MAIN ST	6	225	130,000
00115000	PTACEK GERALD P	326	MAIN ST	6	225	132,000
00140000	DRAEGER ANNA JEAN	327	MAIN ST	6	225	179,000
00116000	MATHIS EMILE H II FAMILY TR	328	MAIN ST	6	224	320,000
00139000	DRAEGER A JEAN /	329	MAIN ST	6	225	150,000
00117000	EAS INVESTMENTS, LLC	330	MAIN ST	6	225	335,000
00138000	LYONS TERENCE M	331	MAIN ST	6	293	227,000
00118000	SYDNOR HAROLD R + LENORE REV TR /	332	MAIN ST	6	225	139,000
00137000	333 MAIN STREET LLC	333	MAIN ST	6	225	166,000
00119000	BOATWRIGHT JOY L	334	MAIN ST	6	225	134,000
00136000	CALL GARY L + DEBORAH T	335	MAIN ST	6	224	200,000
00120000	336 MAIN STREET, LLC	336	MAIN ST	6	225	258,000
00135000	RACINE MAIN PROPERTIES, LLC /	337	MAIN ST	6	224	620,000
00121000	GROENKE GARY + / FOSTER R DAVID	338	MAIN ST	6	223	430,000
00180001	MEI MICHAEL + RUI ZHU /	400	MAIN ST	6	225	162,000
00179000	SEEGER NORMAN E FAMILY TRUST+ / 401 MAIN LLC	401	MAIN ST	6	223	220,000
00180000	MEREDITH HARRING PROPERTIES 1 LLC	402	MAIN ST	6	225	395,000
00179001	403 MAIN LLC /	403	MAIN ST	6	266	500,000
00182000	DERNEHL JEANNE /	406	MAIN ST	6	225	250,000
00177000	SCN PROPERTIES 407 MAIN, LLC /	407	MAIN ST	6	223	120,000
00183000	KIM WEON SUP + KYONG SOOK	408	MAIN ST	6	223	115,000
00162000	GULBANKIAN AKABE	409	MAIN ST	6	223	120,000
00184000	410 MAIN STREET LLC	410	MAIN ST	6	223	232,000
00161000	411 MAIN, LLC /	411	MAIN ST	6	225	120,000
00176000	MAIN-LAKE, LLC	413	MAIN ST	6	208	3,454,000
00188000	ZANE PROPERTIES LLC	416	MAIN ST	6	223	252,000
00189000	BARATKI ROBERT J	420	MAIN ST	6	225	144,000
00190000	AMERICAN DREAM LEASING, LLC	422	MAIN ST	6	225	250,000
00193000	SCN PROPERTIES FRATT, LLC /	426	MAIN ST	6	223	440,000
00173000	SCN PROPERTIES 433 MAIN, LLC /	433	MAIN ST	6	225	195,000
00195000	CHERKINIAN SARKIS S + MARY J	434	MAIN ST	6	223	124,000
00196000	BORGESON J RAYMOND + FAOEN D, / FAMILY TRUST	436	MAIN ST	6	266	400,000
00290000	BANK OF ELMWOOD	500	MAIN ST	6	223	1,600,000
00301003	512 MAIN STREET LLC /	512	MAIN ST	6	223	312,000
00301004	516 MONUMENT SQUARE LLC	516	MAIN ST	6	223	312,000
00301002	DENOTO MARIO E + SHAWN M /	520	MAIN ST	6	271	240,000
00294000	BORGESON J RAYMOND + FAOEN D, / FAMILY TRUST	524	MAIN ST	6	266	580,000
00297000	KONG ENTERPRISES, LLC	530	MAIN ST	6	223	210,000
00298000	YOO IN JA (SHIN) /	532	MAIN ST	6	223	152,000
00302000	JOHNSON BANK TRUST 2000-1 /	555	MAIN ST	9	266	24,500,000
00320000	RACINE BADGER BLDG CO INC /	610	MAIN ST	6	266	295,225
03539000	MARQUETTE DISTRIBUTION CENTER / LLC	615	MARQUETTE ST		296	695,000
00312000	RACINE HOUSING PARTNERS /	100	SEVENTH ST	6	208	4,950,000
00347000	BAGG ALAN R + MAUREEN E /	414	SEVENTH ST		298	14,400
00316000	RACINE BADGER BLG CO INC	201	SIXTH ST	6	266	312,000
00317000	BERGNACH MICHAEL J + MOLLY B	203	SIXTH ST	6	266	152,000
00318000	PETROPOULOS NOLA S /	209	SIXTH ST	6	225	178,000
00319000	WOJT TADEUSZ	211	SIXTH ST	6	223	150,000
00324000	WOJT TADEUSZ	213	SIXTH ST	6	293	206,000
00325000	ROSENBERG DEAN /	215	SIXTH ST	6	223	284,000
00300000	COLE RICHARD D + KIMBERLYN K	218	SIXTH ST	6	225	136,000

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00326000	KREJCHA MARK L + HILARY M /	219	SIXTH ST	6	223	170,000
00301000	MAHERAS PAUL + WILLIAM	220	SIXTH ST	6	223	130,000
00328001	MULLEN RENEE, LIFE TEN + / MULLEN SHARON, LIFE 7	221	SIXTH ST	6	225	125,000
00327000	BAYVIEW PROPERTY MGMT LLC	223	SIXTH ST	6	224	235,000
00282000	ANDERSEN MARCO L	300	SIXTH ST		223	165,000
00340001	PORTER FURNITURE CO	301	SIXTH ST		223	530,000
00283000	CAPE FREDERICK A JR /	302	SIXTH ST		224	250,000
00284000	THOMAS MARK R + / ROMNEK JAMES + LAUREL	306	SIXTH ST		225	228,000
00280000	PLJ LAW GROUP LLC	308	SIXTH ST		225	155,000
00281000	JO DE TAER, LLC	310	SIXTH ST		225	133,000
00285000	WORKING DOG PROPERTIES, LLC	312	SIXTH ST		225	175,000
00286000	HILL EMILY JONAS, LIV REVOC TR /	314	SIXTH ST		223	314,000
00258000	GETTYS-WEXFORD PARTNERSHIP	400	SIXTH ST		298	60,000
00341000	SEIB KEITH D + SHARON A	401	SIXTH ST		223	87,000
00354001	EVOLVE PROPERTY / MANAGEMENT, LLC	403	SIXTH ST		225	158,000
00343000	APPLE JOHN H /	405	SIXTH ST		223	98,000
00344000	KADEMIAN REV TRUST UAD	407	SIXTH ST		225	110,000
00345000	SPIESS ELIZABETH F /	409	SIXTH ST		225	160,000
00352000	TAPP INVESTMENTS LLC	413	SIXTH ST		225	150,000
00351000	SCHMITZ SANDRA J	415	SIXTH ST		225	130,000
00264001	CHOI MIDONG + HAEYOUNG	416	SIXTH ST		223	302,000
00350000	BAGG ALAN R + MAUREEN E /	417	SIXTH ST		266	142,000
00354000	OLYMPIA BROWN UNITARIAN / UNIVERSALIST CHURC	419	SIXTH ST		225	91,000
00264000	CHOI MI DONG B + HAEYOUNG	420	SIXTH ST		223	300,000
00353000	CHOI MI DONG B + HAEYOUNG	423	SIXTH ST		223	188,000
00240000	SPODICK JAMES R /	500	SIXTH ST		223	300,000
00355000	MIKENME LLC	501	SIXTH ST		225	214,000
00356000	CHRISTENSEN DON A + SARAH A /	503	SIXTH ST		225	192,000
00357000	240 MAIN RACINE LLC	505	SIXTH ST		224	430,000
00358000	HORBATENKO ALEJANDRO	509	SIXTH ST		293	161,000
00360000	SANDERS PAINT + WALLPAPER, INC	511	SIXTH ST		223	116,000
00242000	SPODICK JAMES R /	512	SIXTH ST		202	93,000
00362000	SANDERS PAINT + WALLPAPER INC	513	SIXTH ST		225	108,000
00361000	SPODICK JAMES R /	515	SIXTH ST		293	272,000
00364000	HARRIS FRED LIVING TRUST /	517	SIXTH ST		224	173,000
00011000	ALBERT JOHN J + VICTORIA /	521	SIXTH ST		266	246,000
00007000	SPODICK JAMES R /	522	SIXTH ST		223	480,000
00023001	600 SIXTH STREET LLC	602	SIXTH ST		294	105,000
00013000	SEKULOSKI DRAGAN + RINA /	603	SIXTH ST		224	172,000
00024000	SCHARDING ROBERT + EDWARD /	606	SIXTH ST		223	200,000
00014000	FLORES VICTOR + / NUNO VERONICA	607	SIXTH ST		293	210,000
00025000	LAPOTKO RHONDA DEE LIV TRUST	610	SIXTH ST		266	158,000
00016000	KINKHAMMER MICHAEL E + ANN E /	611	SIXTH ST		225	137,000
00026000	JONES H ELIZABETH	612	SIXTH ST		224	159,000
00017000	REMINGTON KATHARINE /	613	SIXTH ST		225	140,000
00027000	HERMES 614 LLC	614	SIXTH ST		224	440,000
00018000	MICHELSON ROBERT + CARRIE R /	615	SIXTH ST		225	240,000
00044000	PEGLEG PROPERTIES LLC	710	SIXTH ST		223	220,000
00045000	KNECHT WILLIAM A	716	SIXTH ST		224	236,000
03521000	G R S DEVELOPMENT LLC	816	SIXTH ST		266	1,570,000
03538000	J + A OF RACINE LLC	910	SIXTH ST		293	130,000
03532003	MARQUETTE DISTRIBUTION CENTER / LLC	922	SIXTH ST		298	10,000
03533000	RACINE PLATING CO	620	STANNARD ST		301	459,800
00093000	QUICK PRINT PROGRAMS, INC	214	STATE ST	6	301	117,600
00096002	KELLER JOSEPH J	220	STATE ST	6	223	88,000
00096001	KRISJAN OLAF HOUSING LLC	222	STATE ST	6	225	184,000
00084000	FLYNN MARK P + CHRISTINE M /	214	THIRD ST	3	296	55,000
00005000	SCHARDING WILLIAM + NANCY /	503	VILLA ST		298	33,300
00022001	HERMES 614 LLC	512	VILLA ST		298	20,800

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00023002	SCHARDING WILLIAM A + NANCY E + / SCHARDING PE	524	VILLA ST	223	70,000
00012000	SPODICK JAMES R	600	VILLA ST	266	67,000
00022000	ULINSKI MARK T /	601	WATER ST	296	276,000
00040000	VAN DER ZEE WILLIAM P /	701	WATER ST	262	275,000
00097000	PUGH W H OIL COMPANY	102	WISCONSIN AVE 6	255	42,200
00097001	PUGH W H OIL COMPANY	212	WISCONSIN AVE 3	255	290,000
00098000	FLYNN MARK P + CHRISTINE M /	234	WISCONSIN AVE 3	296	72,000
00085000	239 WISCONSIN, LLC	239	WISCONSIN AVE 3	296	72,000
00208000	J + E INVESTMENTS, LLC	400	WISCONSIN AVE	266	605,000
00207000	AMCOID USA LLC	401	WISCONSIN AVE 9	223	815,000
00214000	FIRST NTL BK + TR BANC ONE CORPORATION /	426	WISCONSIN AVE	214	484,000
00289001	FIRST NTL BK + TR CO BANC ONE CORPORATION /	500	WISCONSIN AVE	214	2,514,000
00277000	KRISTOPEIT ENTERPRISES, INC	520	WISCONSIN AVE	271	365,000
00340002	PORTER FURNITURE REALTY, INC	608	WISCONSIN AVE	223	720,000
00328002	CARMODY PROPERTIES LLC	611	WISCONSIN AVE 6	293	360,000
00323000	VENN ROBERT G + REBECCA L	615	WISCONSIN AVE 6	224	345,000
00322000	BAKER LISA A REVOC LIV TR	623	WISCONSIN AVE 6	223	180,000
				TOTAL	104,935,425

* The values denoted in red are last years State assessed values

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

June 21, 2007

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

Sandy Schmitz (Property Owner)
The Cobblestone, Ltd.
415 6th Street
Racine, WI 53403
632-5812

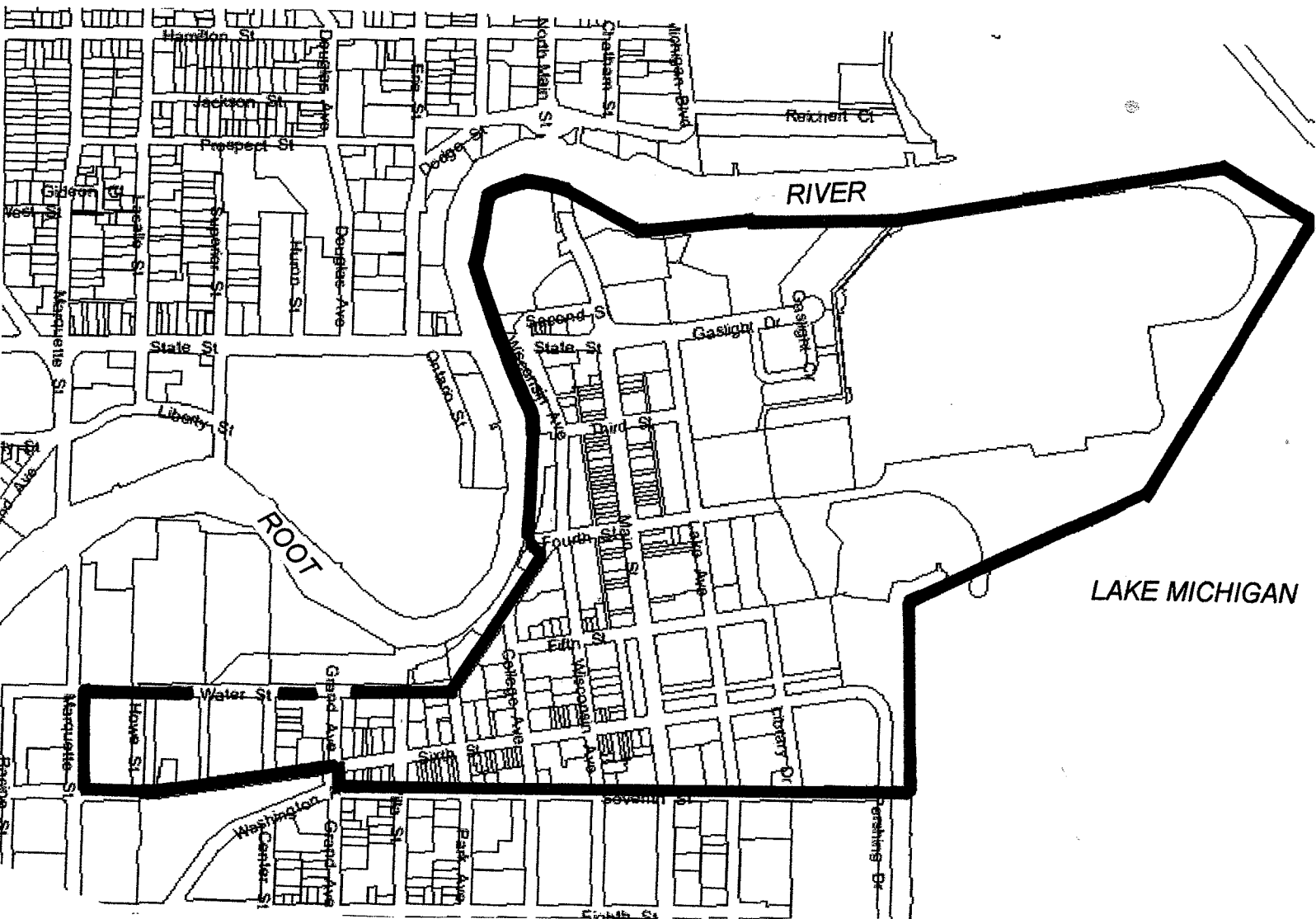
Thom Bowen (Property Owner)
Working Dog Gallery
312 6th Street
Racine, WI 53403
619-3218

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

Monte Osterman (Business Owner)
Copacetic
409 Main Street
Racine, WI 53403
634-4287

Evelyn Scheibner (Business Owner/Resident)
Evelyn's Club Main
331 Main Street
Racine, WI 53404
632-9613

FIGURE ONE



**DOWNTOWN BUSINESS
IMPROVEMENT DISTRICT**