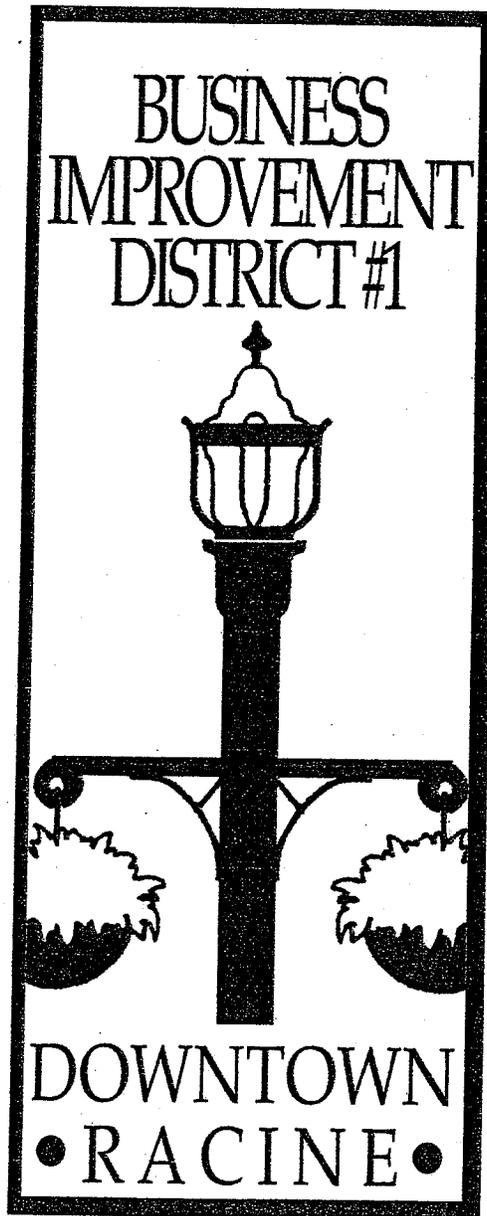


2007 Operating Plan
Approved by the Racine Common Council on _____

DOWNTOWN RACINE BUSINESS IMPROVEMENT DISTRICT OPERATING PLAN – 2007



**Recommended by the Board of the Business Improvement District:
September 18th, 2006**

**Downtown Racine
Business Improvement District Operating Plan
2007**

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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 2007 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 2007 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. Implement 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

2007 Budget

Capital Expenditures

Maintenance and Related Equipment	\$17,500
Street Amenities	\$2,000

Administrative Expenses

DRC-Management Fee	\$31,500
Annual Audit	\$2,500

Program Operations

Security	\$18,000
Public Service Outreach	\$46,000
Marketing / Communications	\$25,000
Streetscape	\$28,000
Undesignated Expenses	\$0
Maintenance/Labor	<u>\$17,000</u>
TOTAL	\$187,500

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 \$ \$187,500 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 2007 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 2006, 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 0.52 percent of the total BID eligible value in the District and would have a BID assessment of approximately \$976.00 (0.52% of \$187,500). The allocation is based on a total assessed value for commercial and industrial property within the District of approximately \$96 million in 2006.

As of September 2006, 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 \$187,500.

C. Schedule of Assessments

The final form of this 2007 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.

Appendix A: List of Assessments and Tax Key Numbers

PARCEL ID	OWNER	ADDRESS	STREET	LUC	VALUE	PERCENT	ASSESSMENT
DOWNTOWN BID							
00005000	SCHARDING WILLIAM + NANCY /	503 VILLA ST		298	\$33,300	0.03%	\$64.98
00007000	SPODICK JAMES R /	522 SIXTH ST		223	\$430,000	0.45%	\$839.02
00011000	ALBERT JOHN J + VICTORIA /	521 SIXTH ST		266	\$204,000	0.21%	\$398.05
00012000	SPODICK JAMES R	600 VILLA ST		266	\$57,000	0.06%	\$111.22
00013000	SEKULOSKI DRAGAN + RINA /	603 SIXTH ST		224	\$136,000	0.14%	\$265.37
00014000	FLORES VICTOR + / NUNO VERONICA	607 SIXTH ST		293	\$148,000	0.15%	\$288.78
00016000	KINKHAMMER MICHAEL E + ANN E /	611 SIXTH ST		225	\$104,000	0.11%	\$202.93
00017000	REMINGTON KATHARINE /	613 SIXTH ST		225	\$108,000	0.11%	\$210.73
00018000	MICHELSON ROBERT + CARRIE R /	615 SIXTH ST		225	\$202,000	0.21%	\$394.15
00021006	MIDWEST PROFESSIONAL / PROPRTIE	1 MAIN ST		266	\$5,500,000	5.72%	\$10,731.70
00021007	STATE AT MAIN DEVELOPMENT, LLC	141 MAIN ST		298	\$284,300	0.30%	\$554.73
00021008	MIDWEST PROFESSIONAL PROPERTY, LL	65 HARBORVIEW DR		298	\$393,000	0.41%	\$766.83
00022000	ULINSKI MARK T /	601 WATER ST		296	\$262,000	0.27%	\$511.22
00022001	HERMES 614 LLC	512 VILLA ST		298	\$20,800	0.02%	\$40.59
00023000	SCHARDING WILLIAM A + NANCY E + / S	600 SIXTH ST		223	\$89,000	0.09%	\$173.66
00024000	SCHARDING ROBERT + EDWARD /	606 SIXTH ST		223	\$140,000	0.15%	\$273.17
00025000	LAPOTKO RHONDA DEE LIV TRUST	610 SIXTH ST		266	\$128,000	0.13%	\$249.76
00026000	JONES H ELIZABETH	612 SIXTH ST		224	\$130,000	0.14%	\$253.66
00027000	ST JOHN'S REALTY, LLC	614 SIXTH ST		224	\$420,000	0.44%	\$819.51
00028002	WISCONSIN ELECTRIC POWER CO /	513 GRAND AVE		298	\$2,900	0.00%	\$5.66
00040000	VAN DER ZEE WILLIAM P /	701 WATER ST		262	\$252,000	0.26%	\$491.71
00044000	PEGLEG PROPERTIES LLC	710 SIXTH ST		223	\$140,000	0.15%	\$273.17
00045000	KNECHT WILLIAM A	716 SIXTH ST		224	\$212,000	0.22%	\$413.66
00046000	J + J PROPERTIES RACINE, LLC	519 CENTER ST		223	\$68,000	0.07%	\$132.68
00050001	WISCONSIN NATURAL GAS COMPANY /	233 LAKE AVE		301	\$4,655,800	4.85%	\$9,084.48
00050007	MIDWEST PROFESSIONAL / PROPRTIE	80 HARBORVIEW DR		298	\$51,400	0.05%	\$100.29
00050010	SYNDESIS DEVELOPMENT CORP	4 GASLIGHT DR		298	\$481,300	0.50%	\$939.12
00050146	HARBORWALK HOTEL LTD PTNRSHIP	223 GASLIGHT CIR		251	\$4,580,000	4.77%	\$8,936.58
00050147	P + J HOLDINGS LLC /	217 GASLIGHT CIR		299	\$260,000	0.27%	\$507.32
00050148	P + J HOLDINGS LLC /	207 GASLIGHT CIR		274	\$984,000	1.02%	\$1,920.00
00056000	JOHNSON REDEVELOPMENT CORP	222 LAKE AVE		298	\$161,000	0.17%	\$314.15
00056002	JOHNSON REDEVELOPMENT CORP /	236 LAKE AVE		298	\$101,700	0.11%	\$198.44

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00058000	MAIN PLACE LIMITED PARTNERS	245 MAIN ST	266	\$2,650,000	2.76%	\$5,170.73
00061000	NIELSEN MARY T /	237 MAIN ST	225	\$109,000	0.11%	\$212.68
00062000	THEOS PETER W /	231 MAIN ST	224	\$146,000	0.15%	\$284.88
00063000	CORTESE PAUL /	233 MAIN ST	271	\$49,000	0.05%	\$95.61
00069000	GORMAN PROPERTIES LLC /	200 MAIN ST	298	\$38,700	0.04%	\$75.51
00075000	MARIPOSA REAL ESTATE, LLC /	228 MAIN ST	293	\$262,000	0.27%	\$511.22
00077000	AZARIAN DAVID E	232 MAIN ST	225	\$114,000	0.12%	\$222.44
00078000	DERNEHL JEANNE /	234 MAIN ST	225	\$134,000	0.14%	\$261.46
00079000	RICKY'S PLACE, INC	236 MAIN ST	293	\$153,000	0.16%	\$298.54
00080000	240 MAIN RACINE, LLC	240 MAIN ST	225	\$624,000	0.65%	\$1,217.56
00082000	MATHIS EMILE H II FAMILY TR	244 MAIN ST	224	\$180,000	0.19%	\$351.22
00083000	MATHIS EMILE H II FAMILY TR	246 MAIN ST	224	\$210,000	0.22%	\$409.76
00084000	FLYNN MARK P + CHRISTINE M /	214 THIRD ST	296	\$45,000	0.05%	\$87.80
00085000	239 WISCONSIN, LLC	239 WISCONSIN AVE	296	\$55,000	0.06%	\$107.32
00092000	JOHNSON REDEVELOPMENT CORP	222 MAIN ST	266	\$3,400,000	3.54%	\$6,634.14
00093000	QUICK PRINT PROGRAMS, INC	214 STATE ST	301	\$117,000	0.12%	\$228.29
00096001	KRISJAN OLAF HOUSING LLC	222 STATE ST	225	\$170,000	0.18%	\$331.71
00096002	KELLER JOSEPH J	220 STATE ST	223	\$69,000	0.07%	\$134.63
00097000	PUGH W H COAL COMPANY	102 WISCONSIN AVE	255	\$42,200	0.04%	\$82.34
00097001	PUGH W H COAL COMPANY	212 WISCONSIN AVE	255	\$274,000	0.29%	\$534.63
00098000	FLYNN MARK P + CHRISTINE M /	234 WISCONSIN AVE	296	\$60,000	0.06%	\$117.07
00101000	LEE ENTERPRISES	300 FOURTH ST	301	\$129,800	0.14%	\$253.27
00102000	GLEASON MARVIN E SR + PHILLIS, / REV	300 MAIN ST	224	\$164,000	0.17%	\$320.00
00103000	AZARIAN DAVID E	302 MAIN ST	225	\$74,000	0.08%	\$144.39
00104000	AZARIAN DAVID E	304 MAIN ST	225	\$38,000	0.04%	\$74.15
00105000	WACHOWIAK KEVIN A + KIM	306 MAIN ST	225	\$178,000	0.19%	\$347.32
00106000	KARBULKA JAROSLAV + JAROSLAVA TR	310 MAIN ST	223	\$166,000	0.17%	\$323.90
00109000	ALIA JOHN R + IDA + / DE BARTOLO ANN	312 MAIN ST	225	\$362,000	0.38%	\$706.34
00110000	BMPs, INC	316 MAIN ST	225	\$88,000	0.09%	\$171.71
00111000	FIRE UPI RACINE, INC	320 MAIN ST	225	\$104,000	0.11%	\$202.93
00112000	WALLERT WENDY	318 MAIN ST	225	\$103,000	0.11%	\$200.98
00113000	YORGAN JAMES P + / OLSEN JUDY K	322 MAIN ST	225	\$150,000	0.16%	\$292.68
00114000	PAFFRATH AMANDA COSGROVE + / PAF	324 MAIN ST	225	\$100,000	0.10%	\$195.12
00115000	PTACEK GERALD P	326 MAIN ST	225	\$94,000	0.10%	\$183.41
00116000	MATHIS EMILE H II FAMILY TR	328 MAIN ST	224	\$240,000	0.25%	\$468.29
00117000	EAS INVESTMENTS, LLC	330 MAIN ST	225	\$310,000	0.32%	\$604.88
00118000	SYDNOR HAROLD R + LENORE REV TR /	332 MAIN ST	225	\$108,000	0.11%	\$210.73

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00119000	BOATWRIGHT JOY L	334 MAIN ST	225	\$98,000	0.10%	\$191.22
00120000	336 MAIN STREET, LLC	336 MAIN ST	225	\$244,000	0.25%	\$476.10
00121000	GROENKE GARY + / FOSTER R DAVID	338 MAIN ST	223	\$380,000	0.40%	\$741.46
00123000	LEE ENTERPRISES	212 FOURTH ST	301	\$1,293,700	1.35%	\$2,524.29
00135000	RACINE MAIN PROPERTIES, LLC /	337 MAIN ST	224	\$605,000	0.63%	\$1,180.49
00136000	CALL GARY L + DEBORAH T	335 MAIN ST	224	\$149,000	0.16%	\$290.73
00137000	333 MAIN STREET LLC	333 MAIN ST	225	\$112,000	0.12%	\$218.54
00138000	SCHEIBNER EVELYN J	331 MAIN ST	293	\$127,000	0.13%	\$247.80
00139000	DRAEGER A JEAN /	329 MAIN ST	225	\$101,000	0.11%	\$197.07
00140000	DRAEGER ANNA JEAN	327 MAIN ST	225	\$116,000	0.12%	\$226.34
00141000	DOVER PROPERTIES LLC	323 MAIN ST	223	\$140,000	0.15%	\$273.17
00143000	STAECK'S MANAGEMENT, LLC	321 MAIN ST	225	\$116,000	0.12%	\$226.34
00146000	311 MAIN STREET LLC /	311 MAIN ST	223	\$225,000	0.23%	\$439.02
00147000	GULBANKIAN AKABE	309 MAIN ST	266	\$56,000	0.06%	\$109.27
00148000	BMP REALTY INC /	301 MAIN ST	223	\$237,000	0.25%	\$462.44
00155000	JOHNSON BANK	441 LAKE AVE	214	\$531,000	0.55%	\$1,036.10
00158000	ABOAGYE MARGARET /	400 LAKE AVE	266	\$118,000	0.12%	\$230.24
00159000	GULBANKIAN AKABE	107 FOURTH ST	293	\$139,000	0.14%	\$271.22
00161000	411 MAIN, LLC /	411 MAIN ST	225	\$102,000	0.11%	\$199.02
00162000	GULBANKIAN AKABE	409 MAIN ST	223	\$88,000	0.09%	\$171.71
00173000	SCN PROPERTIES 433 MAIN, LLC /	433 MAIN ST	225	\$145,000	0.15%	\$282.93
00176000	MAIN-LAKE, LLC	413 MAIN ST	208	\$3,350,000	3.49%	\$6,536.58
00177000	SCN PROPERTIES 407 MAIN, LLC /	407 MAIN ST	223	\$95,000	0.10%	\$185.37
00179000	SEEGER NORMAN E FAMILY TRUST+ / 40	401 MAIN ST	223	\$175,000	0.18%	\$341.46
00179001	403 MAIN LLC /	403 MAIN ST	266	\$500,000	0.52%	\$975.61
00180000	MEREDITH HARRING PROPERTIES 1 LLC	402 MAIN ST	225	\$370,000	0.39%	\$721.95
00180001	MEI MICHAEL + RUI ZHU /	400 MAIN ST	225	\$128,000	0.13%	\$249.76
00182000	DERNEHL JEANNE /	406 MAIN ST	225	\$222,000	0.23%	\$433.17
00183000	KIM WEON SUP + KYONG SOOK	408 MAIN ST	223	\$84,000	0.09%	\$163.90
00184000	AMERICAN DREAM LEASING, LLC	410 MAIN ST	223	\$142,000	0.15%	\$277.07
00188000	ZANE PROPERTIES LLC	416 MAIN ST	223	\$201,000	0.21%	\$392.19
00189000	BARATKI ROBERT J	420 MAIN ST	225	\$120,000	0.12%	\$234.15
00190000	AMERICAN DREAM LEASING, LLC	422 MAIN ST	225	\$250,000	0.26%	\$487.80
00193000	SCN PROPERTIES FRATT, LLC /	426 MAIN ST	223	\$407,000	0.42%	\$794.15
00195000	CHERKINIAN SARKIS S + MARY J	434 MAIN ST	223	\$92,000	0.10%	\$179.51
00196000	BORGESON J RAYMOND + FAOEN FAM T	436 MAIN ST	266	\$366,000	0.38%	\$714.15
00200000	BALTUSIS THOMAS /	222 FIFTH ST	224	\$102,000	0.11%	\$199.02

APPENDIX A: List of Assessments and Tax Key Numbers

00208000	J + E INVESTMENTS, LLC	400 WISCONSIN AVE	266	\$581,000	0.60%	\$1,133.66
00214000	FIRST NTL BK + TR BANC ONE CORPOR	426 WISCONSIN AVE	214	\$484,000	0.50%	\$944.39
00215000	NARDO INVESTMENTS LLP /	308 FIFTH ST	266	\$180,000	0.19%	\$351.22
00217000	MANUFACTURERS + EMPLOYERS ASSO	300 FIFTH ST	266	\$330,000	0.34%	\$643.90
00218000	DE ROSE DOROTHY	316 FIFTH ST	266	\$252,000	0.26%	\$491.71
00240000	SPODICK JAMES R /	500 SIXTH ST	223	\$204,000	0.21%	\$398.05
00242000	SPODICK JAMES R /	512 SIXTH ST	202	\$93,000	0.10%	\$181.46
00248000	JN REAL ESTATE, LLC /	500 COLLEGE AVE	266	\$470,000	0.49%	\$917.07
00253000	510 CREATIVE LLC	510 COLLEGE AVE	266	\$860,000	0.89%	\$1,678.05
00254000	PETERSON THOMAS C	514 COLLEGE AVE	225	\$65,000	0.07%	\$126.83
00255000	CHOI MIDONG + HAE YOUNG	518 COLLEGE AVE	223	\$658,000	0.68%	\$1,283.90
00258000	GETTYS-WEXFORD PARTNERSHIP	400 SIXTH ST	298	\$60,000	0.06%	\$117.07
00264000	CHOI MI DONG B + HAEYOUNG	420 SIXTH ST	223	\$160,000	0.17%	\$312.19
00264001	CHOI MIDONG + HAEYOUNG	416 SIXTH ST	223	\$162,000	0.17%	\$316.10
00264003	CHOI MIDONG + HAEYOUNG	410 SIXTH ST	298	\$12,000	0.01%	\$23.41
00277000	KRISTOPEIT ENTERPRISES, INC	520 WISCONSIN AVE	271	\$350,000	0.36%	\$682.93
00280000	KOKE ROBERT L	308 SIXTH ST	225	\$96,000	0.10%	\$187.32
00281000	JO DE TAER, LLC /	310 SIXTH ST	225	\$93,000	0.10%	\$181.46
00282000	MC DANNEL JUDY A + / WELLS CHARLO	300 SIXTH ST	223	\$106,000	0.11%	\$206.83
00283000	CAPE FREDERICK A JR /	302 SIXTH ST	224	\$204,000	0.21%	\$398.05
00284000	THOMAS MARK R + / ROMNEK JAMES + I	306 SIXTH ST	225	\$198,000	0.21%	\$386.34
00285000	WORKING DOG PROPERTIES, LLC	312 SIXTH ST	225	\$162,000	0.17%	\$316.10
00286000	HILL EMILY JONAS, LIV REVOC TR /	314 SIXTH ST	223	\$282,000	0.29%	\$550.24
00287000	HULBERT BROS LLP FKA HULBERT BRO	521 COLLEGE AVE	298	\$48,000	0.05%	\$93.66
00288000	FIRST NTL BK + TR CO OF RACINE BANC	519 COLLEGE AVE	298	\$36,000	0.04%	\$70.24
00289001	FIRST NTL BK + TR CO BANC ONE CORP	500 WISCONSIN AVE	214	\$2,514,000	2.62%	\$4,905.36
00290000	BANK OF ELMWOOD	500 MAIN ST	223	\$1,600,000	1.67%	\$3,121.95
00294000	BORGESON J RAYMOND + FAOEN D, / F/	524 MAIN ST	266	\$520,000	0.54%	\$1,014.63
00297000	KONG ENTERPRISES, LLC	530 MAIN ST	223	\$190,000	0.20%	\$370.73
00298000	YOO IN JA (SHIN) /	532 MAIN ST	223	\$123,000	0.13%	\$240.00
00300000	COLE RICHARD D + KIMBERLYN K	218 SIXTH ST	225	\$116,000	0.12%	\$226.34
00301000	MAHERAS PAUL + WILLIAM /	220 SIXTH ST	223	\$99,000	0.10%	\$193.17
00301002	DENOTO MARIO E + SHAWN M /	520 MAIN ST	271	\$205,000	0.21%	\$400.00
00301003	512 MAIN STREET LLC /	512 MAIN ST	223	\$295,000	0.31%	\$575.61
00301004	516 MONUMENT SQUARE LLC	516 MAIN ST	223	\$295,000	0.31%	\$575.61
00302000	JOHNSON BANK TRUST 2000-1 /	555 MAIN ST	266	\$24,000,000	24.98%	\$46,829.24
00309000	JOHNSON REDEVELOPMENT CORP	601 LAKE AVE	266	\$1,890,000	1.97%	\$3,687.80

Appendix A: List of Assessments and Tax Key Numbers

00312000	RACINE HOUSING PARTNERS /	100 SEVENTH ST	208	\$4,720,000	4.91%	\$9,209.75
00316000	RACINE BADGER BLG CO INC	201 SIXTH ST	266	\$262,000	0.27%	\$511.22
00317000	TWO HUNDRED THREE SIXTH STREET L	203 SIXTH ST	266	\$152,000	0.16%	\$296.59
00318000	PETROPOULOS NOLA S /	209 SIXTH ST	225	\$135,000	0.14%	\$263.41
00319000	WOJT TADEUSZ /	211 SIXTH ST	223	\$130,000	0.14%	\$253.66
00320000	RACINE BADGER BLDG CO INC /	610 MAIN ST	266	\$222,000	0.23%	\$433.17
00322000	BAKER LISA A REVOC LIV TR	623 WISCONSIN AVE	223	\$180,000	0.19%	\$351.22
00323000	VENN ROBERT G + REBECCA L	615 WISCONSIN AVE	224	\$325,000	0.34%	\$634.15
00324000	WOJT TADEUSZ /	213 SIXTH ST	293	\$206,000	0.21%	\$401.95
00325000	ROSENBERG DEAN /	215 SIXTH ST	223	\$204,000	0.21%	\$398.05
00326000	KREJCHA MARK L + HILARY M /	219 SIXTH ST	223	\$128,000	0.13%	\$249.76
00327000	CHIAPPETTA FRANK /	223 SIXTH ST	224	\$199,000	0.21%	\$388.29
00328001	MULLEN RENEE, LIFE TEN + / MULLEN S	221 SIXTH ST	225	\$90,000	0.09%	\$175.61
00328002	CARMOODY PROPERTIES LLC	611 WISCONSIN AVE	293	\$300,000	0.31%	\$585.37
00340001	PORTER FURNITURE CO	301 SIXTH ST	223	\$495,000	0.52%	\$965.85
00340002	PORTER FURNITURE REALTY, INC	608 WISCONSIN AVE	223	\$680,000	0.71%	\$1,326.83
00341000	SEIB KEITH D + SHARON A	401 SIXTH ST	223	\$87,000	0.09%	\$169.76
00343000	APPLE JOHN H /	405 SIXTH ST	223	\$66,000	0.07%	\$128.78
00344000	KADEMIAN REV TRUST UAD	407 SIXTH ST	225	\$85,000	0.09%	\$165.85
00345000	SPIESS ELIZABETH F /	409 SIXTH ST	225	\$122,000	0.13%	\$238.05
00346000	THREE J ENTERPRISES, LLC /	610 COLLEGE AVE	224	\$900,000	0.94%	\$1,756.10
00347000	BAGG ALAN R + MAUREEN E /	414 SEVENTH ST	298	\$14,400	0.01%	\$28.10
00350000	BAGG ALAN R + MAUREEN E /	417 SIXTH ST	266	\$125,000	0.13%	\$243.90
00351000	SCHMITZ SANDRA J	415 SIXTH ST	225	\$96,000	0.10%	\$187.32
00352000	TAPP JENNIFER L	413 SIXTH ST	225	\$126,000	0.13%	\$245.85
00353000	CHOI MI DONG B + HAEOYOUNG	423 SIXTH ST	223	\$108,000	0.11%	\$210.73
00354000	OLYMPIA BROWN UNITARIAN / UNIVERS	419 SIXTH ST	225	\$71,000	0.07%	\$138.54
00354001	EVOLVE PROPERTY / MANAGEMENT, LL	403 SIXTH ST	225	\$135,000	0.14%	\$263.41
00355000	SPODICK JAMES R	501 SIXTH ST	225	\$186,000	0.19%	\$362.93
00356000	CHRISTENSEN DON A + SARAH A /	503 SIXTH ST	225	\$152,000	0.16%	\$296.59
00357000	SPODICK JAMES R /	505 SIXTH ST	224	\$370,000	0.39%	\$721.95
00358000	PETERSEN RONALD L, LIF TEN + / PETE	509 SIXTH ST	293	\$82,000	0.09%	\$160.00
00360000	SANDERS PAINT + WALLPAPER, INC	511 SIXTH ST	223	\$86,000	0.09%	\$167.80
00361000	SPODICK JAMES R /	515 SIXTH ST	293	\$125,000	0.13%	\$243.90
00362000	SANDERS PAINT + WALLPAPER INC	513 SIXTH ST	225	\$78,000	0.08%	\$152.20
00364000	HARRIS FRED LIVING TRUST /	517 SIXTH ST	224	\$143,000	0.15%	\$279.02
03521000	G R S DEVELOPMENT LLC	816 SIXTH ST	266	\$1,500,000	1.56%	\$2,926.83

Appendix A: List of Assessments and Tax Key Numbers

03532003	MARQUETTE DISTRIBUTION CENTER / LI	922 SIXTH ST	298	\$10,000	0.01%	\$19,51
03533000	RACINE PLATING CO	620 STANNARD ST	301	\$465,900	0.48%	\$909.07
03538000	J + A OF RACINE LLC /	910 SIXTH ST	293	\$106,000	0.11%	\$206.83
03539000	MARQUETTE DISTRIBUTION CENTER / LI	615 MARQUETTE ST	296	\$650,000	0.68%	\$1,268.29
	DEMARCO TOM	513 CENTER ST	140	\$6,600	0.01%	\$12.88
				\$96,093,800	100.00%	\$187,500.00
	PROPERTIES					
	TOTAL VALUE	185				
	TOTAL ASSESSMENT	\$96,093,800				
		\$187,500				
NOTE:	All values are from the January 2006 tax roll except highlighted industrial properties which are 2005 pending receipt of 2006 values from the Wisconsin Dept of Revenue.					

Appendix B

**DOWNTOWN BID BOARD
(BID No. 1)
QUALIFICATIONS AND TERMS**

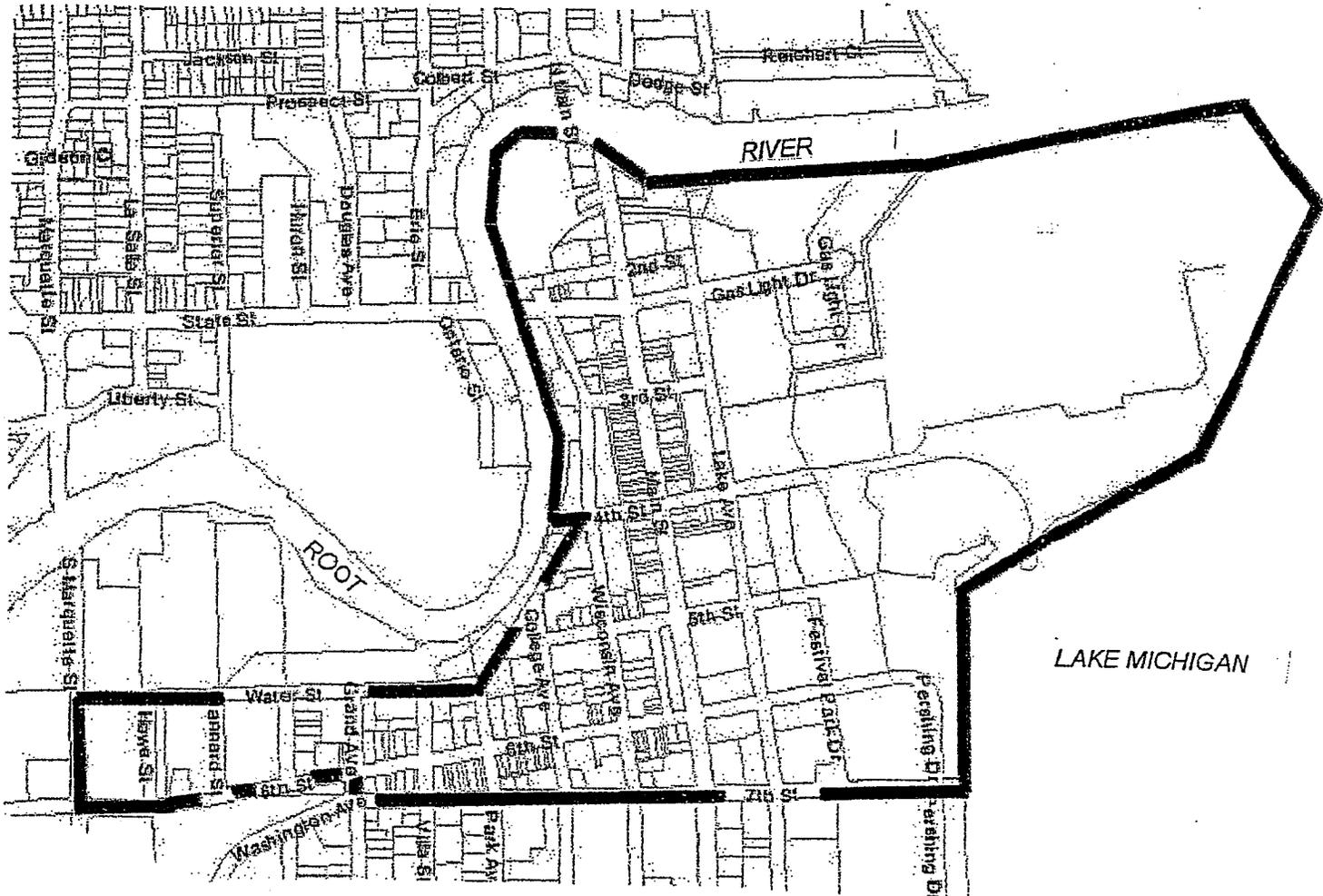
Name	Qualification	Term Expires
Ald. Keith Fair	Downtown Alderman	Ex officio/annual appmt.
Jane Key	Business owner	Dec. 2006
Monte Osterman	Business owner	Dec. 2006
Hilary Krejcha	Property owner	Dec. 2007
Brian Lucareli	Property owner	Dec. 2007
Thom Bowen	Property owner	Dec. 2008
Evelyn Scheibner	Property owner	Dec. 2008

Per state statute, "A majority of the board members shall own or occupy real property in the business improvement district." (Sec. 66.1109, Wis. Stats.)

The operating plan for the BID further specifies that

- The board shall have seven members.
- Four of the members shall be property owners.
- One member shall be the 1st District Alderman.
- One member shall be the DRC Chairman or designee. (In practice, the DRC Chairperson has submitted a name of a person qualified under the statute to the Mayor for appointment.)
- At least one member shall be the owner of a business in the district.
- Terms are staggered, three year terms (except for the Alderman and the DRC representative who serve during their terms of office).

Figure One



**DOWNTOWN BUSINESS
IMPROVEMENT DISTRICT**