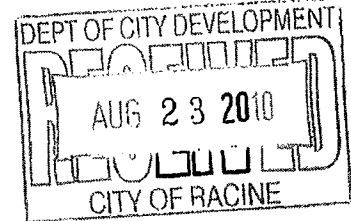




## Douglas Avenue

August 20, 2010

Brian O'Connell  
Director of City Development  
City of Racine  
730 Washington Avenue  
Racine, WI 53403



RE: Douglas Avenue Business Improvement District #4

Dear Brian:

The purpose of this correspondence is to provide you with a copy of the 2011 Operating Plan for the Douglas Avenue Business Improvement District (BID). This plan was approved by the BID Board on August 19, 2010. In addition, the BID Board held an Annual Meeting on August 16, 2010 to discuss the 2011 Operating Plan as well as 2010 activities.

Please forward this document to the Common Council for final approval.

If you have any questions please contact me at 898-7404.

Sincerely,

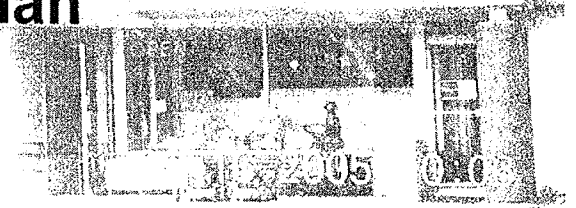
Kristin Niemiec  
Community Development Manager

Enclosure

Cc: David Namowicz, Chairman

**Douglas Avenue  
Business Improvement  
District  
Operating Plan**

**2011**



Approved by the City of Racine Common Council: \_\_\_\_\_

## **Douglas Avenue Business Improvement District Operating Plan - 2011**

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## **I. PREFACE**

In 2008, the City of Racine received a petition from property owners along Douglas Avenue that requested the creation of a business improvement district for the purposes of redeveloping Douglas Avenue. On October 7, 2008, by Resolution 08-1043, the Common Council approved the creation of the business improvement district and adopted its first-year operating plan ("Plan") as developed by Racine County Economic Development Corporation in conjunction with the 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 provide 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 the 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.

The property owners who previously petitioned for the establishment of the BID viewed it as a method to improve Douglas Avenue, as outlined in the adopted "Douglas Avenue Revitalization Plan." These property owners and the BID Board have pledged to work to be fiscally responsible in its management of the BID and to further drive investment along Douglas Avenue for the overall benefit of all BID participants.

Use of a BID to develop the District works as follows:

Step 1: The BID is created by the City of Racine Common Council.

Step 2: An operating Board composed primarily of property owners within the District is established. The Board has all powers necessary or convenient to implement the operating plan.

Step 3: The City collects the assessments from property owners following the approved assessment formula.

## **II. DEVELOPMENT PLAN**

The following will be the BID Operating Plan for the Douglas Avenue Business Improvement District for 2011.

### **A. Plan Objectives**

The objective of the BID is to preserve and improve the economic conditions in the BID by assembling appropriate people, organizations and funds to evaluate, facilitate and implement development projects along Douglas Avenue.

### **B. Plan of Action**

The BID shall carry out its objectives for 2011 by initiating the following activities:

1. Promote safety and safety awareness initiatives.
2. Implementing a Douglas Avenue marketing plan to promote new development and increase the value of existing properties by:
  - a. Producing publicity and media coverage of the BID activities;
  - b. Implementing a Douglas Avenue marketing plan;
  - c. Enhance the viability of District through marketing and promotional activities including special events.
3. Initiating and maintaining District capital improvements in coordination with the City of Racine Public Works Department.
  - a. Gateway signage;
  - b. Landscaping;
  - c. Lighting;
  - d. Implement a streetscape demonstration project.
4. Partnering with the City of Racine to stimulate public sector financing needed for District improvements.

5. Create fund to support commercial building development, redevelopment and maintenance.
6. Comply with BID reporting, audit and notice requirements.
7. Identify and implement 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 the District in the following manner:

- Increase safety and security within the District by partnering with the Racine Police Department and Neighborhood Watch.
- Assist property owners to attract and retain tenants by providing an attractive environment in which customers and clients are drawn for a pleasant experience during their shopping, business services, etc. activities.
- The BID will play an active role through marketing Douglas Avenue and the District to future businesses and customer groups.
- Maintain and enhance the image of the District resulting in greater interest in the District from a patronage perspective as well as tenants.
- Increase the value of Douglas Avenue property by encouraging building improvements and linking property owners to low interest financial programs to develop and improve commercial properties. A vibrant Douglas Avenue will also attract interested buyers further driving up demand and property values.

#### **D. 2011 Proposed Bid Budget**

<b>Revenue (Special Assessments)</b>	<b>\$68,855.85</b>
<u>Expenses</u>	
<u>Program Operations</u>	
Streetscape	\$25,000.00
Grant Programs	\$11,000.00
Marketing / Communications	\$15,000.00
Events	\$ 6,000.00
Security	\$ 3,000.00
<u>Administrative</u>	
Annual Audit	\$ 3,000.00
Staff	\$ 4,000.00
<u>Other</u>	
BID Reserve	\$ 1,855.85
<b>Total</b>	<b>\$68,855.85</b>

All expenditures will be incurred during the current plan year. Any funds remaining in any budget line item above may be moved to another budget line item, as determined by the BID Board. 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 a manner required by the source of such funds, or if the funds have no restriction, in the manner determined by the BID Board.

#### **E. Powers**

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

- 1) Manage the affairs of the District;
- 2) Promote new investment and appreciation in value of existing investments;



- 3) Contract on behalf of the BID for services;
- 4) Develop, advertise and promote the existing and potential benefits of the District;
- 5) Acquire, improve, lease and sell properties within the District;
- 6) Undertake on its own account, in coordination with the City of Racine, public improvements, assist in development and underwrite or guarantee public improvements within the District;
- 7) Apply for, accept and use grants and gifts for District purposes;
- 8) Elect officers and engage consultant services to carry out the goals of the BID and the District.

#### **F. Relationship to Plans for Orderly Development in the City**

The creation of the BID is to facilitate development and redevelopment within the Douglas Avenue area which is consistent with the Douglas Avenue Revitalization Plan as approved by the Racine Common Council on February 16, 2005. The BID would also promote the orderly development of the City in general and the Douglas Avenue area in particular.

### **III. DISTRICT BOUNDARIES**

The District boundaries are approximately Three Mile Road to the North, State Street to the South, the railroad track to the West and approximately one block east of Douglas Avenue as the easterly boundary as shown on the map attached as Appendix a. The area includes 228 taxable parcels subject to BID assessment. Notwithstanding the above, parcels of property which are not subject to general real estate taxes and real properties used exclusively for residential purposes shall be excluded from the District by definition, even though they lie within the boundaries shown on Appendix a.

## **V. ORGANIZATION**

### **A. Operating Board**

The Mayor appoints members to the BID Board ("Board") with confirmation of the Common Council. Wisconsin law requires that the Board be composed of at least five (5) members with the majority of Board members owning or occupying real property in the District.

The Board's primary responsibility shall be to implement the current year's Operating Plan, to contract for the carrying out of the Operating Plan, to contract for preparation of an annual report and audit for the District, to annually consider and make changes to the Operating Plan and to submit the Operating Plan for the following year to the Common Council of the City of Racine for approval. These responsibilities may require the Board to negotiate with providers of service and materials to carry out the Plan; to enter into various contracts; to monitor development activity; and to ensure District compliance with provisions of applicable statutes and regulations.

The BID Board shall be structured as follows:

- 1) Board size – 7 members.
- 2) Composition – 3 members shall be owners of property within the District.  
3 members shall be an owner of a business within the District. One of the Alderpersons representing the District shall be an ex-officio voting member of the Board.
- 3) Terms – Appointment to the Board shall be for terms of three years, except for the District Alderman and except that initially 2 members shall be appointed for three-year terms, 2 members shall be appointed for a two year term and 2 members shall be appointed for a one year term, each term ending on December 31<sup>st</sup>. The District Alderman shall be appointed annually following the municipal election in April. The Board may remove by majority vote, any BID Board member who is absent from more than 3

consecutive meetings, without valid cause, and may recommend a replacement appointee to the Mayor, who will present a nominee for Common Council confirmation within 30 days.

- 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 pursuant to public record requirements.
- 7) Staffing – The Board may contract for staffing services pursuant to this plan and subsequent modifications thereof.
- 8) Officers – The Board shall appoint as officers a chairman, vice chairman, treasurer and secretary, and any two of the three officers 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**

Wis. Stat. sec. 66.1109(3)(b) requires the Board to review the Operating Plan annually and to 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. Communication submitted to the Mayor and Common Council.
2. 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.
3. The Common Council will act on the BID's proposed annual Operating Plan.
4. The Mayor of the City 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 Operating 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.

## **VI. FINANCING METHOD**

The proposed expenditures contained in Section III D above, will be financed from funds collected from the BID special assessment. It is estimated that \$68,855.85 will be raised through special 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 III D.

## **VII. METHOD OF ASSESSMENT**

### **A. Parcels Assessed**

All tax parcels within the District are 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 prescribed by the BID law. Property exempt from paying real estate taxes or owned by government agencies will not be assessed.

### **B. Allocation of Assessments**

Special assessments under this 2011 Operating Plan are hereby levied against each tax parcel property within the District that has a separate Parcel

Identification Number, in the amount shown on the assessment schedule that is attached as Appendix b. 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 on January 1, 2010, except as otherwise identified. The 2010 BID assessments shown on Appendix b are allocated to each parcel based on its share of the District's total BID eligible property value. For example, a property with an assessed value of \$170,000 is 0.3523% of the total value in the District and would have an assessment of \$242.69 (0.3523% of \$68,855.85). The allocation is based on a total assessed value for commercial property within the District of \$48,252,900.00 in 2010.

#### **C. Schedule of Assessments**

The final form of this 2011 Operating Plan has attached, as Appendix b, a schedule of all the Parcel Identification 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 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 Operating Plan by the 15<sup>th</sup> day of the month following such collection. 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. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under Wis. Stat. sec. 66.1109(3)(c), or on order of the Board for the purpose of implementing the Operating Plan.

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

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

The presentation of this proposed Operating Plan to the City shall be deemed a standing order of the Board under Wis. Stat. sec. 66.1109(4) 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.

## **VIII. 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 Operating Plan. In particular, the City will:

- A. Encourage the County and State governments to support the activities of the District.
- B. Monitor and, when appropriate, apply for outside funds that could be used in support of the District.
- C. Collect assessments, maintain the funds 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.
- D. Obtain and review annual audits as required per Wis. Stat. sec. 66.1109(3)(c).
- E. Provide the BID Board through the Assessor's Office on or before September 1 of each Operating Plan year with the official City records on assessed value for each Parcel Identification Number within the District, as of that date in each plan year, for purposes of calculating the BID assessments.
- F. Adopt this Operating Plan in the manner required by Wis. Stat. sec. 66.1109.

## **IX. REQUIRED STATEMENTS**

The Business Improvement District law requires the Operating Plan to include several specific statements:

Wis. Stat. sec. 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.

Wis. Stat. sec. 66.1109(5)(a): Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed. Such properties will be identified as BID exempt properties on Appendix b, as revised each year.

## **X. BOARD MEMBERS**

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

## **XI. SEVERABILITY AND EXPANSION**

This BID has been created under authority of Wis. Stat. sec. 66.1109.

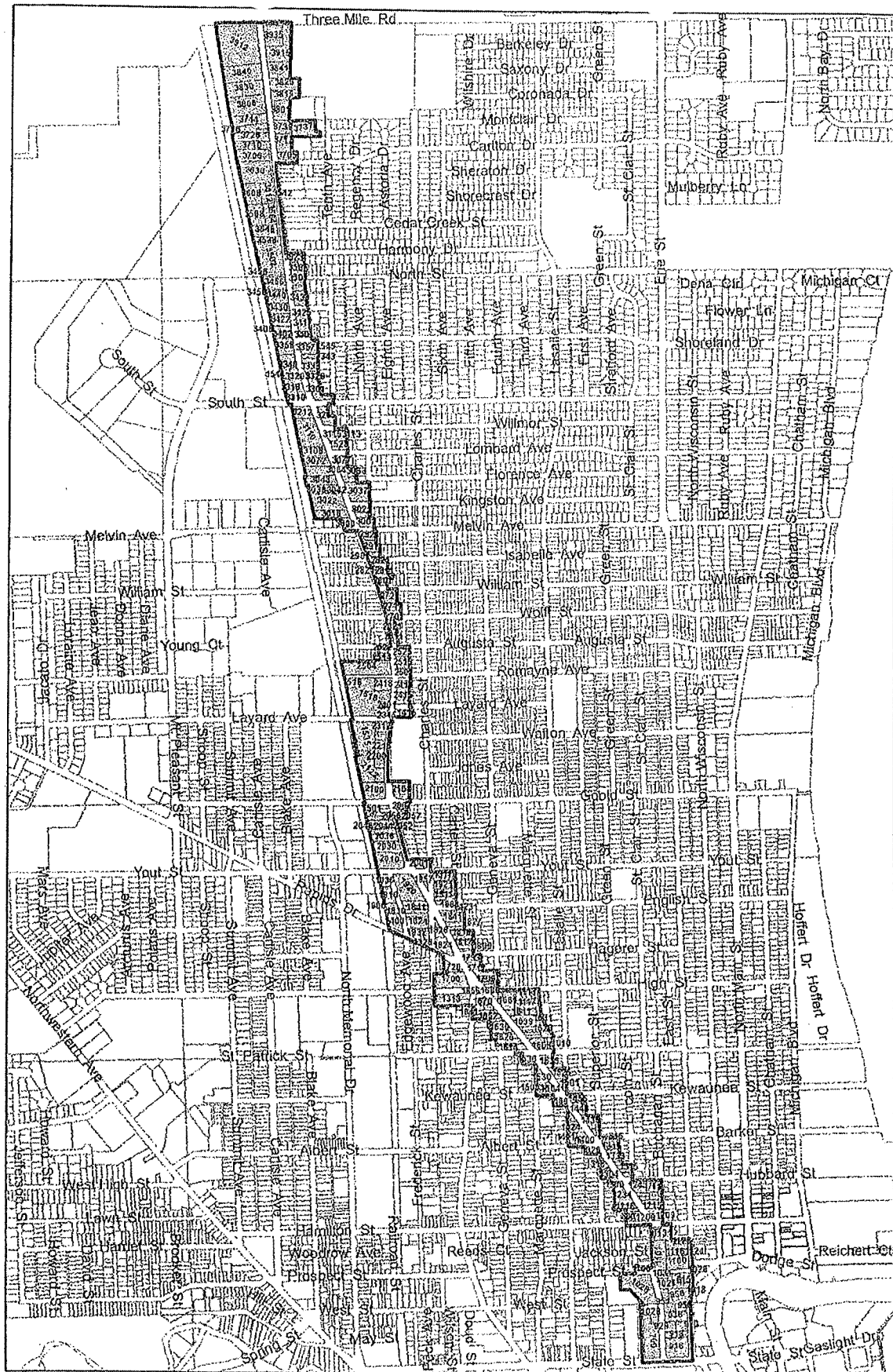
Should any court find any portion of the BID law or this Operating Plan invalid or unconstitutional, said decision will not invalidate or terminate the BID and this BID Operating Plan should be amended to conform to the law without the need to reestablish the Operating Plan.

Should the State 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 Operating 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 by Wis. Stat. sec. 66.1109(3)(b).

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.





## DOUGLAS AVENUE BID

Parcel ID	Owner	Address	Total Value	Assessments
17751000	WALGREEN CO /	1920 DOUGLAS AVE	2,520,000.00	5.2225% \$3,595.99
02753000	CASE EQUIPMENT CORP /	700 STATE STREET	1,707,200.00	3.5380% \$2,436.14
21211006	FRANCHISE REALTY INTERSTATE	3037 DOUGLAS AVE	1,260,000.00	2.6112% \$1,797.99
20956005	TOUSIS CONSTANTIN A + / TOUSIS VICTORIA	2100 DOUGLAS AVE	1,231,000.00	2.5511% \$1,756.61
21249005	KORTENDICK RUSSELL D REV TR	3806 DOUGLAS AVE	1,160,000.00	2.4040% \$1,655.30
19798000	NORWEST BANK WISCONSIN N A	1700 KING DR M L JR DF	1,115,000.00	2.3107% \$1,591.08
17815000	ALDI, INC (#28) /	3110 DOUGLAS AVE	1,106,000.00	2.2921% \$1,578.24
21244005	GEORGE ALEXANDER E + CONSTANCE	3841 DOUGLAS AVE	860,000.00	1.7823% \$1,227.20
19301000	EL PERRO, LLC	1639 DOUGLAS AVE	705,000.00	1.4611% \$1,006.02
18745000	M + M DOUGLAS PARK RL EST, LLC /	2101 DOUGLAS AVE	705,000.00	1.4611% \$1,006.02
21102000	DOUGLAS HARDWARE + SUPPLY COMPANY INC	2030 DOUGLAS AVE	690,000.00	1.4300% \$984.62
17811000	H + K PARTNERS LLC	3212 DOUGLAS AVE	690,000.00	1.4300% \$984.62
21244004	PURATH-STRAND INVESTMENTS, LLC	3915 DOUGLAS AVE	690,000.00	1.4300% \$984.62
20958002	SHAH NARENDRA	2418 DOUGLAS AVE	685,000.00	1.4196% \$977.48
20230000	GARBO FAMILY LTD PTNERSHIP THE /	3077 DOUGLAS AVE	650,000.00	1.3471% \$927.54
21244002	S + H INVESTMENTS, LLC /	3829 DOUGLAS AVE	640,000.00	1.3263% \$913.27
21242027	BERGAUER GEOFFREY G + KAREN REV TR /	3739 DOUGLAS AVE	630,000.00	1.3056% \$899.00
21224001	BURGER KING CORP - 2790 /	3456 DOUGLAS AVE	615,000.00	1.2745% \$877.59
20812003	DOUGLAS PETRO, LLC	3357 DOUGLAS AVE	600,000.00	1.2434% \$856.19
20946000	MERLO ANTHONY J + VIVIAN G	2504 DOUGLAS AVE	585,000.00	1.2124% \$834.78
18419001	HYGGE, LLC	1841 DOUGLAS AVE	580,000.00	1.2020% \$827.65
18210000	AJMA LLC	3417 DOUGLAS AVE	575,000.00	1.1916% \$820.51
21244003	TCF BANK WISCONSIN FSB	3935 DOUGLAS AVE	555,000.00	1.1502% \$791.97
17719000	AUTOZONE, INC	2010 DOUGLAS AVE	520,000.00	1.0777% \$742.03
19830000	M J GAS + FOOD MART INC	1720 DOUGLAS AVE	520,000.00	1.0777% \$742.03
20958007	JENSEN RICHARD G	1524 LAYARD AVE	481,000.00	0.9968% \$686.38
21214000	CARISCH BROTHERS	3048 DOUGLAS AVE	435,000.00	0.9015% \$620.74
21249004	DE RANGO DOMENICO + MIRELLA N, / FAMILY F	3840 DOUGLAS AVE	435,000.00	0.9015% \$620.74
21245000	JENSEN KAI L /	3801 DOUGLAS AVE	430,000.00	0.8911% \$613.60
19299000	FLATIRON BUSINESS + PROF ASSN	1661 DOUGLAS AVE	425,000.00	0.8808% \$606.47
21219000	DE RANGO PROP INVSMT UNO, INC /	3358 DOUGLAS AVE	420,000.00	0.8704% \$599.33
21218001	DE RANGO MARIO	3340 DOUGLAS AVE	389,000.00	0.8062% \$555.09
20958009	MOUNTAIN MOVER LLC	2412 DOUGLAS AVE	380,000.00	0.7875% \$542.25
01726000	DHILLON BALWINDER + / KHAKH SUKHDEEP	1530 DOUGLAS AVE	370,000.00	0.7668% \$527.98
20956007	NELSEN ASSOCIATES, LLC	1535 LAYARD AVE	365,000.00	0.7564% \$520.85
19944000	NAGRA SUKHWINDER SINGH	1826 DOUGLAS AVE	360,000.00	0.7461% \$513.71
18226000	NBS PARTNERSHIP	1824 CHARLES ST	360,000.00	0.7461% \$513.71
21244001	SERVI JEFFERY + KAREN	3819 DOUGLAS AVE	355,000.00	0.7357% \$506.58
21221000	GUARDIAN CREDIT UNION	3422 DOUGLAS AVE	350,000.00	0.7253% \$499.44
21211000	LEGACY BANK	3022 DOUGLAS AVE	347,000.00	0.7191% \$495.16
21222001	IMSEITEF FADI R	3440 DOUGLAS AVE	330,000.00	0.6839% \$470.90
17715000	MRJ INVESTMENTS LLC	1311 YOUT ST	300,000.00	0.6217% \$428.09
21242003	PATEL RADHHESYAM + CHETNA R /	3717 DOUGLAS AVE	300,000.00	0.6217% \$428.09
02710000	ERIE STREET PROPERTIES, LLC	950 ERIE ST	295,000.00	0.6114% \$420.96
21249001	RACINE COMMERCIAL AIRPORT CORP	3912 DOUGLAS AVE	291,100.00	0.6033% \$415.39
19092000	GARBO FAMILY LTD PTNERSHIP THE /	3072 DOUGLAS AVE	290,000.00	0.6010% \$413.82

02169000	MASSENZA NICHOLAS /	1400	DOUGLAS AVE	288,000.00	0.5969%	\$410.97
02863001	DOUGLAS BUSINESS CENTER LLC	1028	DOUGLAS AVE	286,000.00	0.5927%	\$408.12
20958008	TOROSIAN PROPERTIES LLC	1518	LAYARD AVE	280,000.00	0.5803%	\$399.55
19316012	MEREDITH DANIEL P A/K/A / MEREDITH DUKE	1675	DOUGLAS AVE	276,000.00	0.5720%	\$393.85
21242028	BERGAUER GEOFFREY G + KAREN REV TR /	3737	DOUGLAS AVE	274,600.00	0.5691%	\$391.85
20958005	KEERAN ROGER H REVOC TRUST /	1526	LAYARD AVE	265,000.00	0.5492%	\$378.15
21242019	PATEL RADHHESYAM + CHETNA R /	3711	DOUGLAS AVE	262,000.00	0.5430%	\$373.87
20058000	OUTBREAK BILLIARDS INC /	1717	DOUGLAS AVE	250,000.00	0.5181%	\$356.74
20956011	STIBECK RAYMOND J III	2226	DOUGLAS AVE	246,000.00	0.5098%	\$351.04
19303000	H & D REAL ESTATE, LLC	1629	DOUGLAS AVE	245,000.00	0.5077%	\$349.61
21220001	BENITEZ TRANQUILINO + BALDOMERO	3408	DOUGLAS AVE	240,000.00	0.4974%	\$342.47
19513000	RSM INVESTMENTS LLC	1630	DOUGLAS AVE	235,000.00	0.4870%	\$335.34
21220002	BMP REALTY INC /	3402	DOUGLAS AVE	220,000.00	0.4559%	\$313.94
02717000	CASE EQUIPMENT CORP /	916	ERIE ST	215,900.00	0.4474%	\$308.08
02172000	SHO, INC	1435	DOUGLAS AVE	215,000.00	0.4456%	\$306.80
19911000	KOZIC MILAN + MILOSAV	2701	DOUGLAS AVE	212,000.00	0.4394%	\$302.52
21222002	IMSEITEF FADI R	3430	DOUGLAS AVE	208,000.00	0.4311%	\$296.81
20179002	TAIVALKOSKI DAN	3113	DOUGLAS AVE	203,000.00	0.4207%	\$289.68
21217003	DE RANGO MARIO+ROSETTA REV TR	3316	DOUGLAS AVE	200,000.00	0.4145%	\$285.40
19913001	SEEGER WILLIAM C + SUSAN L, / FAMILY LIVINC	2721	DOUGLAS AVE	200,000.00	0.4145%	\$285.40
20958006	JENSEN RICHARD G	2320	DOUGLAS AVE	188,000.00	0.3896%	\$268.27
19799001	A M COMMUNITY CREDIT UNION	1313	HIGH ST	185,000.00	0.3834%	\$263.99
19533000	CENTRAL STATES MORTGAGE CO INC / DBA CE	2501	DOUGLAS AVE	185,000.00	0.3834%	\$263.99
01913000	CERVERA MICAELA + / SANCHEZ PEDRO	1318	DOUGLAS AVE	185,000.00	0.3834%	\$263.99
18309001	DARREY JOHN M + JUDITH R	2345	DOUGLAS AVE	185,000.00	0.3834%	\$263.99
20056002	JJG INVESTMENTS LLC	1733	DOUGLAS AVE	185,000.00	0.3834%	\$263.99
21249002	KORTENDICK RUSSELL D REV TR	3830	DOUGLAS AVE	180,500.00	0.3741%	\$257.57
18595002	HECK, RICHARD AND CECILIA	3015	DOUGLAS AVE	176,000.00	0.3647%	\$251.15
21208000	XYLON OF WISCONSIN, INC	3016	DOUGLAS AVE	176,000.00	0.3647%	\$251.15
20803000	DEXTER JOHN R + MARIAN K	3333	DOUGLAS AVE	175,000.00	0.3627%	\$249.72
01961000	DBW INVESTMENTS, LLC	1300	DOUGLAS AVE	170,000.00	0.3523%	\$242.59
01958000	GROVOGEL RONALD L /	1245	DOUGLAS AVE	170,000.00	0.3523%	\$242.59
19514000	JENSEN STEVEN M	1626	DOUGLAS AVE	166,000.00	0.3440%	\$236.88
17938000	AUDENBY INVESTMENTS LLC /	1400	RAPIDS DR	165,000.00	0.3419%	\$235.45
19510001	FETEK JAMES J	1680	DOUGLAS AVE	165,000.00	0.3419%	\$235.45
19521000	EVANS EDDIE	1614	DOUGLAS AVE	162,000.00	0.3357%	\$231.17
1859501	HECK, RICHARD AND CECILIA	3021	DOUGLAS AVE	162,000.00	0.3357%	\$231.17
21167000	MDS INVESTMENTS, LLC	1921	CHARLES ST	160,000.00	0.3316%	\$228.32
01935000	SAMUELIAN SAM + ANN A /	1301	DOUGLAS AVE	160,000.00	0.3316%	\$228.32
21211003	SG INVESTOR GROUP, LLC	3000	DOUGLAS AVE	160,000.00	0.3316%	\$228.32
21211001	SHOVERS, ROBERT M COMPANY LLC	3001	DOUGLAS AVE	160,000.00	0.3316%	\$228.32
20956010	STANKOVIC RONALD + DRAGANA	2312	DOUGLAS AVE	160,000.00	0.3316%	\$228.32
20179001	ECKHART AND FLOHR, INC	3115	DOUGLAS AVE	159,000.00	0.3295%	\$226.89
20956012	MATTHEW T COLLINS COMPANY LLC	2200	DOUGLAS AVE	155,000.00	0.3212%	\$221.18
19945000	NAGRA SUKHWINDER S	1824	DOUGLAS AVE	152,000.00	0.3150%	\$216.90
21216002	GARBO FAMILY LTD PTNERSHIP THE /	3064	DOUGLAS AVE	150,000.00	0.3109%	\$214.05
21098000	LOWRY DONALD J + NANCY A /	1841	EDGEWOOD AVE	150,000.00	0.3109%	\$214.05
02716001	MAIN SAIL LLC	920	ERIE ST	150,000.00	0.3109%	\$214.05
21247000	BLAIR WALTER	3726	DOUGLAS AVE	148,000.00	0.3067%	\$211.19
21106000	SAED LLC	2052	DOUGLAS AVE	147,000.00	0.3046%	\$209.77
20807000	DEXTER JOHN R + MARIAN K	3343	DOUGLAS AVE	145,000.00	0.3005%	\$206.91
01733000	ERIE STREET PROPERTIES, LLC	956	ERIE ST	145,000.00	0.3005%	\$206.91
21188002	MEREDITH HOLDING CO, LLC	1908	CARTER ST	145,000.00	0.3005%	\$206.91
20120000	GRIMAL ADDIE /	3215	DOUGLAS AVE	144,000.00	0.2984%	\$205.48
15450080	SCHULTZ GARY K LIV TR + SCHULTZ	3551	DOUGLAS AVE	141,000.00	0.2922%	\$201.20

01971000	AGALLAR JUDY A	1209	DOUGLAS AVE	140,000.00	0.2901%	\$199.78
02713000	ERIE STREET PROPERTIES LLC /	936	ERIE ST	140,000.00	0.2901%	\$199.78
20040000	BENICEK JOHN +/BENICEK JOHN + JEANETTE	1827	DOUGLAS AVE	138,000.00	0.2860%	\$196.92
21110000	D ACQUISTO ANTHONY REV TR AGRMT + / D AC	1501	GOOLD ST	135,000.00	0.2798%	\$192.64
18222000	GOODMAN RICHARD L + MARY ANN	1836	CHARLES ST	135,000.00	0.2798%	\$192.64
01896000	JABER AMAL	1407	SUPERIOR ST	135,000.00	0.2798%	\$192.64
20060000	ASLANI ZAIM	1709	DOUGLAS AVE	132,000.00	0.2736%	\$188.36
02118000	H A ASSOCIATES LLC	1326	SUPERIOR ST	130,000.00	0.2694%	\$185.51
19302000	HALEY DANIEL J + TAMARA A /	1631	DOUGLAS AVE	127,000.00	0.2632%	\$181.23
19504000	DEVINE JOSEPH T + PATRICK J	1652	DOUGLAS AVE	125,000.00	0.2591%	\$178.37
02190002	JABER AMAL /	1543	DOUGLAS AVE	125,000.00	0.2591%	\$178.37
19912000	NEUMANN PROPERTIES LLC /	2705	DOUGLAS AVE	125,000.00	0.2591%	\$178.37
18214000	SHIELDS VAN B + ELIZABETH A	3405	DOUGLAS AVE	125,000.00	0.2591%	\$178.37
19522000	TORRES REINALDO + RUTH	1600	DOUGLAS AVE	125,000.00	0.2591%	\$178.37
01918000	DAAMS DANIEL J + NANCY E /	1307	DOUGLAS AVE	120,000.00	0.2487%	\$171.24
19913000	DOLD ROBERT J, JR	2711	DOUGLAS AVE	120,000.00	0.2487%	\$171.24
20061000	SCHOLZ DAN R	1705	DOUGLAS AVE	120,000.00	0.2487%	\$171.24
19528000	DOUGLAS AVE INVESTMENTS, LLC	2525	DOUGLAS AVE	119,000.00	0.2466%	\$169.81
18233000	KAPRELIAN SIDNEY J /	1332	RAPIDS DR	118,000.00	0.2445%	\$168.38
20062002	SERVANTEZ PROPERTIES, INC	1701	DOUGLAS AVE	117,000.00	0.2425%	\$166.96
17990000	HECK ROBERT J + LORRAINE D, / FAMILY REVO	2401	DOUGLAS AVE	116,000.00	0.2404%	\$165.53
19679000	VARNES ANNETTE E	2621	DOUGLAS AVE	116,000.00	0.2404%	\$165.53
20059000	ASLANI ZAIM	1707	DOUGLAS AVE	115,000.00	0.2383%	\$164.10
20947000	BRV'S LLC	2328	DOUGLAS AVE	115,000.00	0.2383%	\$164.10
19800000	MODESTI EUGENE A	1656	KING DR M L JR DF	115,000.00	0.2383%	\$164.10
19503000	TREJO VIDAL	1656	DOUGLAS AVE	115,000.00	0.2383%	\$164.10
20034000	AJMA LLC	1801	DOUGLAS AVE	114,000.00	0.2363%	\$162.68
02173000	DITTMANN SANDRA J /	1401	DOUGLAS AVE	110,000.00	0.2280%	\$156.97
19316011	MOHAMMAD NAWAFF A /	1627	DOUGLAS AVE	110,000.00	0.2280%	\$156.97
17821000	GARBO FAMILY LTD PTNERSHIP THE /	3108	DOUGLAS AVE	109,700.00	0.2273%	\$156.54
01953001	COLLINS JAMES R	1233	DOUGLAS AVE	108,000.00	0.2238%	\$154.11
17712000	ZAMECNIK TRICIA A	1400	YOUT ST	108,000.00	0.2238%	\$154.11
17929000	NAVARRO MINERVA	2057	DOUGLAS AVE	106,000.00	0.2197%	\$151.26
19300000	SORENSEN WILLIAM L	1641	DOUGLAS AVE	105,000.00	0.2176%	\$149.83
01946000	ANASTASOVSKI DANKA + ILIJA	1221	DOUGLAS AVE	104,000.00	0.2155%	\$148.41
17714000	PYRAMID DEVELOPERS, LLC	1957	DOUGLAS AVE	101,000.00	0.2093%	\$144.12
18309002	ANDERSON R C DECORATING, INC	1415	LAYARD AVE	100,000.00	0.2072%	\$142.70
20919000	EXNER DANIEL	3501	DOUGLAS AVE	100,000.00	0.2072%	\$142.70
21217001	THOMPSON LARRY E + JUDITH A	3320	DOUGLAS AVE	100,000.00	0.2072%	\$142.70
19530000	RADICEVIC RADOJKO	2515	DOUGLAS AVE	99,000.00	0.2052%	\$141.27
17928000	SERVANTEZ PROPERTIES, INC	2063	DOUGLAS AVE	99,000.00	0.2052%	\$141.27
01950000	CARADINE RICHARD L + VERA V /	1216	DOUGLAS AVE	98,000.00	0.2031%	\$139.84
17935000	BUNDY SCOTT J	2067	DOUGLAS AVE	96,000.00	0.1990%	\$136.99
21188001	MILLER JOSEPH M III	1907	CHARLES ST	96,000.00	0.1990%	\$136.99
17936000	SEEGER JAMES E /	1838	EDGEWOOD AVE	95,000.00	0.1969%	\$135.56
17896000	JBO 45 HOLDING LLC	3457	DOUGLAS AVE	92,000.00	0.1907%	\$131.28
17990005	1414 LAYARD AVE LLC	1414	LAYARD AVE	90,000.00	0.1865%	\$128.43
01972000	MADRIGAL RAMON + BONNIE C /	1200	DOUGLAS AVE	90,000.00	0.1865%	\$128.43
01995000	LARSON MICHAEL M + DARLENE L	1100	DOUGLAS AVE	85,000.00	0.1762%	\$121.29
18225000	MANO CHARLES J + / FRANCIS RYAN C	1830	CHARLES ST	85,000.00	0.1762%	\$121.29
20038000	BISHOP DAN L	1819	DOUGLAS AVE	83,000.00	0.1720%	\$118.44
21248000	MELENDEZ GERARDO C /	3728	DOUGLAS AVE	82,000.00	0.1699%	\$117.01
21161000	FAWCETT PRESTON C	1901	DOUGLAS AVE	81,000.00	0.1679%	\$115.59
17713000	NELSON MICHAEL G + KAREN R	2001	DOUGLAS AVE	81,000.00	0.1679%	\$115.59
19034001	AMERICAN SUB INC	1536	MARQUETTE ST	78,000.00	0.1616%	\$111.30

01951000	DORIE MILLER AMERICAN /	1234	DOUGLAS AVE	78,000.00	0.1616%	\$111.30
19316013	LOPEZ JOSE, SR /	1667	DOUGLAS AVE	78,000.00	0.1616%	\$111.30
01942001	MILLER JOSEPH M III	1315	DOUGLAS AVE	78,000.00	0.1616%	\$111.30
21211010	GARBO FAMILY LTD PTNERSHIP THE /	3063	DOUGLAS AVE	77,700.00	0.1610%	\$110.88
20956013	ADAMS OUTDOOR ADVERTISING / LIMITED PAR	2218	DOUGLAS AVE	77,000.00	0.1596%	\$109.88
01974000	MADRIGAL RAMON + BONNIE C /	1210	DOUGLAS AVE	77,000.00	0.1596%	\$109.88
19694002	RUEDIGER DEAN F + JUDITH P	2601	DOUGLAS AVE	76,000.00	0.1575%	\$108.45
19507000	LONGO JOHN J + SHIRLEY M, / REVOC TRUST	1648	DOUGLAS AVE	74,000.00	0.1534%	\$105.60
01916000	ABBOTT KEITH M + / HUAROTA VICTOR H	1341	DOUGLAS AVE	71,000.00	0.1471%	\$101.32
02189000	WILLIAMS SCOTT ALAN	1535	DOUGLAS AVE	71,000.00	0.1471%	\$101.32
01730000	CANTU ANTONIO + BERTH	1504	DOUGLAS AVE	70,000.00	0.1451%	\$99.89
20182000	MUECKLER MAX G	3101	DOUGLAS AVE	70,000.00	0.1451%	\$99.89
01734000	MALONE TRAVIS W /	1466	DOUGLAS AVE	69,000.00	0.1430%	\$98.46
01914000	BERRY JASON L	1304	DOUGLAS AVE	66,000.00	0.1368%	\$94.18
20801000	JS INVESTMENTS LLC	3327	DOUGLAS AVE	63,000.00	0.1306%	\$89.90
17759000	CHECKI EDWARD T + / BARON JAMES	1910	EDGEWOOD AVE	60,000.00	0.1243%	\$85.62
20956006	DOUGLAS AVE INVESTMENTS, LLC	2300	DOUGLAS AVE	60,000.00	0.1243%	\$85.62
21217000	FIVE STAR DEVELOPMENT GROUP	3310	DOUGLAS AVE	56,500.00	0.1171%	\$80.62
21229000	PARISE DOMANICK JR + LORETTA	3523	DOUGLAS AVE	55,000.00	0.1140%	\$78.48
02195000	TOMASEK GREGORY C	1521	DOUGLAS AVE	54,000.00	0.1119%	\$77.06
20183000	MC GAR, LLC /	1528	LOMBARD AVE	50,600.00	0.1049%	\$72.21
01988000	ADAMS OUTDOOR ADVERTISING / LIMITED PAR	1143	DOUGLAS AVE	50,000.00	0.1036%	\$71.35
21188004	JORGENSEN GENERAL CONTRACTORS INC /	1914	CARTER ST	48,000.00	0.0995%	\$68.49
01743000	DOUGLAS BUSINESS CENTER LLC	1021	DOUGLAS AVE	44,000.00	0.0912%	\$62.79
01897000	DYGON PAUL S /	815	BARKER ST	44,000.00	0.0912%	\$62.79
17756000	KOHL'S FOOD STORES INC	1936	EDGEWOOD AVE	39,000.00	0.0808%	\$55.65
21213002	SHELBY CALVELLA + / SNOW ANDRA	3038	DOUGLAS AVE	38,100.00	0.0790%	\$54.37
21211011	GARBO FAMILY LTD PTNERSHIP THE /	3051	DOUGLAS AVE	36,900.00	0.0765%	\$52.66
21228001	CAREERS INDUSTRIES SUPPORT FOUNDATION	3538	DOUGLAS AVE	36,300.00	0.0752%	\$51.80
19316014	FLATIRON BUSINESS + PROF ASSN	1117	HIGH ST	36,300.00	0.0752%	\$51.80
02717001	MAIN SAIL LLC /	918	ERIE ST	35,100.00	0.0727%	\$50.09
02163000	PORCARO MARK	1442	DOUGLAS AVE	35,000.00	0.0725%	\$49.94
19304000	RICCHIO ANTHONY C + JULI K	1623	DOUGLAS AVE	35,000.00	0.0725%	\$49.94
02716000	ERIE STREET PROPERTIES, LLC	929	DOUGLAS AVE	28,900.00	0.0599%	\$41.24
19510002	FETEK JAMES J	1670	DOUGLAS AVE	28,800.00	0.0597%	\$41.10
19502000	DEVINE JOSEPH T + VIRGINIA	1660	DOUGLAS AVE	28,000.00	0.0580%	\$39.96
19237000	MERLO ANTHONY J + VIVIAN G	2514	DOUGLAS AVE	27,900.00	0.0578%	\$39.81
17751001	KOHL'S FOOD STORES INC	1900	EDGEWOOD AVE	27,200.00	0.0564%	\$38.81
02206000	WALLNER MICHAEL A /	1501	DOUGLAS AVE	27,000.00	0.0560%	\$38.53
18208000	AJMA LLC	3425	DOUGLAS AVE	24,400.00	0.0506%	\$34.82
02190001	TOMASEK GREGORY C	1541	DOUGLAS AVE	24,000.00	0.0497%	\$34.25
02711000	ERIE STREET PROPERTIES LLC /	951	DOUGLAS AVE	23,000.00	0.0477%	\$32.82
02025000	ERIE STREET PROPERTIES LLC /	1009	DOUGLAS AVE	22,100.00	0.0458%	\$31.54
21229001	PARISE DOMINICK J + LORETTA M	1627	HARMONY DR	21,200.00	0.0439%	\$30.25
19507001	LONGO JOHN J + SHIRLEY M, / REVOC TRUST	1646	DOUGLAS AVE	21,000.00	0.0435%	\$29.97
19236000	MERLO ANTHONY J + VIVIAN G	2518	DOUGLAS AVE	19,800.00	0.0410%	\$28.25
21100001	LOWRY DONALD J + NANCY A /	1901	EDGEWOOD AVE	19,600.00	0.0406%	\$27.97
01739000	ERIE STREET PROPERTIES, LLC	1018	ERIE ST	18,800.00	0.0390%	\$26.83
19306000	SAFI JENNIFER	1615	DOUGLAS AVE	17,000.00	0.0352%	\$24.26
21223000	IMSEITEF FADI R	3450	DOUGLAS AVE	16,000.00	0.0332%	\$22.83
18223000	LOWRY DONALD J + NANCY A /	1825	EDGEWOOD AVE	13,200.00	0.0274%	\$18.84
20043002	HYGGE LLC /	1847	DOUGLAS AVE	12,400.00	0.0257%	\$17.69
01986000	CARADINE RICHARD L + VERA V /	800	HAMILTON	11,400.00	0.0236%	\$16.27
01942002	MILLER JOSEPH M	1317	DOUGLAS AVE	9,900.00	0.0205%	\$14.13
20043001	HYGGE, LLC	1231	ENGLISH ST	8,700.00	0.0180%	\$12.41

01987000	MADRIGAL RAMON	716	HAMILTON	6,900.00	0.0143%	\$9.85
21110005	D'ACQUISTO ANTHONY REV TR	1505	GOOLD ST	1,600.00	0.0033%	\$2.28
19316016	FLATIRON BUSINESS + PROF ASSN	1121	HIGH ST	600.00	0.0012%	\$0.86
21225000	CAREERS INDUSTRIES, INC	3502	DOUGLAS AVE	0.00	0.0000%	\$0.00
19316008	DELIVERANCE CRUSADERS CHURCH INC	1010	ST PATRICK ST	0.00	0.0000%	\$0.00
01947000	FRIENDS OF THE FAMILY HOME / MINISTRIES, I	1215	DOUGLAS AVE	0.00	0.0000%	\$0.00
20793000	LIGHTHOUSE BAPTIST CHURCH	3301	DOUGLAS AVE	0.00	0.0000%	\$0.00
01740000	LOVE & CHARITY MISSION INC	1031	DOUGLAS AVE	0.00	0.0000%	\$0.00
04040230	MARTIN LUTHER KING DRIVE CHURCH OF CHRI	1131	DOUGLAS AVE	0.00	0.0000%	\$0.00
17902000	PROJECT NEW LIFE COMMUNITY / DEVELOPME	3433	DOUGLAS AVE	0.00	0.0000%	\$0.00
02174000	RACINE LUTHERAN HIGH SCHOOL LADIES GUIL	1455	DOUGLAS AVE	0.00	0.0000%	\$0.00
19316009	RACINE, CITY OF /	1031	HIGH ST	0.00	0.0000%	\$0.00
19294000	RACINE, CITY OF /	1109	HIGH ST	0.00	0.0000%	\$0.00
19295000	RACINE, CITY OF /	1111	HIGH ST	0.00	0.0000%	\$0.00
19296000	RACINE, CITY OF /	1113	HIGH ST	0.00	0.0000%	\$0.00
20956015	SALVATION ARMY THE	2122	DOUGLAS AVE	0.00	0.0000%	\$0.00
01753001	ST PATRICK'S CONGREGATION	1100	ERIE ST	0.00	0.0000%	\$0.00
01756000	ST PATRICK'S CONGREGATION	1116	ERIE ST	0.00	0.0000%	\$0.00
21246000	TRANSITIONAL LIVING SERVICES INC /	3710	DOUGLAS AVE	0.00	0.0000%	\$0.00
				\$48,252,900.00	100.00%	\$68,855.85

# of Parcels: 228

50% of total value: \$24,126,450.00

Total Budget: \$68,855.85