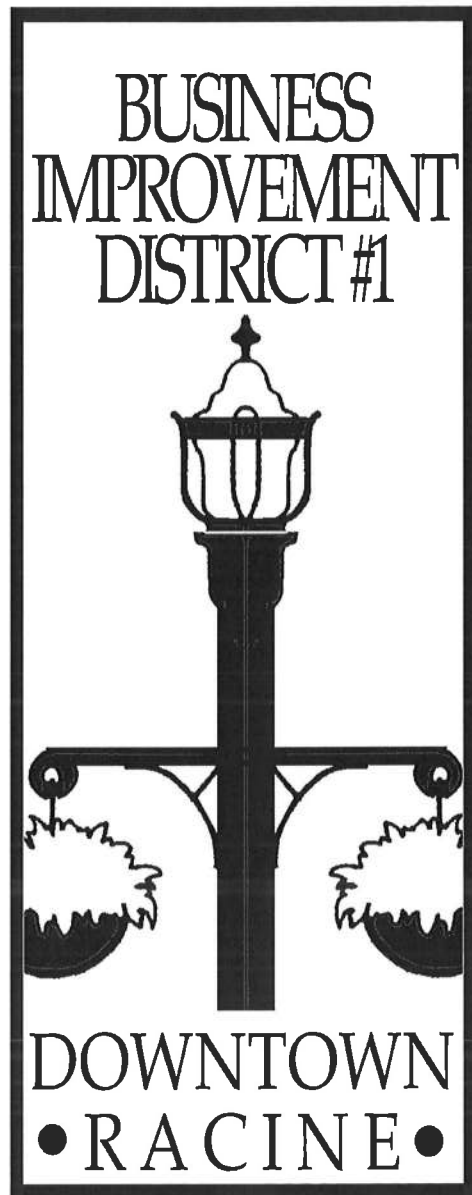


2012 Proposed Operating Plan  
Approved by the Racine Common Council on \_\_\_\_\_

# **DOWNTOWN RACINE BUSINESS IMPROVEMENT DISTRICT OPERATING PLAN – 2012**



**Recommended by the Board of the Business Improvement District:  
September 29th, 2011**

**Downtown Racine  
Business Improvement District Operating Plan  
2012**

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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 2012 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 2012 is to promote new development and increase the value of existing properties by:

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

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

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

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

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

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

4. Partnering with the City of Racine to stimulate public sector financing needed for downtown improvements as identified within the Downtown Development Plan.

5. Continue implementing the 2005 Downtown Development Plan by identifying new business prospects, developers and economic tools for further private reinvestment.

6. Complying with BID reporting, audit and notice requirements.

7. Identify and act upon any other opportunities to carry out the purposes of the BID plan.

### C. Benefits

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

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

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

#### D. Budget (Attached)

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

#### E. Powers

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

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

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

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

#### G. Public Review Process

The proposed 2012 budget and BID activities were the subject of a public information meeting on Thursday, October 17<sup>th</sup>, 2011. At that meeting, public comments were received and subsequently considered by the BID Board in the finalization of this operating plan.

### **III. DISTRICT BOUNDARIES**

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

### **IV. ORGANIZATION**

#### A. Operating Board.

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

This board's primary responsibility is contracting for implementation of the current year's operating plan, contracting for preparation of an annual report and audit on the district, annually considering and making changes to this operating plan and submitting the operating plan for the following year to the Common Council of the City of Racine for approval, and all other powers granted in this Plan. This will require the Board to negotiate with providers of services and materials to carry out the Plan; to enter into

various contracts; to monitor development activity; and to ensure District compliance with the provisions of applicable statutes and regulations.

The BID Board is structured as follows:

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

#### B. Amendments and Annual Review

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

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

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

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

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

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

## **V. FINANCING METHOD**

The proposed expenditures contained in Section II D, above, will be financed from funds collected from the BID assessment. It is estimated that \$213,626 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 2012 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 2011, except as otherwise identified below.

The BID assessments shown on Appendix A are allocated to each parcel based on the parcel's share of the of the District's total BID eligible property value. For example, a property with a value of \$500,000 would be approximately 0.442 percent of the total BID eligible value in the District and would have a BID assessment of approximately \$944.23 (0.442% of \$213626). The allocation is based on a total assessed value for commercial and industrial property within the District of approximately \$113,069,100 in 2011.

As of September 2011, the City Assessor had not received updated assessed values for industrial property from the State of Wisconsin. The BID Treasurer and BID Manager



are authorized to revise Appendix A to reflect the final assessed values in the City's tax rolls. The BID Treasurer and BID Manager may adjust the assessments to reconcile the total BID assessments and the budget; however, such adjustments shall not result in an increase in collections above \$213,626.

#### C. Schedule of Assessments

The final form of this 2012 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 December 1<sup>st</sup> 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.

# Downtown Racine BID #1

## 2012 Proposed Budget

September 29, 2011

			<u>2012 Budget</u>
<b>Available Funds</b>			
Assessments			\$213,626
Estimated Interest Income			\$175
Estimated Year End Carry Over (2010)			\$34
Fountain Labor Reimbursement			\$15,000
Restricted Fund Balance Reserve			<u>\$18,000</u>
<b>Total Estimated Available Funds</b>			<b>\$246,835</b>
<b>IMPROVEMENTS AND ACTIVITIES</b>			
<b>Equipment and Site</b>			
	Maintenance and Related Equipment		\$3,500
	Street Amenities		\$10,000
<b>Administrative</b>			
	DRC-Management Fee		\$33,418
	Annual Audit		\$5,000
	Visitor Outreach		\$3,600
<b>Program Operations</b>			
	Security		\$18,000
	Public Service Ambassadors		\$52,000
	Marketing / Communications		\$37,500
	Streetscape		\$40,000
	Maintenance/Labor		<u>\$11,000</u>
<b>Total Improvements and Activities</b>			<b>\$214,018</b>
<b>Other Expenses</b>			
	Wayfinding		\$5,000
<b>Total Other Expenses</b>			<b>\$5,000</b>
<b>Equity Accounts</b>			
	RHI Assessment		<u>\$12,500</u>
<b>Total Equity</b>			<b>\$12,500</b>
<b>Total Expenses and Equity</b>			<b>\$231,518</b>
<b>Estimated Funds Available After Expenses</b>			<b>\$15,317</b>
<b>Restricted Reserves</b>			
	BID Reserve		\$3,000
	Equipment Reserve		<u>\$12,000</u>
<b>Total Restricted Reserves</b>			<b>\$15,000</b>
<b>Year End Unrestricted Reserve</b>			<b>\$317</b>

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## Counter Listing Detail

Parcel ID	Owner	Location	Total Value	BID ASSMT
00005000	SCHARDING WILLIAM + NANCY /	503 VILLA ST	\$ 53,300.00	\$ 100.70
00007000	SPB HOLDINGS I LLC	522 SIXTH ST	\$ 644,000.00	\$ 1,216.73
00011000	ALBERT JOHN J + VICTORIA	521 SIXTH ST	\$ 285,000.00	\$ 538.46
00012000	SOUTHPORT BANK	600 VILLA ST	\$ 57,000.00	\$ 107.69
00013000	SEKULOSKI DRAGAN + RINA /	603 SIXTH ST	\$ 211,000.00	\$ 398.65
00014000	FLORES VICTOR + / NUNO VERONICA	607 SIXTH ST	\$ 230,000.00	\$ 434.55
00016000	KLINKHAMMER MICHAEL E + ANN E	611 SIXTH ST	\$ 166,000.00	\$ 313.63
00017000	REMINGTON KATHARINE /	613 SIXTH ST	\$ 173,000.00	\$ 326.85
00018000	MICHELSON CARRIE R REV TR	615 SIXTH ST	\$ 276,000.00	\$ 521.46
00021006	MIDWEST PROFESSIONAL / PROPERT	1 MAIN ST	\$ 5,700,000.00	\$ 10,769.19
00021008	MIDWEST PROFESSIONAL PROPERTY	65 HARBORVIEW DR	\$ 593,000.00	\$ 1,120.37
00021210	JOHNSON REDEVELOPMENT CORP	141 MAIN ST	\$ 1,420,000.00	\$ 2,682.85
00022000	ULINSKI MARK T + DEBRA A REV TR	601 WATER ST	\$ 286,000.00	\$ 540.35
00022001	GRESKOVIK ROBERT P JR REV TR +	512 VILLA ST	\$ 33,200.00	\$ 62.73
00023001	600 SIXTH STREET LLC	600 SIXTH ST	\$ 132,000.00	\$ 249.39
00023002	524 VILLA STREET LLC	524 VILLA ST	\$ 75,000.00	\$ 141.70
00024000	606 SIXTH STREET LLC	606 SIXTH ST	\$ 265,000.00	\$ 500.67
00025000	GRESKOVIK ERIC G + ROBERT P	610 SIXTH ST	\$ 178,000.00	\$ 336.30
00026000	JONES H ELIZABETH	612 SIXTH ST	\$ 177,000.00	\$ 334.41
00027000	HERMES 614 LLC	614 SIXTH ST	\$ 460,000.00	\$ 869.09
00028002	ULINSKI MARK T + DEBRA A REV TR	513 GRAND AVE	\$ 4,600.00	\$ 8.69
00040000	VAN DER ZEE WILLIAM P	701 WATER ST	\$ 270,700.00	\$ 511.44
00044000	PEGLEG PROPERTIES LLC	710 SIXTH ST	\$ 240,000.00	\$ 453.44
00045000	KNECHT WILLIAM A	716 SIXTH ST	\$ 256,000.00	\$ 483.67
00046000	J + J PROPERTIES RACINE, LLC	519 CENTER ST	\$ 120,000.00	\$ 226.72
00047000	DEMARCO TOM	513 CENTER ST	\$ 10,200.00	\$ 19.27
00050001	WISCONSIN NATURAL GAS COMPANY	233 LAKE AVE	\$ 5,070,600.00	\$ 9,580.04
00050007	MIDWEST PROFESSIONAL / PROPERT	80 HARBORVIEW DR	\$ 82,200.00	\$ 155.30
00050146	HARBOURWALK HOTEL LTD PTNRSHI	223 GASLIGHT CIR	\$ 5,082,000.00	\$ 9,601.58
00050147	P + J HOLDINGS LLC /	217 GASLIGHT CIR	\$ 350,000.00	\$ 661.27
00050148	P + J HOLDINGS LLC /	207 GASLIGHT CIR	\$ 1,250,000.00	\$ 2,361.66
00056000	JOHNSON REDEVELOPMENT CORP	222 LAKE AVE	\$ 257,700.00	\$ 486.88
00056002	JOHNSON REDEVELOPMENT CORP /	236 LAKE AVE	\$ 162,700.00	\$ 307.39
00058000	MAIN PLACE LIMITED PARTNERS	245 MAIN ST	\$ 3,400,000.00	\$ 6,423.73
00061000	NIELSEN MARY T /	237 MAIN ST	\$ 150,000.00	\$ 283.40
00062000	THEOS PETER W /	231 MAIN ST	\$ 260,000.00	\$ 491.23
00063000	CORTESE PAUL	233 MAIN ST	\$ 86,000.00	\$ 162.48
00069000	GORMAN PROPERTIES LLC	200 MAIN ST	\$ 62,000.00	\$ 117.14
00075000	MARIPOSA REAL ESTATE, LLC /	228 MAIN ST	\$ 324,000.00	\$ 612.14
00077000	AZARIAN DAVID E	232 MAIN ST	\$ 160,000.00	\$ 302.29
00078000	DERNEHL JEANNE	234 MAIN ST	\$ 182,000.00	\$ 343.86
00079000	RICKY'S PLACE, INC	236 MAIN ST	\$ 240,000.00	\$ 453.44
00080000	L STREET PROPERTIES LLC	240 MAIN ST	\$ 795,000.00	\$ 1,502.02
00082000	MATHIS EMILE H II FAMILY TR	244 MAIN ST	\$ 300,000.00	\$ 566.80
00083000	MATHIS EMILE H II FAMILY TR	246 MAIN ST	\$ 320,000.00	\$ 604.59
00084000	FLYNN MARK P + CHRISTINE M /	214 THIRD ST	\$ 64,000.00	\$ 120.92
00085000	239 WISCONSIN, LLC	239 WISCONSIN AVE	\$ 108,000.00	\$ 204.05
00092000	JOHNSON REDEVELOPMENT CORP	222 MAIN ST	\$ 4,032,000.00	\$ 7,617.78
00093000	QUICK PRINT PROGRAMS, INC	214 STATE ST	\$ 280,200.00	\$ 529.39
00096001	KRISJAN OLAF HOUSING LLC	222 STATE ST	\$ 194,000.00	\$ 366.53
00096002	KELLER JOSEPH J	220 STATE ST	\$ 106,000.00	\$ 200.27
00097000	PUGH W H OIL COMPANY	102 WISCONSIN AVE	\$ 67,600.00	\$ 127.72
00097001	PUGH W H OIL COMPANY	212 WISCONSIN AVE	\$ 300,000.00	\$ 566.80
00098000	FLYNN MARK P + CHRISTINE M /	234 WISCONSIN AVE	\$ 100,000.00	\$ 188.93
00101000	LEE ENTERPRISES	320 WISCONSIN AVE	\$ 165,400.00	\$ 312.50

00102000	GLEASON MARVIN E SR + PHILLIS, / RI	300	MAIN ST	\$	233,000.00	\$	440.21
00103000	AZARIAN DAVID E	302	MAIN ST	\$	180,000.00	\$	340.08
00104000	304 MAIN LLC	304	MAIN ST	\$	234,000.00	\$	442.10
00105000	WACHOWIAK KEVIN A + KIM	306	MAIN ST	\$	260,000.00	\$	491.23
00106000	KARBULKA JAROSLAV + JAROSLAVA T	310	MAIN ST	\$	285,000.00	\$	538.46
00109000	ALIA JOHN R + IDA + / DE BARTOLO AN	312	MAIN ST	\$	450,000.00	\$	850.20
00110000	NICHOLSON PROPERTY MANAGEMEN	316	MAIN ST	\$	234,000.00	\$	442.10
00111000	FIRED UP! RACINE, INC	320	MAIN ST	\$	155,000.00	\$	292.85
00112000	WALLERT WENDY	318	MAIN ST	\$	175,000.00	\$	330.63
00113000	YORGAN JAMES P + / OLSEN JUDY K	322	MAIN ST	\$	191,000.00	\$	360.86
00114000	PAFFRATH AMANDA COSGROVE + / P,	324	MAIN ST	\$	156,000.00	\$	294.74
00115000	PTACEK GERALD P	326	MAIN ST	\$	170,000.00	\$	321.19
00116000	MATHIS EMILE H II FAMILY TR	328	MAIN ST	\$	382,000.00	\$	721.72
00117000	EAS INVESTMENTS, LLC	330	MAIN ST	\$	386,000.00	\$	729.28
00118000	SYDNOR HAROLD R + LENORE REV TR	332	MAIN ST	\$	189,000.00	\$	357.08
00119000	BOATWRIGHT JOY L	334	MAIN ST	\$	170,000.00	\$	321.19
00120000	CHAUNCEY INVESTMENTS	336	MAIN ST	\$	170,000.00	\$	321.19
00121000	GROENKE GARY + / FOSTER R DAVID	338	MAIN ST	\$	506,000.00	\$	956.00
00123000	LEE ENTERPRISES	212	FOURTH ST	\$	1,521,900.00	\$	2,875.37
00135000	RACINE MAIN PROPERTIES, LLC /	337	MAIN ST	\$	645,000.00	\$	1,218.62
00136000	CALL GARY L + DEBORAH T	335	MAIN ST	\$	266,000.00	\$	502.56
00137000	333 MAIN STREET LLC	333	MAIN ST	\$	216,000.00	\$	408.10
00138000	TINYTOWN LLC	331	MAIN ST	\$	247,000.00	\$	466.66
00139000	WELLS SHEILA M	329	MAIN ST	\$	170,000.00	\$	321.19
00140000	DRAEGER ANNA JEAN	327	MAIN ST	\$	195,000.00	\$	368.42
00141000	DOVER PROPERTIES LLC	323	MAIN ST	\$	210,000.00	\$	396.76
00143000	STAECK'S MANAGEMENT, LLC	321	MAIN ST	\$	158,000.00	\$	298.51
00146000	XAVIER LLC	311	MAIN ST	\$	298,000.00	\$	563.02
00147000	309 MAIN STREET LLC	309	MAIN ST	\$	108,000.00	\$	204.05
00148000	BMP REALTY INC /	301	MAIN ST	\$	340,000.00	\$	642.37
00155000	JOHNSON BANK	441	LAKE AVE	\$	549,000.00	\$	1,037.24
00158000	ABOAGYE MARGARET /	400	LAKE AVE	\$	165,000.00	\$	311.74
00159000	MATSON MIKE + STEVE	107	FOURTH ST	\$	194,000.00	\$	366.53
00161000	411 MAIN, LLC /	411	MAIN ST	\$	228,000.00	\$	430.77
00162000	MATSON MIKE + STEVE	409	MAIN ST	\$	158,000.00	\$	298.51
00173000	SCN PROPERTIES 433 MAIN, LLC /	433	MAIN ST	\$	235,000.00	\$	443.99
00176000	MAIN-LAKE, LLC	413	MAIN ST	\$	3,100,000.00	\$	5,856.93
00177000	SCN PROPERTIES 407 MAIN, LLC /	407	MAIN ST	\$	164,000.00	\$	309.85
00179000	SEEGER NORMAN E FAMILY TRUST+ /	401	MAIN ST	\$	260,000.00	\$	491.23
00179001	403 MAIN LLC /	403	MAIN ST	\$	520,000.00	\$	982.45
00180000	MEREDITH HARRING PROPERTIES 1 L	402	MAIN ST	\$	420,000.00	\$	793.52
00180001	MEI MICHAEL + RUI ZHU /	400	MAIN ST	\$	192,000.00	\$	362.75
00182000	DERNEHL JEANNE	406	MAIN ST	\$	270,000.00	\$	510.12
00183000	KIM WEON SUP + KYONG SOOK	408	MAIN ST	\$	207,000.00	\$	391.09
00184000	410 MAIN STREET LLC	410	MAIN ST	\$	670,000.00	\$	1,265.85
00188000	ZANE PROPERTIES LLC	416	MAIN ST	\$	478,000.00	\$	903.10
00189000	BARATKI ROBERT J	420	MAIN ST	\$	170,000.00	\$	321.19
00190000	AMERICAN DREAM LEASING, LLC	422	MAIN ST	\$	290,000.00	\$	547.91
00193000	SCN PROPERTIES FRATT, LLC /	426	MAIN ST	\$	480,000.00	\$	906.88
00195000	CHERKINIAN JANET L	434	MAIN ST	\$	175,000.00	\$	330.63
00196000	BORGESON J RAYMOND + FAOEN D, /	436	MAIN ST	\$	420,000.00	\$	793.52
00200000	BALTUSIS THOMAS	222	FIFTH ST	\$	79,000.00	\$	149.26
00207000	AMCOID USA LLC	401	WISCONSIN AVE	\$	830,000.00	\$	1,568.15
00208000	J + E INVESTMENTS, LLC	400	WISCONSIN AVE	\$	605,000.00	\$	1,143.05
00214000	FIRST NTL BK + TR BANC ONE CORPC	426	WISCONSIN AVE	\$	484,000.00	\$	914.44
00215000	NARDO INVESTMENTS LLP	308	FIFTH ST	\$	234,000.00	\$	442.10
00217000	MANUFACTURERS + EMPLOYERS ASS	300	FIFTH ST	\$	390,000.00	\$	736.84
00218000	DE ROSE DOROTHY LIVING TRUST / C	316	FIFTH ST	\$	286,000.00	\$	540.35
00240000	SPODICK JAMES R	500	SIXTH ST	\$	510,000.00	\$	963.56
00240001	E KLINKERT BREWING CO	512	PARK AVE	\$	1,000.00	\$	1.89
00242000	SPB HOLDINGS I LLC	512	SIXTH ST	\$	143,000.00	\$	270.17
00248000	JN REAL ESTATE, LLC /	500	COLLEGE AVE	\$	490,000.00	\$	925.77

00253000	510 CREATIVE LLC	510	COLLEGE AVE	\$	930,000.00	\$	1,757.08
00254000	PETERSON THOMAS C	514	COLLEGE AVE	\$	130,000.00	\$	245.61
00255000	CHOI MIDONG + HAE YOUNG	518	COLLEGE AVE	\$	786,000.00	\$	1,485.01
00258000	JONASHILL LLC	400	SIXTH ST	\$	96,000.00	\$	181.38
00264000	420 SIXTH ST LLC	420	SIXTH ST	\$	348,000.00	\$	657.49
00264001	CHOI MIDONG + HAEYOUNG	416	SIXTH ST	\$	350,000.00	\$	661.27
00277000	KRISTOPEIT ENTERPRISES, INC	520	WISCONSIN AVE	\$	382,000.00	\$	721.72
00280000	PLJ LAW GROUP LLC	308	SIXTH ST	\$	210,000.00	\$	396.76
00281000	JO DE TAER, LLC	310	SIXTH ST	\$	164,000.00	\$	309.85
00282000	ANDERSEN MARCO L	300	SIXTH ST	\$	242,000.00	\$	457.22
00283000	CAPE FREDERICK A JR /	302	SIXTH ST	\$	308,000.00	\$	581.91
00284000	THOMAS MARK R + / ROMNEK JAMES	306	SIXTH ST	\$	259,000.00	\$	489.34
00285000	WORKING DOG PROPERTIES, LLC	312	SIXTH ST	\$	185,000.00	\$	349.53
00286000	JONASHILL LLC	314	SIXTH ST	\$	390,000.00	\$	736.84
00287000	HULBERT BROS LLP FKA HULBERT BF	521	COLLEGE AVE	\$	76,800.00	\$	145.10
00288000	FIRST NTL BK + TR CO OF RACINE	519	COLLEGE AVE	\$	57,600.00	\$	108.83
00289001	FIRST NTL BK + TR CO OF RACINE	500	WISCONSIN AVE	\$	1,250,000.00	\$	2,361.66
00290000	TRI CITY NATIONAL BANK	500	MAIN ST	\$	1,650,000.00	\$	3,117.40
00294000	BORGESON J RAYMOND + FAOEN D, /	524	MAIN ST	\$	660,000.00	\$	1,246.96
00297000	KONG ENTERPRISES, LLC	530	MAIN ST	\$	246,000.00	\$	464.78
00298000	YOO IN JA (SHIN)	532	MAIN ST	\$	172,000.00	\$	324.96
00300000	COLE RICHARD D	218	SIXTH ST	\$	148,000.00	\$	279.62
00301000	MAHERAS PAUL + WILLIAM	220	SIXTH ST	\$	130,000.00	\$	245.61
00301002	DENOTO MARIO E + SHAWN M /	520	MAIN ST	\$	305,000.00	\$	576.25
00301003	512 MAIN STREET LLC	512	MAIN ST	\$	336,000.00	\$	634.82
00301004	516 MONUMENT SQUARE LLC	516	MAIN ST	\$	360,000.00	\$	680.16
00302000	JOHNSON BANK TRUST 2000-1 /	555	MAIN ST	\$	25,000,000.00	\$	47,233.28
00309000	JOHNSON REDEVELOPMENT CORP	601	LAKE AVE	\$	2,170,000.00	\$	4,099.85
00312000	RACINE HOUSING PARTNERS /	100	SEVENTH ST	\$	5,148,000.00	\$	9,726.28
00316000	RACINE BADGER BLG CO INC	201	SIXTH ST	\$	400,000.00	\$	755.73
00317000	BERGNACH MICHAEL J + MOLLY B	203	SIXTH ST	\$	152,000.00	\$	287.18
00318000	KORITSARIS EVANGELOS + / PAPAS J,	209	SIXTH ST	\$	178,000.00	\$	336.30
00319000	CARVER VERONICA G	211	SIXTH ST	\$	175,000.00	\$	330.63
00320000	RACINE BADGER BLDG CO INC	610	MAIN ST	\$	389,000.00	\$	734.95
00322000	LAWLER MATTHEW J	623	WISCONSIN AVE	\$	180,000.00	\$	340.08
00323000	VENN ROBERT G + REBECCA L	615	WISCONSIN AVE	\$	370,000.00	\$	699.05
00324000	WOJT TADEUSZ	213	SIXTH ST	\$	206,000.00	\$	389.20
00325000	ROSENBERG DEAN /	215	SIXTH ST	\$	284,000.00	\$	536.57
00326000	KREJCHA MARK L + HILARY M /	219	SIXTH ST	\$	180,000.00	\$	340.08
00327000	WATERSTONE BANK SSB	223	SIXTH ST	\$	248,000.00	\$	468.55
00328001	MULLEN RENEE, LIFE TEN + / MULLEN	221	SIXTH ST	\$	155,000.00	\$	292.85
00328002	CARMODY PROPERTIES LLC	611	WISCONSIN AVE	\$	390,000.00	\$	736.84
00340001	PORTER FURNITURE CO	301	SIXTH ST	\$	560,000.00	\$	1,058.03
00340002	PORTER FURNITURE REALTY, INC	608	WISCONSIN AVE	\$	770,000.00	\$	1,454.79
00341000	SEIB KEITH D + SHARON A	401	SIXTH ST	\$	108,000.00	\$	204.05
00343000	APPLE JOHN H /	405	SIXTH ST	\$	114,000.00	\$	215.38
00344000	KADEMIAN REV TRUST UAD	407	SIXTH ST	\$	136,000.00	\$	256.95
00345000	SPIESS ELIZABETH F /	409	SIXTH ST	\$	199,000.00	\$	375.98
00346000	GRESKOVIKAK ROBERT P JR REV TR +	610	COLLEGE AVE	\$	835,000.00	\$	1,577.59
00347000	BAGG ALAN R + MAUREEN E /	414	SEVENTH ST	\$	18,100.00	\$	34.20
00350000	BAGG ALAN R + MAUREEN E /	417	SIXTH ST	\$	148,000.00	\$	279.62
00351000	SCHMITZ SANDRA J	415	SIXTH ST	\$	163,000.00	\$	307.96
00352000	TAPP INVESTMENTS LLC	413	SIXTH ST	\$	162,000.00	\$	306.07
00353000	CHOI MI DONG B + HAEYOUNG	423	SIXTH ST	\$	197,000.00	\$	372.20
00354000	OLYMPIA BROWN UNITARIAN / UNIVER	419	SIXTH ST	\$	102,000.00	\$	192.71
00354001	PERCEPTAL PROPERTIES LLC	403	SIXTH ST	\$	168,000.00	\$	317.41
00355000	MIKENME LLC	501	SIXTH ST	\$	236,000.00	\$	445.88
00356000	CHRISTENSEN DON A + SARAH A /	503	SIXTH ST	\$	220,000.00	\$	415.65
00357000	L STREET PROPERTIES LLC	505	SIXTH ST	\$	556,000.00	\$	1,050.47
00358000	TANGO BAR LLC	509	SIXTH ST	\$	173,000.00	\$	326.85
00360000	SANDERS PAINT + WALLPAPER, INC	511	SIXTH ST	\$	144,000.00	\$	272.06
00361000	SOUTHPORT BANK	515	SIXTH ST	\$	376,000.00	\$	710.39

00362000	SANDERS PAINT + WALLPAPER INC	513	SIXTH ST	\$	138,000.00	\$	260.73
00364000	HARRIS FRED LIVING TRUST /	517	SIXTH ST	\$	208,000.00	\$	392.98
03521000	G R S DEVELOPMENT LLC	816	SIXTH ST	\$	1,650,000.00	\$	3,117.40
03532003	MARQUETTE DISTRIBUTION CENTER ,	922	SIXTH ST	\$	17,600.00	\$	33.25
03533000	TOEPPE PROPERTIES INC	620	STANNARD ST	\$	395,700.00	\$	747.61
03538000	J + A OF RACINE LLC	910	SIXTH ST	\$	160,000.00	\$	302.29
03539000	MARQUETTE DISTRIBUTION CENTER ,	615	MARQUETTE ST	\$	753,000.00	\$	1,422.67
				\$	113,069,100.00	\$	213,625.00

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**Total BID Assessment:** \$ 213,625.00

All values from 2011 tax roll except highlighted cells which are 2010.

***End of Report***