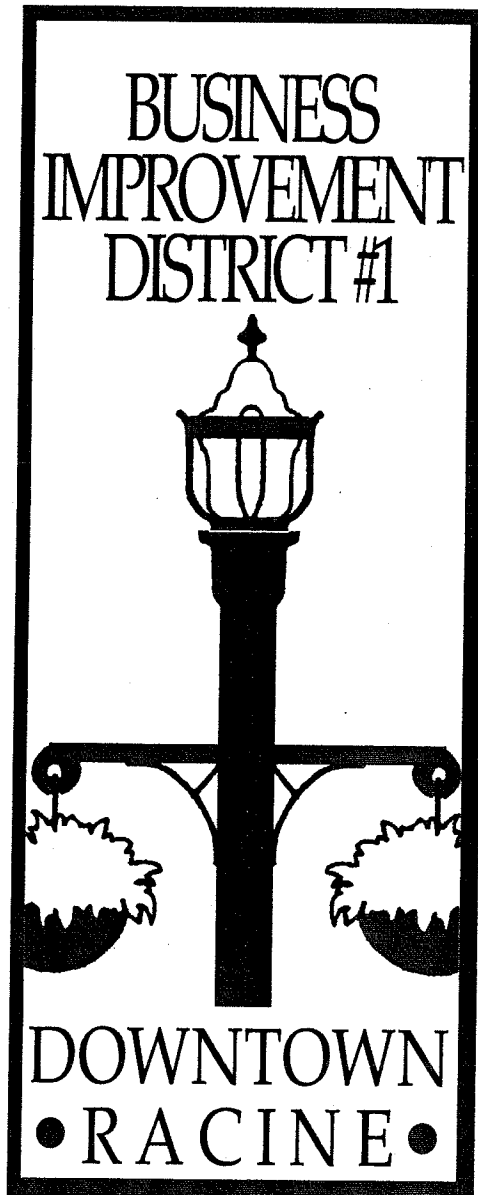


2010 Proposed Operating Plan
Approved by the Racine Common Council on _____

DOWNTOWN RACINE BUSINESS IMPROVEMENT DISTRICT OPERATING PLAN – 2010



**Recommended by the Board of the Business Improvement District:
September 24th, 2009**

**Downtown Racine
Business Improvement District Operating Plan
2010**

Table of Contents

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

I. PREFACE

In 2001, the City of Racine received a petition from property owners in downtown Racine that requested the creation of a business improvement district (BID) for the purpose of redeveloping the downtown. On October 16, 2001, by Resolution 4226, the Common Council approved creation of the business improvement district and adopted its first-year operating plan ("Plan") as developed by the Downtown Racine Corporation in conjunction with BID proponents. This Plan for 2010 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 2010 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 2010 budget and BID activities were the subject of a public information meeting on Wednesday, October 28th, 2009. 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 \$208,801 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 2010 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 2009, 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 0.438 percent of the total BID eligible value in the District and would have a BID assessment of approximately \$914.55 (0.438% of \$208,801). The allocation is based on a total assessed value for commercial and industrial property within the District of approximately \$114,099,400 million in 2009.

As of September 2009, 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 \$208,801.

C. Schedule of Assessments

The final form of this 2010 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.

00005000	SCHARDING WILLIAM + NANCY	503	VILLA ST	53,300	0	53,300	\$97.54
00007000	SPODICK JAMES R /	522	SIXTH ST	88,600	705,400	794,000	\$1,453.01
00011000	ALBERT JOHN J + VICTORIA /	521	SIXTH ST	39,000	246,000	285,000	\$521.55
00012000	CHOI MIDONG + HAEYOUNG	600	VILLA ST	11,100	55,900	67,000	\$122.61
00013000	SEKULOSKI DRAGAN + RINA /	603	SIXTH ST	20,600	190,400	211,000	\$386.13
00014000	FLORES VICTOR + / NUNO VERC	607	SIXTH ST	19,100	210,900	230,000	\$420.90
00016000	KINKHAMMER MICHAEL E + ANN	611	SIXTH ST	8,900	157,100	166,000	\$303.78
00017000	REMINGTON KATHARINE /	613	SIXTH ST	8,400	164,600	173,000	\$316.59
00018000	MICHELSON CARRIE R REV TR	615	SIXTH ST	18,100	257,900	276,000	\$505.08
00021006	MIDWEST PROFESSIONAL / PRO	1	MAIN ST	602,000	5,098,000	5,700,000	\$10,430.95
00021008	MIDWEST PROFESSIONAL PRO	65	HARBORVIEW DR	538,500	54,500	593,000	\$1,085.19
00021210	JOHNSON REDEVELOPMENT CO	141	MAIN ST	200,000	1,220,000	1,420,000	\$2,598.59
00022000	ULINSKI MARK T /	601	WATER ST	90,900	195,100	286,000	\$523.38
00022001	HERMES 614 LLC	512	VILLA ST	33,200	0	33,200	\$60.76
00023001	600 SIXTH STREET LLC	600	SIXTH ST	11,500	120,500	132,000	\$241.56
00023002	524 VILLA STREET LLC	524	VILLA ST	22,600	52,400	75,000	\$137.25
00024000	SCHARDING ROBERT + EDWAR	606	SIXTH ST	38,800	226,200	265,000	\$484.95
00025000	LAPOTKO RHONDA DEE LIV TRU	610	SIXTH ST	20,200	157,800	178,000	\$325.74
00026000	JONES H ELIZABETH	612	SIXTH ST	16,300	160,700	177,000	\$323.91
00027000	HERMES 614 LLC	614	SIXTH ST	34,600	425,400	460,000	\$841.80
00028002	WISCONSIN ELECTRIC POWER	513	GRAND AVE	4,600	0	4,600	\$8.42
00040000	VAN DER ZEE WILLIAM P /	701	WATER ST	110,300	174,700	285,000	\$521.55
00044000	PEGLEG PROPERTIES LLC	710	SIXTH ST	87,500	152,500	240,000	\$439.20
00045000	KNECHT WILLIAM A	716	SIXTH ST	57,100	198,900	256,000	\$468.48
00046000	J + J PROPERTIES RACINE, LLC	519	CENTER ST	33,200	86,800	120,000	\$219.60
00047000	DEMARCO TOM	513	CENTER ST	10,200	0	10,200	\$18.67
00050001	WISCONSIN NATURAL GAS COM	233	LAKE AVE	985,700	4,305,400	5,291,100	\$9,682.67
00050007	MIDWEST PROFESSIONAL / PRO	80	HARBORVIEW DR	82,200	0	82,200	\$150.43
00050146	HARBOURWALK HOTEL LTD PTE	223	GASLIGHT CIR	456,500	4,625,500	5,082,000	\$9,300.02
00050147	P + J HOLDINGS LLC /	217	GASLIGHT CIR	38,800	311,200	350,000	\$640.50
00050148	P + J HOLDINGS LLC /	207	GASLIGHT CIR	146,900	1,103,100	1,250,000	\$2,287.49
00056000	JOHNSON REDEVELOPMENT CO	222	LAKE AVE	257,700	0	257,700	\$471.59
00056002	JOHNSON REDEVELOPMENT CO	236	LAKE AVE	162,700	0	162,700	\$297.74
00058000	MAIN PLACE LIMITED PARTNER	245	MAIN ST	90,400	3,309,600	3,400,000	\$6,221.97
00061000	NIELSEN MARY T /	237	MAIN ST	18,100	131,900	150,000	\$274.50
00062000	THEOS PETER W /	231	MAIN ST	27,100	232,900	260,000	\$475.80
00063000	CORTESE PAUL /	233	MAIN ST	27,100	58,900	86,000	\$157.38
00069000	GORMAN PROPERTIES LLC /	200	MAIN ST	62,000	0	62,000	\$113.46
00075000	MARIPOSA REAL ESTATE, LLC /	228	MAIN ST	19,000	305,000	324,000	\$592.92
00077000	AZARIAN DAVID E	232	MAIN ST	17,900	142,100	160,000	\$292.80
00078000	DERNEHL JEANNE	234	MAIN ST	17,900	164,100	182,000	\$333.06
00079000	RICKY S PLACE, INC	236	MAIN ST	20,900	219,100	240,000	\$439.20
00080000	L STREET PROPERTIES LLC	240	MAIN ST	50,800	744,200	795,000	\$1,454.84
00082000	MATHIS EMILE H II FAMILY TR	244	MAIN ST	16,100	283,900	300,000	\$549.00
00083000	MATHIS EMILE H II FAMILY TR	246	MAIN ST	19,700	300,300	320,000	\$585.60
00084000	FLYNN MARK P + CHRISTINE M	214	THIRD ST	39,600	24,400	64,000	\$117.12
00085000	239 WISCONSIN, LLC	239	WISCONSIN AVE	24,900	73,100	98,000	\$179.34
00092000	JOHNSON REDEVELOPMENT CO	222	MAIN ST	103,100	3,928,900	4,032,000	\$7,378.53
00093000	QUICK PRINT PROGRAMS, INC	214	STATE ST	19,100	270,100	289,200	\$529.23
00096001	KRISJAN OLAF HOUSING LLC	222	STATE ST	8,200	185,800	194,000	\$355.02
00096002	KELLER JOSEPH J	220	STATE ST	9,500	96,500	106,000	\$193.98
00097000	PUGH W H OIL COMPANY	102	WISCONSIN AVE	67,600	0	67,600	\$123.71
00097001	PUGH W H OIL COMPANY	212	WISCONSIN AVE	230,500	69,500	300,000	\$549.00
00098000	FLYNN MARK P + CHRISTINE M	234	WISCONSIN AVE	35,700	64,300	100,000	\$183.00
00101000	LEE ENTERPRISES	320	WISCONSIN AVE	50,400	112,400	162,800	\$297.92
00102000	GLEASON MARVIN E SR + PHILL	300	MAIN ST	19,700	270,300	290,000	\$530.70
00103000	AZARIAN DAVID E	302	MAIN ST	17,000	163,000	180,000	\$329.40
00104000	304 MAIN LLC	304	MAIN ST	17,000	217,000	234,000	\$428.22
00105000	WACHOWIAK KEVIN A + KIM	306	MAIN ST	19,500	240,500	260,000	\$475.80
00106000	KARBULKA JAROSLAV + JAROS	310	MAIN ST	34,300	250,700	285,000	\$521.55
00109000	ALIA JOHN R + IDA + / DE BARTO	312	MAIN ST	35,800	414,200	450,000	\$823.50
00110000	NICHOLSON PROPERTY MANAG	316	MAIN ST	17,900	142,100	160,000	\$292.80
00111000	FIRE D UPI RACINE, INC	320	MAIN ST	17,900	137,100	155,000	\$283.65
00112000	WALLERT WENDY	318	MAIN ST	17,900	157,100	175,000	\$320.25
00113000	YORGAN JAMES P + / OLSEN JU	322	MAIN ST	17,900	173,100	191,000	\$349.53
00114000	PAFFRATH AMANDA COSGROV	324	MAIN ST	17,900	138,100	156,000	\$285.48
00115000	PTACEK GERALD P	328	MAIN ST	17,900	152,100	170,000	\$311.10
00116000	MATHIS EMILE H II FAMILY TR	328	MAIN ST	24,000	358,000	382,000	\$699.06
00117000	EAS INVESTMENTS, LLC	330	MAIN ST	24,000	362,000	386,000	\$706.38
00118000	SYDNOR HAROLD R + LENORE I	332	MAIN ST	16,900	172,100	189,000	\$345.87
00119000	BOATWRIGHT JOY L	334	MAIN ST	15,700	154,300	170,000	\$311.10
00120000	CHAUNCEY INVESTMENTS	336	MAIN ST	15,700	154,300	170,000	\$311.10
00121000	GROENKE GARY + / FOSTER R	338	MAIN ST	26,900	479,100	506,000	\$925.98
00123000	LEE ENTERPRISES	212	FOURTH ST	146,500	1,422,200	1,568,700	\$2,870.71
00135000	RACINE MAIN PROPERTIES, LLC	337	MAIN ST	54,700	590,300	645,000	\$1,180.34
00136000	CALL GARY L + DEBORAH T	335	MAIN ST	18,200	247,800	266,000	\$486.78
00137000	333 MAIN STREET LLC	333	MAIN ST	18,200	197,800	216,000	\$395.28
00138000	TINYTOWN LLC	331	MAIN ST	18,200	228,800	247,000	\$452.01
00139000	DRAEGER A JEAN /	329	MAIN ST	18,200	151,800	170,000	\$311.10
00140000	DRAEGER ANNA JEAN	327	MAIN ST	18,200	176,800	195,000	\$356.85
00141000	DOVER PROPERTIES LLC	323	MAIN ST	36,500	173,500	210,000	\$384.30
00143000	STAECK S MANAGEMENT, LLC	321	MAIN ST	18,200	139,800	158,000	\$289.14
00146000	311 MAIN STREET LLC /	311	MAIN ST	36,500	261,500	298,000	\$545.34
00147000	GULBANKIAN AKABE	309	MAIN ST	18,200	89,800	108,000	\$197.64
00148000	BMP REALTY INC /	301	MAIN ST	73,000	267,000	340,000	\$622.20
00155000	JOHNSON BANK	441	LAKE AVE	115,200	433,800	549,000	\$1,004.67
00158000	ABOAGYE MARGARET /	400	LAKE AVE	38,400	126,600	165,000	\$301.95
00159000	MATSON MIKE + STEVE	107	FOURTH ST	21,100	172,900	194,000	\$355.02
00161000	411 MAIN, LLC /	411	MAIN ST	39,300	168,700	208,000	\$380.64
00162000	MATSON MIKE + STEVE	409	MAIN ST	38,100	119,900	158,000	\$289.14
00173000	SCN PROPERTIES 433 MAIN, LL	433	MAIN ST	19,700	215,300	235,000	\$430.05
00176000	MAIN-LAKE, LLC	413	MAIN ST	359,200	3,208,800	3,568,000	\$6,529.41
00177000	SCN PROPERTIES 407 MAIN, LL	407	MAIN ST	19,200	144,800	164,000	\$300.12
00179000	SEEGER NORMAN E FAMILY TR	401	MAIN ST	17,900	242,100	260,000	\$475.80

00179001	403 MAIN LLC /	403	MAIN ST	52,600	467,400	520,000	\$951.60
00180000	MEREDITH HARRING PROPERT	402	MAIN ST	35,800	384,200	420,000	\$768.60
00180001	MEI MICHAEL + RUI ZHU /	400	MAIN ST	17,900	174,100	192,000	\$351.36
00182000	DERNEHL JEANNE	406	MAIN ST	18,400	251,600	270,000	\$494.10
00183000	KIM WEON SUP + KYONG SOOK	408	MAIN ST	19,300	187,700	207,000	\$378.81
00184000	410 MAIN STREET LLC	410	MAIN ST	52,000	618,000	670,000	\$1,226.09
00188000	ZANE PROPERTIES LLC	416	MAIN ST	35,800	442,200	478,000	\$874.74
00189000	BARATKI ROBERT J	420	MAIN ST	16,100	153,900	170,000	\$311.10
00190000	AMERICAN DREAM LEASING, LL	422	MAIN ST	19,700	270,300	290,000	\$530.70
00193000	SCN PROPERTIES FRATT, LLC	426	MAIN ST	91,400	388,600	480,000	\$878.40
00195000	CHERKINIAN SARKIS S + MARY	434	MAIN ST	17,900	157,100	175,000	\$320.25
00196000	BORGESON J RAYMOND + FAO	436	MAIN ST	53,800	366,200	420,000	\$768.60
00200000	BALTUSIS THOMAS /	222	FIFTH ST	9,600	150,400	160,000	\$292.80
00207000	AMCOID USA LLC	401	WISCONSIN AVE	366,700	463,300	830,000	\$1,518.89
00208000	J + E INVESTMENTS, LLC	400	WISCONSIN AVE	166,700	438,300	605,000	\$1,107.15
00214000	FIRST NTL BK + TR BANC ONE C	426	WISCONSIN AVE	220,300	263,700	484,000	\$885.72
00215000	NARDO INVESTMENTS LLP	308	FIFTH ST	25,600	208,400	234,000	\$428.22
00217000	MANUFACTURERS + EMPLOYER	300	FIFTH ST	25,600	364,400	390,000	\$713.70
00218000	DE ROSE DOROTHY LIVING TRU	316	FIFTH ST	32,000	254,000	286,000	\$523.38
00240000	SPODICK JAMES R	500	SIXTH ST	49,900	460,100	510,000	\$933.30
00242000	SPODICK JAMES R /	512	SIXTH ST	109,600	33,400	143,000	\$261.69
00248000	JN REAL ESTATE, LLC /	500	COLLEGE AVE	115,300	374,700	490,000	\$896.70
00253000	510 CREATIVE LLC	510	COLLEGE AVE	116,300	813,700	930,000	\$1,701.89
00254000	PETERSON THOMAS C	514	COLLEGE AVE	28,800	101,200	130,000	\$237.90
00255000	CHOI MIDONG + HAE YOUNG	518	COLLEGE AVE	57,600	728,400	786,000	\$1,438.37
00258000	GETTYS-WEXFORD PARTNERSH	400	SIXTH ST	96,000	0	96,000	\$175.68
00264000	CHOI MI DONG B + HAEYOUNG	420	SIXTH ST	86,400	281,600	348,000	\$636.84
00264001	CHOI MIDONG + HAEYOUNG	416	SIXTH ST	105,600	244,400	350,000	\$640.50
00277000	KRISTOPEIT ENTERPRISES, INC	520	WISCONSIN AVE	76,800	305,200	382,000	\$699.06
00280000	PLJ LAW GROUP LLC	308	SIXTH ST	15,300	194,700	210,000	\$384.30
00281000	JO DE TAER, LLC	310	SIXTH ST	14,800	133,200	148,000	\$270.84
00282000	ANDERSEN MARCO L	300	SIXTH ST	15,900	226,100	242,000	\$442.86
00283000	CAPE FREDERICK A JR /	302	SIXTH ST	28,900	279,100	308,000	\$563.64
00284000	THOMAS MARK R + / ROMNEK J	306	SIXTH ST	16,000	243,000	259,000	\$473.97
00285000	WORKING DOG PROPERTIES, L	312	SIXTH ST	16,400	168,600	185,000	\$338.55
00286000	HILL EMILY JONAS, LIV REVOC	314	SIXTH ST	80,000	310,000	390,000	\$713.70
00287000	HULBERT BROS LLP FKA HULBE	521	COLLEGE AVE	76,800	0	76,800	\$140.54
00288000	FIRST NTL BK + TR CO OF RACI	519	COLLEGE AVE	57,600	0	57,600	\$105.41
00289001	FIRST NTL BK + TR CO OF RACI	500	WISCONSIN AVE	244,600	1,005,400	1,250,000	\$2,287.49
00290000	BANK OF ELMWOOD	500	MAIN ST	134,400	1,515,600	1,650,000	\$3,019.49
00294000	BORGESON J RAYMOND + FAO	524	MAIN ST	76,800	583,200	660,000	\$1,207.79
00297000	KONG ENTERPRISES, LLC	530	MAIN ST	12,900	233,100	246,000	\$450.18
00298000	YOO IN JA (SHIN)	532	MAIN ST	20,700	151,300	172,000	\$314.76
00300000	COLE RICHARD D	218	SIXTH ST	9,600	138,400	148,000	\$270.84
00301000	MAHERAS PAUL + WILLIAM	220	SIXTH ST	14,400	115,600	130,000	\$237.90
00301002	DENOTO MARIO E + SHAWN M /	520	MAIN ST	53,800	251,200	305,000	\$558.15
00301003	512 MAIN STREET LLC	512	MAIN ST	53,800	282,200	336,000	\$614.88
00301004	516 MONUMENT SQUARE LLC	516	MAIN ST	53,800	296,200	350,000	\$640.50
00302000	JOHNSON BANK TRUST 2000-1	555	MAIN ST	625,200	24,374,800	25,000,000	\$45,749.80
00309000	JOHNSON REDEVELOPMENT CO	601	LAKE AVE	238,500	1,931,500	2,170,000	\$3,971.08
00312000	RACINE HOUSING PARTNERS /	100	SEVENTH ST	156,800	4,991,200	5,148,000	\$9,420.80
00316000	RACINE BADGER BLG CO INC	201	SIXTH ST	29,800	370,200	400,000	\$732.00
00317000	BERGNACH MICHAEL J + MOLLY	203	SIXTH ST	27,200	124,800	152,000	\$278.16
00318000	KORITSARIS EVANGELOS + / PA	209	SIXTH ST	18,200	159,800	178,000	\$325.74
00319000	WOJT TADEUSZ	211	SIXTH ST	19,300	155,700	175,000	\$320.25
00320000	RACINE BADGER BLDG CO INC	610	MAIN ST	28,800	360,200	389,000	\$711.87
00322000	LAWLER MATTHEW J	623	WISCONSIN AVE	23,600	156,400	180,000	\$329.40
00323000	VENN ROBERT G + REBECCA L	615	WISCONSIN AVE	43,800	326,200	370,000	\$677.10
00324000	WOJT TADEUSZ	213	SIXTH ST	16,800	189,200	206,000	\$376.98
00325000	ROSENBERG DEAN /	215	SIXTH ST	34,100	249,900	284,000	\$519.72
00326000	KREJCHA MARK L + HILARY M /	219	SIXTH ST	12,800	167,200	180,000	\$329.40
00327000	BAYVIEW PROPERTY MGMT LLC	223	SIXTH ST	12,800	235,200	248,000	\$453.84
00328001	MULLEN RENEE, LIFE TEN + / M	221	SIXTH ST	18,800	136,200	155,000	\$283.65
00328002	CARMODY PROPERTIES LLC	611	WISCONSIN AVE	13,200	376,800	390,000	\$713.70
00340001	PORTER FURNITURE CO	301	SIXTH ST	99,800	460,200	560,000	\$1,024.80
00340002	PORTER FURNITURE REALTY, II	608	WISCONSIN AVE	262,700	507,300	770,000	\$1,409.09
00341000	SEIB KEITH D + SHARON A	401	SIXTH ST	14,400	93,600	108,000	\$197.64
00343000	APPLE JOHN H /	405	SIXTH ST	15,800	98,200	114,000	\$208.62
00344000	KADEMIAN REV TRUST UAD	407	SIXTH ST	13,000	123,000	136,000	\$248.88
00345000	SPIESS ELIZABETH F /	409	SIXTH ST	28,800	170,200	199,000	\$364.17
00346000	THREE J ENTERPRISES, LLC /	610	COLLEGE AVE	72,600	762,400	835,000	\$1,528.04
00347000	BAGG ALAN R + MAUREEN E /	414	SEVENTH ST	18,100	0	18,100	\$33.12
00350000	BAGG ALAN R + MAUREEN E /	417	SIXTH ST	21,600	126,400	148,000	\$270.84
00351000	SCHMITZ SANDRA J	415	SIXTH ST	16,000	147,000	163,000	\$298.29
00352000	TAPP INVESTMENTS LLC	413	SIXTH ST	16,200	145,800	162,000	\$296.46
00353000	CHOI MI DONG B + HAEYOUNG	423	SIXTH ST	22,600	174,400	197,000	\$360.51
00354000	OLYMPIA BROWN UNITARIAN / U	419	SIXTH ST	8,400	93,600	102,000	\$186.66
00354001	EVOLVE PROPERTY / MANAGE	403	SIXTH ST	14,400	153,600	168,000	\$307.44
00355000	MIKENME LLC	501	SIXTH ST	20,800	215,200	236,000	\$431.88
00356000	CHRISTENSEN DON A + SARAH	503	SIXTH ST	20,300	199,700	220,000	\$402.60
00357000	L STREET PROPERTIES LLC	505	SIXTH ST	39,400	516,600	556,000	\$1,017.48
00358000	TANGO BAR LLC	509	SIXTH ST	18,600	154,400	173,000	\$316.59
00360000	SANDERS PAINT + WALLPAPER	511	SIXTH ST	18,200	125,800	144,000	\$263.52
00361000	SPODICK JAMES R /	515	SIXTH ST	17,000	437,000	454,000	\$830.82
00362000	SANDERS PAINT + WALLPAPER	513	SIXTH ST	22,000	116,000	138,000	\$252.54
00364000	HARRIS FRED LIVING TRUST /	517	SIXTH ST	16,600	191,400	208,000	\$380.64
03521000	G R S DEVELOPMENT LLC	816	SIXTH ST	289,000	1,361,000	1,650,000	\$3,019.49
03532003	MARQUETTE DISTRIBUTION CE	922	SIXTH ST	17,600	0	17,600	\$32.21
03533000	RACINE PLATING CO	620	STANNARD ST	69,000	356,000	425,000	\$777.75
03538000	J + A OF RACINE LLC	910	SIXTH ST	21,000	139,000	160,000	\$292.80
03539000	MARQUETTE DISTRIBUTION CE	615	MARQUETTE ST	166,900	586,100	753,000	\$1,377.98
			TOTAL			114,099,400	\$208,801.00

Appendix B

**DOWNTOWN RACINE
BUSINESS IMPROVEMENT DISTRICT #1
2009 ADVISORY BOARD**

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

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

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

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

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

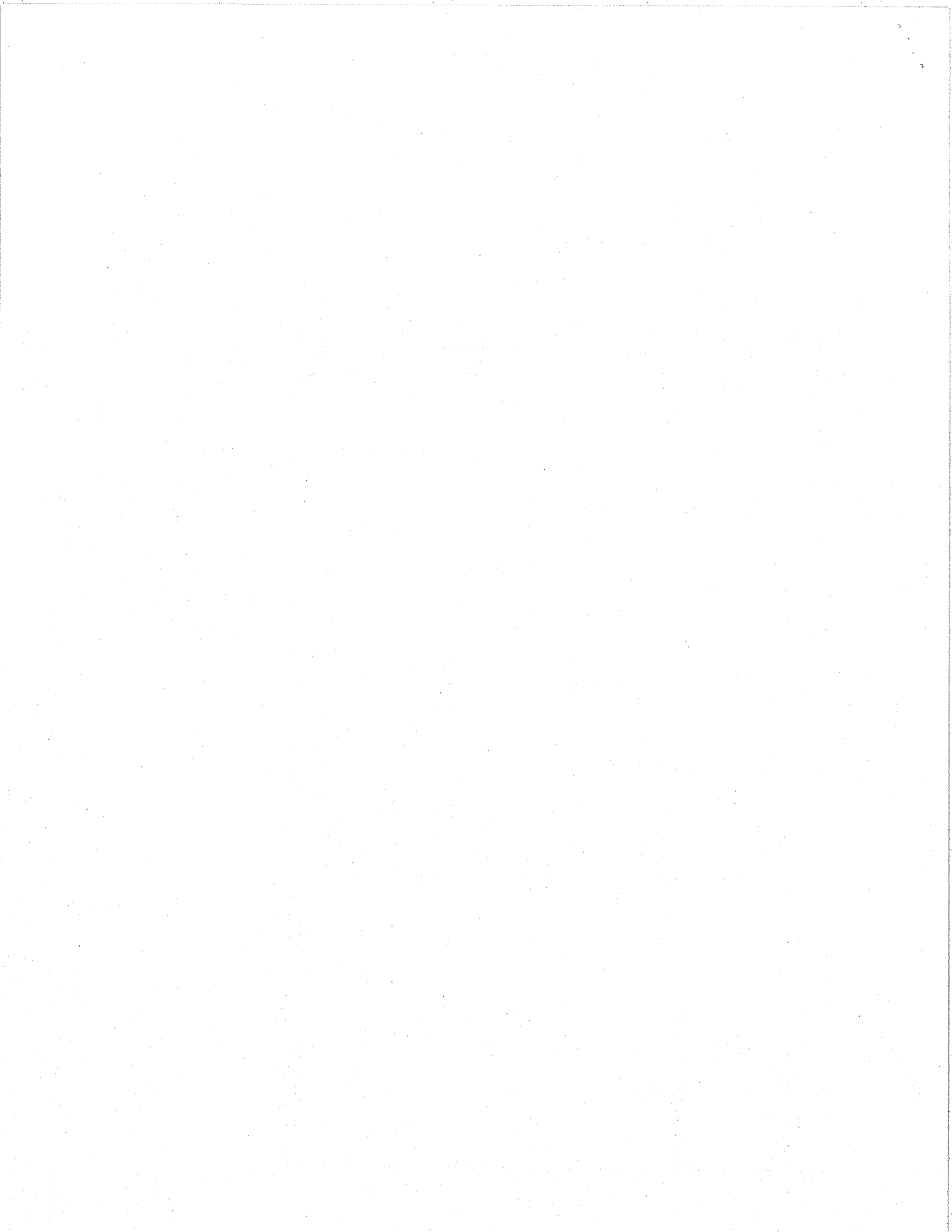
Mark Levine (Property Owner)
5115 Darby Place
Racine, WI 53402
639-6056

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

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

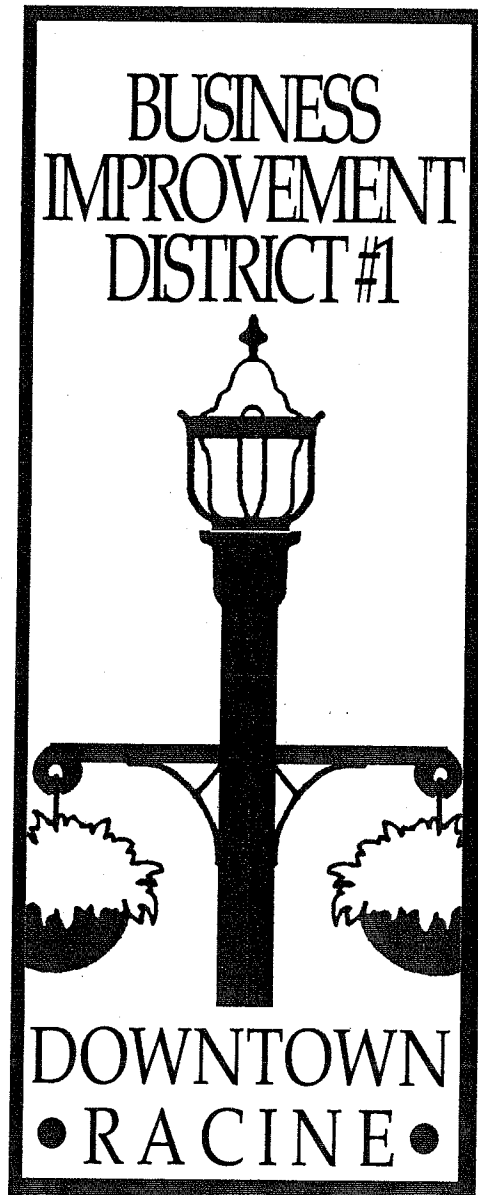
Appendix C

		<u>2010 Proposed Budget</u>
<u>INCOME ESTIMATES</u>		
Assessments		\$208,801
Estimated Interest Income		\$1,000
Estimated Year End Carry Over		\$9,628
TOTAL ESTIMATED REVENUE		\$219,429
<u>IMPROVEMENTS AND ACTIVITIES</u>		
<u>Equipment and Site</u>		
Maintenance and Related Equipm		\$5,000
Street Amenities		\$5,000
<u>Administrative</u>		
DRC-Management Fee		\$32,445
Annual Audit		\$5,000
Visitor Outreach		\$3,600
<u>Program Operations</u>		
Security		\$20,000
Public Service Ambassadors		\$49,000
Marketing / Communications		\$35,000
Streetscape		\$40,000
Maintenance/Labor		\$14,000
<u>Other</u>		
BID Reserve		\$5,384
Wayfinding Program		\$5,000
TOTAL IMPROVEMENTS AND ACTIVITIES		\$219,429



2010 Proposed Operating Plan
Approved by the Racine Common Council on _____

DOWNTOWN RACINE BUSINESS IMPROVEMENT DISTRICT OPERATING PLAN – 2010



**Recommended by the Board of the Business Improvement District:
September 24th, 2009**

**Downtown Racine
Business Improvement District Operating Plan
2010**

Table of Contents

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

I. PREFACE

In 2001, the City of Racine received a petition from property owners in downtown Racine that requested the creation of a business improvement district (BID) for the purpose of redeveloping the downtown. On October 16, 2001, by Resolution 4226, the Common Council approved creation of the business improvement district and adopted its first-year operating plan ("Plan") as developed by the Downtown Racine Corporation in conjunction with BID proponents. This Plan for 2010 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 2010 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 2010 budget and BID activities were the subject of a public information meeting on Wednesday, October 28th, 2009. 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 \$208,801 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 2010 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 2009, 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 0.438 percent of the total BID eligible value in the District and would have a BID assessment of approximately \$914.55 (0.438% of \$208,801). The allocation is based on a total assessed value for commercial and industrial property within the District of approximately \$114,099,400 million in 2009.

As of September 2009, 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 \$208,801.

C. Schedule of Assessments

The final form of this 2010 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.

00005000	SCHARDING WILLIAM + NANCY	503	VILLA ST	53,300	0	53,300	\$97.54
00007000	SPODICK JAMES R /	522	SIXTH ST	88,600	705,400	794,000	\$1,453.01
00011000	ALBERT JOHN J + VICTORIA /	521	SIXTH ST	39,000	246,000	285,000	\$521.55
00012000	CHOI MIDONG + HAEOYOUNG	600	VILLA ST	11,100	55,900	67,000	\$122.61
00013000	SEKULOSKI DRAGAN + RINA /	603	SIXTH ST	20,600	190,400	211,000	\$386.13
00014000	FLORES VICTOR + / NUNO VERG	607	SIXTH ST	19,100	210,900	230,000	\$420.90
00016000	KINKHAMMER MICHAEL E + ANN	611	SIXTH ST	8,900	157,100	166,000	\$303.78
00017000	REMINGTON KATHARINE /	613	SIXTH ST	8,400	164,600	173,000	\$316.59
00018000	MICHELSON CARRIE R REV TR	615	SIXTH ST	18,100	257,900	276,000	\$505.08
00021006	MIDWEST PROFESSIONAL / PRO	1	MAIN ST	602,000	5,098,000	5,700,000	\$10,430.95
00021008	MIDWEST PROFESSIONAL PRO	65	HARBORVIEW DR	538,500	54,500	593,000	\$1,085.19
00021210	JOHNSON REDEVELOPMENT CO	141	MAIN ST	200,000	1,220,000	1,420,000	\$2,598.59
00022000	ULINSKI MARK T /	601	WATER ST	90,900	195,100	286,000	\$523.38
00022001	HERMES 614 LLC	512	VILLA ST	33,200	0	33,200	\$60.76
00023001	600 SIXTH STREET LLC	600	SIXTH ST	11,500	120,500	132,000	\$241.56
00023002	524 VILLA STREET LLC	524	VILLA ST	22,600	52,400	75,000	\$137.25
00024000	SCHARDING ROBERT + EDWAR	606	SIXTH ST	38,800	226,200	265,000	\$484.95
00025000	LAPOTKO RHONDA DEE LIV TRU	610	SIXTH ST	20,200	157,800	178,000	\$325.74
00026000	JONES H ELIZABETH	612	SIXTH ST	16,300	160,700	177,000	\$323.91
00027000	HERMES 614 LLC	614	SIXTH ST	34,600	425,400	460,000	\$841.80
00028002	WISCONSIN ELECTRIC POWER	513	GRAND AVE	4,600	0	4,600	\$8.42
00040000	VAN DER ZEE WILLIAM P /	701	WATER ST	110,300	174,700	285,000	\$521.55
00044000	PEGLEG PROPERTIES LLC	710	SIXTH ST	87,500	152,500	240,000	\$439.20
00045000	KNECHT WILLIAM A	716	SIXTH ST	57,100	198,900	256,000	\$468.48
00046000	J + J PROPERTIES RACINE, LLC	519	CENTER ST	33,200	86,800	120,000	\$219.60
00047000	DEMARCO TOM	513	CENTER ST	10,200	0	10,200	\$18.67
00050001	WISCONSIN NATURAL GAS CON	233	LAKE AVE	985,700	4,305,400	5,291,100	\$9,682.67
00050007	MIDWEST PROFESSIONAL / PRO	80	HARBORVIEW DR	82,200	0	82,200	\$150.43
00050146	HARBORWALK HOTEL LTD PTF	223	GASLIGHT CIR	456,500	4,625,500	5,082,000	\$9,300.02
00050147	P + J HOLDINGS LLC /	217	GASLIGHT CIR	38,800	311,200	350,000	\$640.50
00050148	P + J HOLDINGS LLC /	207	GASLIGHT CIR	146,900	1,103,100	1,250,000	\$2,287.49
00056000	JOHNSON REDEVELOPMENT CO	222	LAKE AVE	257,700	0	257,700	\$471.59
00056002	JOHNSON REDEVELOPMENT CO	236	LAKE AVE	162,700	0	162,700	\$297.74
00058000	MAIN PLACE LIMITED PARTNER	245	MAIN ST	90,400	3,309,600	3,400,000	\$6,221.97
00061000	NIELSEN MARY T /	237	MAIN ST	18,100	131,900	150,000	\$274.50
00062000	THEOS PETER W /	231	MAIN ST	27,100	232,900	260,000	\$475.80
00063000	CORTESE PAUL /	233	MAIN ST	27,100	58,900	86,000	\$157.38
00069000	GORMAN PROPERTIES LLC /	200	MAIN ST	62,000	0	62,000	\$113.46
00075000	MARIPOSA REAL ESTATE, LLC	228	MAIN ST	19,000	305,000	324,000	\$592.92
00077000	AZARIAN DAVID E	232	MAIN ST	17,900	142,100	160,000	\$292.80
00078000	DERNEHL JEANNE	234	MAIN ST	17,900	164,100	182,000	\$333.06
00079000	RICKY S PLACE, INC	236	MAIN ST	20,900	219,100	240,000	\$439.20
00080000	L STREET PROPERTIES LLC	240	MAIN ST	50,800	744,200	795,000	\$1,454.84
00082000	MATHIS EMILE H II FAMILY TR	244	MAIN ST	16,100	283,900	300,000	\$549.00
00083000	MATHIS EMILE H II FAMILY TR	246	MAIN ST	19,700	300,300	320,000	\$585.60
00084000	FLYNN MARK P + CHRISTINE M	214	THIRD ST	39,600	24,400	64,000	\$117.12
00085000	239 WISCONSIN, LLC	239	WISCONSIN AVE	24,900	73,100	98,000	\$179.34
00092000	JOHNSON REDEVELOPMENT CO	222	MAIN ST	103,100	3,928,900	4,032,000	\$7,378.53
00093000	QUICK PRINT PROGRAMS, INC	214	STATE ST	19,100	270,100	289,200	\$529.23
00096001	KRISJAN OLAF HOUSING LLC	222	STATE ST	8,200	185,800	194,000	\$355.02
00096002	KELLER JOSEPH J	220	STATE ST	9,500	96,500	106,000	\$193.98
00097000	PUGH W H OIL COMPANY	102	WISCONSIN AVE	67,600	0	67,600	\$123.71
00097001	PUGH W H OIL COMPANY	212	WISCONSIN AVE	230,500	69,500	300,000	\$549.00
00098000	FLYNN MARK P + CHRISTINE M	234	WISCONSIN AVE	35,700	64,300	100,000	\$183.00
00101000	LEE ENTERPRISES	320	WISCONSIN AVE	50,400	112,400	162,800	\$297.92
00102000	GLEASON MARVIN E SR + PHILL	300	MAIN ST	19,700	270,300	290,000	\$530.70
00103000	AZARIAN DAVID E	302	MAIN ST	17,000	163,000	180,000	\$329.40
00104000	304 MAIN LLC	304	MAIN ST	17,000	217,000	234,000	\$428.22
00105000	WACHOWIAK KEVIN A + KIM	306	MAIN ST	19,500	240,500	260,000	\$475.80
00106000	KARBULKA JAROSLAV + JAROS	310	MAIN ST	34,300	250,700	285,000	\$521.55
00109000	ALIA JOHN R + IDA + / DE BARTO	312	MAIN ST	35,800	414,200	450,000	\$823.50
00110000	NICHOLSON PROPERTY MANAG	316	MAIN ST	17,900	142,100	160,000	\$292.80
00111000	FIRE UP! RACINE, INC	320	MAIN ST	17,900	137,100	155,000	\$283.65
00112000	WALLERT WENDY	318	MAIN ST	17,900	157,100	175,000	\$320.25
00113000	YORGAN JAMES P + / OLSEN JU	322	MAIN ST	17,900	173,100	191,000	\$349.53
00114000	PAFFRATH AMANDA COSGROV	324	MAIN ST	17,900	138,100	156,000	\$285.48
00115000	PTACEK GERALD P	326	MAIN ST	17,900	152,100	170,000	\$311.10
00116000	MATHIS EMILE H II FAMILY TR	328	MAIN ST	24,000	358,000	382,000	\$699.06
00117000	EAS INVESTMENTS, LLC	330	MAIN ST	24,000	362,000	386,000	\$706.38
00118000	SYDNOR HAROLD R + LENORE I	332	MAIN ST	16,900	172,100	189,000	\$345.87
00119000	BOATWRIGHT JOY L	334	MAIN ST	15,700	154,300	170,000	\$311.10
00120000	CHAUNCEY INVESTMENTS	336	MAIN ST	15,700	154,300	170,000	\$311.10
00121000	GROENKE GARY + / FOSTER R I	338	MAIN ST	26,900	479,100	506,000	\$925.98
00123000	LEE ENTERPRISES	212	FOURTH ST	146,500	1,422,200	1,568,700	\$2,870.71
00135000	RACINE MAIN PROPERTIES, LLC	337	MAIN ST	54,700	590,300	645,000	\$1,180.34
00136000	CALL GARY L + DEBORAH T	335	MAIN ST	18,200	247,800	266,000	\$486.78
00137000	333 MAIN STREET LLC	333	MAIN ST	18,200	197,800	216,000	\$395.28
00138000	TINYTOWN LLC	331	MAIN ST	18,200	228,800	247,000	\$452.01
00139000	DRAEGER A JEAN /	329	MAIN ST	18,200	151,800	170,000	\$311.10
00140000	DRAEGER ANNA JEAN	327	MAIN ST	18,200	176,800	195,000	\$356.85
00141000	DOVER PROPERTIES LLC	323	MAIN ST	36,500	173,500	210,000	\$384.30
00143000	STAECK S MANAGEMENT, LLC	321	MAIN ST	18,200	139,800	158,000	\$289.14
00146000	311 MAIN STREET LLC /	311	MAIN ST	36,500	261,500	298,000	\$545.34
00147000	GULBANKIAN AKABE	309	MAIN ST	18,200	89,800	108,000	\$197.64
00148000	BMP REALTY INC /	301	MAIN ST	73,000	267,000	340,000	\$622.20
00155000	JOHNSON BANK	441	LAKE AVE	115,200	433,800	549,000	\$1,004.67
00158000	ABOAGYE MARGARET /	400	LAKE AVE	38,400	126,600	165,000	\$301.95
00159000	MATSON MIKE + STEVE	107	FOURTH ST	21,100	172,900	194,000	\$355.02
00161000	411 MAIN, LLC /	411	MAIN ST	39,300	168,700	208,000	\$380.64
00162000	MATSON MIKE + STEVE	409	MAIN ST	38,100	119,900	158,000	\$289.14
00173000	SCN PROPERTIES 433 MAIN, LL	433	MAIN ST	19,700	215,300	235,000	\$430.05
00176000	MAIN-LAKE, LLC	413	MAIN ST	359,200	3,208,800	3,568,000	\$6,529.41
00177000	SCN PROPERTIES 407 MAIN, LL	407	MAIN ST	19,200	144,800	164,000	\$300.12
00179000	SEEGER NORMAN E FAMILY TR	401	MAIN ST	17,900	242,100	260,000	\$475.80

Appendix A
Pg-1

00179001	403 MAIN LLC /	403	MAIN ST	52,600	467,400	520,000	\$951.60
00180000	MEREDITH HARRING PROPERT	402	MAIN ST	35,800	384,200	420,000	\$768.60
00180001	MEI MICHAEL + RUI ZHU /	400	MAIN ST	17,900	174,100	192,000	\$351.36
00182000	DERNEHL JEANNE	406	MAIN ST	18,400	251,600	270,000	\$494.10
00183000	KIM WEON SUP + KYONG SOOK	408	MAIN ST	19,300	187,700	207,000	\$378.81
00184000	410 MAIN STREET LLC	410	MAIN ST	52,000	618,000	670,000	\$1,226.09
00188000	ZANE PROPERTIES LLC	416	MAIN ST	35,800	442,200	478,000	\$874.74
00189000	BARATKI ROBERT J	420	MAIN ST	16,100	153,900	170,000	\$311.10
00190000	AMERICAN DREAM LEASING, LL	422	MAIN ST	19,700	270,300	290,000	\$530.70
00193000	SCN PROPERTIES FRATT, LLC	426	MAIN ST	91,400	388,600	480,000	\$878.40
00195000	CHERKINIAN SARKIS S + MARY	434	MAIN ST	17,900	157,100	175,000	\$320.25
00196000	BORGESON J RAYMOND + FAO	436	MAIN ST	53,800	366,200	420,000	\$768.60
00200000	BALTUSIS THOMAS /	222	FIFTH ST	9,600	150,400	160,000	\$292.80
00207000	AMCOID USA LLC	401	WISCONSIN AVE	366,700	463,300	830,000	\$1,518.89
00208000	J + E INVESTMENTS, LLC	400	WISCONSIN AVE	166,700	438,300	605,000	\$1,107.15
00214000	FIRST NTL BK + TR BANC ONE C	426	WISCONSIN AVE	220,300	263,700	484,000	\$885.72
00215000	NARDO INVESTMENTS LLP	308	FIFTH ST	25,600	208,400	234,000	\$428.22
00217000	MANUFACTURERS + EMPLOYER	300	FIFTH ST	25,600	364,400	390,000	\$713.70
00218000	DE ROSE DOROTHY LIVING TRU	316	FIFTH ST	32,000	254,000	286,000	\$523.38
00240000	SPODICK JAMES R	500	SIXTH ST	49,900	460,100	510,000	\$933.30
00242000	SPODICK JAMES R /	512	SIXTH ST	109,600	33,400	143,000	\$261.69
00248000	JN REAL ESTATE, LLC /	500	COLLEGE AVE	115,300	374,700	490,000	\$896.70
00253000	510 CREATIVE LLC	510	COLLEGE AVE	116,300	813,700	930,000	\$1,701.89
00254000	PETERSON THOMAS C	514	COLLEGE AVE	28,800	101,200	130,000	\$237.90
00255000	CHOI MIDONG + HAE YOUNG	518	COLLEGE AVE	57,600	728,400	786,000	\$1,438.37
00258000	GETTYS-WEXFORD PARTNERS	400	SIXTH ST	96,000	0	96,000	\$175.68
00264000	CHOI MI DONG B + HAEYOUNG	420	SIXTH ST	86,400	261,600	348,000	\$636.84
00264001	CHOI MIDONG + HAEYOUNG	416	SIXTH ST	105,600	244,400	350,000	\$640.50
00277000	KRISTOPEIT ENTERPRISES, INC	520	WISCONSIN AVE	76,800	305,200	382,000	\$699.06
00280000	PLJ LAW GROUP LLC	308	SIXTH ST	15,300	194,700	210,000	\$384.30
00281000	JO DE TAER, LLC	310	SIXTH ST	14,800	133,200	148,000	\$270.84
00282000	ANDERSEN MARCO L	300	SIXTH ST	15,900	226,100	242,000	\$442.86
00283000	CAPE FREDERICK A JR /	302	SIXTH ST	28,900	279,100	308,000	\$563.64
00284000	THOMAS MARK R + / ROMNEK J	306	SIXTH ST	16,000	243,000	259,000	\$473.97
00285000	WORKING DOG PROPERTIES, L	312	SIXTH ST	16,400	168,600	185,000	\$338.55
00286000	HILL EMILY JONAS, LIV REVOC	314	SIXTH ST	80,000	310,000	390,000	\$713.70
00287000	HULBERT BROS LLP FKA HULBE	521	COLLEGE AVE	76,800	0	76,800	\$140.54
00288000	FIRST NTL BK + TR CO OF RACI	519	COLLEGE AVE	57,600	0	57,600	\$105.41
00289001	FIRST NTL BK + TR CO OF RACI	500	WISCONSIN AVE	244,600	1,005,400	1,250,000	\$2,287.49
00290000	BANK OF ELMWOOD	500	MAIN ST	134,400	1,515,600	1,650,000	\$3,019.49
00294000	BORGESON J RAYMOND + FAO	524	MAIN ST	76,800	583,200	660,000	\$1,207.79
00297000	KONG ENTERPRISES, LLC	530	MAIN ST	12,900	233,100	246,000	\$450.18
00298000	YOO IN JA (SHIN)	532	MAIN ST	20,700	151,300	172,000	\$314.76
00300000	COLE RICHARD D	218	SIXTH ST	9,600	138,400	148,000	\$270.84
00301000	MAHERAS PAUL + WILLIAM	220	SIXTH ST	14,400	115,600	130,000	\$237.90
00301002	DENOTO MARIO E + SHAWN M /	520	MAIN ST	53,800	251,200	305,000	\$558.15
00301003	512 MAIN STREET LLC	512	MAIN ST	53,800	282,200	336,000	\$614.88
00301004	516 MONUMENT SQUARE LLC	516	MAIN ST	53,800	296,200	350,000	\$640.50
00302000	JOHNSON BANK TRUST 2000-1	555	MAIN ST	625,200	24,374,800	25,000,000	\$45,749.80
00309000	JOHNSON REDEVELOPMENT CO	601	LAKE AVE	238,500	1,931,500	2,170,000	\$3,971.08
00312000	RACINE HOUSING PARTNERS /	100	SEVENTH ST	156,800	4,991,200	5,148,000	\$9,420.80
00316000	RACINE BADGER BLG CO INC	201	SIXTH ST	29,800	370,200	400,000	\$732.00
00317000	BERGNACH MICHAEL J + MOLLY	203	SIXTH ST	27,200	124,800	152,000	\$278.16
00318000	KORITSARIS EVANGELOS + / PA	209	SIXTH ST	18,200	159,800	178,000	\$325.74
00319000	WOJT TADEUSZ	211	SIXTH ST	19,300	155,700	175,000	\$320.25
00320000	RACINE BADGER BLDG CO INC	610	MAIN ST	28,800	360,200	389,000	\$711.87
00322000	LAWLER MATTHEW J	623	WISCONSIN AVE	23,600	156,400	180,000	\$329.40
00323000	VENN ROBERT G + REBECCA L	615	WISCONSIN AVE	43,800	326,200	370,000	\$677.10
00324000	WOJT TADEUSZ	213	SIXTH ST	16,800	189,200	206,000	\$376.98
00325000	ROSENBERG DEAN /	215	SIXTH ST	34,100	249,900	284,000	\$519.72
00326000	KREJCHA MARK L + HILARY M /	219	SIXTH ST	12,800	167,200	180,000	\$329.40
00327000	BAYVIEW PROPERTY MGMT LLC	223	SIXTH ST	12,800	235,200	248,000	\$453.84
00328001	MULLEN RENEE, LIFE TEN + / M	221	SIXTH ST	18,800	136,200	155,000	\$283.65
00328002	CARMODY PROPERTIES LLC	611	WISCONSIN AVE	13,200	376,800	390,000	\$713.70
00340001	PORTER FURNITURE CO	301	SIXTH ST	99,800	460,200	560,000	\$1,024.80
00340002	PORTER FURNITURE REALTY, I	608	WISCONSIN AVE	262,700	507,300	770,000	\$1,409.09
00341000	SEIB KEITH D + SHARON A	401	SIXTH ST	14,400	93,600	108,000	\$197.64
00343000	APPLE JOHN H /	405	SIXTH ST	15,800	98,200	114,000	\$208.62
00344000	KADEMIAN REV TRUST UAD	407	SIXTH ST	13,000	123,000	136,000	\$248.88
00345000	SPIESS ELIZABETH F /	409	SIXTH ST	28,800	170,200	199,000	\$364.17
00346000	THREE J ENTERPRISES, LLC /	610	COLLEGE AVE	72,600	762,400	835,000	\$1,528.04
00347000	BAGG ALAN R + MAUREEN E /	414	SEVENTH ST	18,100	0	18,100	\$33.12
00350000	BAGG ALAN R + MAUREEN E /	417	SIXTH ST	21,600	126,400	148,000	\$270.84
00351000	SCHMITZ SANDRA J	415	SIXTH ST	16,000	147,000	163,000	\$298.29
00352000	TAPP INVESTMENTS LLC	413	SIXTH ST	16,200	145,800	162,000	\$296.46
00353000	CHOI MI DONG B + HAEYOUNG	423	SIXTH ST	22,600	174,400	197,000	\$360.51
00354000	OLYMPIA BROWN UNITARIAN / U	419	SIXTH ST	8,400	93,600	102,000	\$186.66
00354001	EVOLVE PROPERTY / MANAGE	403	SIXTH ST	14,400	153,600	168,000	\$307.44
00355000	MIKENME LLC	501	SIXTH ST	20,800	215,200	236,000	\$431.88
00356000	CHRISTENSEN DON A + SARAH	503	SIXTH ST	20,300	199,700	220,000	\$402.60
00357000	L STREET PROPERTIES LLC	505	SIXTH ST	39,400	516,600	556,000	\$1,017.48
00358000	TANGO BAR LLC	509	SIXTH ST	18,600	154,400	173,000	\$316.59
00360000	SANDERS PAINT + WALLPAPER	511	SIXTH ST	18,200	125,800	144,000	\$263.52
00361000	SPODICK JAMES R /	515	SIXTH ST	17,000	437,000	454,000	\$830.82
00362000	SANDERS PAINT + WALLPAPER	513	SIXTH ST	22,000	116,000	138,000	\$252.54
00364000	HARRIS FRED LIVING TRUST /	517	SIXTH ST	16,600	191,400	208,000	\$380.64
03521000	G R S DEVELOPMENT LLC	816	SIXTH ST	289,000	1,361,000	1,650,000	\$3,019.49
03532003	MARQUETTE DISTRIBUTION CE	922	SIXTH ST	17,600	0	17,600	\$32.21
03533000	RACINE PLATING CO	620	STANNARD ST	69,000	356,000	425,000	\$777.75
03538000	J + A OF RACINE LLC	910	SIXTH ST	21,000	139,000	160,000	\$292.80
03539000	MARQUETTE DISTRIBUTION CE	615	MARQUETTE ST	166,900	586,100	753,000	\$1,377.98
			TOTAL		114,099,400		\$208,801.00

Appendix B

**DOWNTOWN RACINE
BUSINESS IMPROVEMENT DISTRICT #1
2009 ADVISORY BOARD**

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

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

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

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

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

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

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

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

Appendix C

	<u>2010 Proposed Budget</u>
<u>INCOME ESTIMATES</u>	
Assessments	\$208,801
Estimated Interest Income	\$1,000
Estimated Year End Carry Over	\$9,628
TOTAL ESTIMATED REVENUE	\$219,429
<u>IMPROVEMENTS AND ACTIVITIES</u>	
<u>Equipment and Site</u>	
Maintenance and Related Equipm	\$5,000
Street Amenities	\$5,000
<u>Administrative</u>	
DRC-Management Fee	\$32,445
Annual Audit	\$5,000
Visitor Outreach	\$3,600
<u>Program Operations</u>	
Security	\$20,000
Public Service Ambassadors	\$49,000
Marketing / Communications	\$35,000
Streetscape	\$40,000
Maintenance/Labor	\$14,000
<u>Other</u>	
BID Reserve	\$5,384
Wayfinding Program	\$5,000
TOTAL IMPROVEMENTS AND ACTIVITIES	\$219,429

