



**WEST RACINE  
BUSINESS IMPROVEMENT  
DISTRICT  
OPERATING PLAN  
2024**

# West Racine Business Improvement District

## Operating Plan – 2024

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## **I. PREFACE**

In 2023, the City of Racine received a petition from property owners in West Racine that requested the creation of a business improvement district for the purposes of redeveloping West Racine. On \_\_\_\_\_, by Resolution \_\_\_\_\_, the Common Council approved the creation of the business improvement district and adopted its first-year operation plan ("Plan") as developed by Racine County Economic Development Corporation in conjunction with the BID proponents. This Plan for 2024 has been prepared by the BID Board in compliance with state statutes that require, "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, recognized as an official City of Racine committee, 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 the continuation of the BID is proposed because:

- I. The BID law provides a mechanism whereby private property owners can work together in conjunction with the City to develop the District.
- II. Existing public funding sources used to help maintain and provide for the District are not sufficient. Continuing unified development efforts have to be financed with new and private resources as well as existing public dollars.
- III. The District is dynamic, including properties of varying types and sizes. Some form of cost sharing is necessary because it is not feasible for a small group alone to support the District development efforts. The BID plan provides a fair and equitable mechanism for cost sharing which will benefit all businesses and properties within the District.
- IV. Use of the BID mechanism will help ensure that the entire District will be promoted and developed as expeditiously as possible.

The property owners who previously petitioned for the establishment of the BID viewed it as a method to improve West Racine, as outlined in the adopted "West Racine Improvement Plan." We are eager to continue and grow relationships with our neighboring group, West Racine Alliance, whose common goal is improving the West Racine community. These property owners and the BID Board have pledged to work to be fiscally responsible in the management of the BID and to further drive investment in West Racine for the overall benefit of all BID participants.

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

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

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

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

## **II. DEVELOPMENT PLAN**

The following will be the BID Operating Plan for the West Racine Business Improvement District for 2024.

### **Plan Objectives**

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

**A. Plan of Action**

The BID shall carry out its objectives for 2024 by initiating the following activities:

- I. Implementing a West Racine plan to promote new development and increase the value of existing properties by:
  - a. Working towards the list of goals created by the West Racine Community
  - b. Continuing the West Racine BID Grant program and working on grant awareness throughout the West Racine Community.
  - c. Working with businesses to sponsor events that involve the entire West Racine business community.
- II. Initiating and maintaining District capital improvements in coordination with the City of Racine Public Works Department, City of Racine Parks, Recreation and Cultural Activities Department, and the City of Racine Police Department.
- III. Promote safety and safety awareness initiatives through a partnership with the COP houses and Neighborhood Watch.
- IV. Start a partnership with the City of Racine to stimulate public sector financing needed for District improvements.
- V. Comply with BID reporting, compilation, and notice requirements.
- VI. Exploring funding opportunities.

**B. Benefits**

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

- Assist property owners in attracting and retaining commercial and residential tenants.
- Provide an attractive environment in which visitors, customers, and residents are drawn.
- The BID will help provide a social media platform for business in West Racine.
- Increase the value of West Racine property by encouraging building improvements and linking property owners to community development programs to develop and improve commercial properties. A vibrant West Racine will also attract buyers further driving up demand and property values.

**C. Budget**

**2024 West Racine BID Budget**

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Revenue (Special Assessments of 0.2% of assessed value)  
approximately \$43,700.00

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Estimated Expenses

Marketing 50%

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Promotions	20%
Streetscape	25%
Administration	5%

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Total Expenditures	approximately \$43,700.00
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All expenditures will be incurred during the current plan year. Any funds remaining in any budget line item above may be moved to another budget line item, as determined by the BID Board. Any unused funds remaining at the end of the year shall be deposited into contingency funds for the following plan year. If any additional funds are received by the BID, whether from gifts, grants, government programs or other sources, they shall be expended for the purposes identified herein and, in a manner, required by the source of such funds, or if the funds have no restriction, in the manner determined by the BID Board.

**D. Powers**

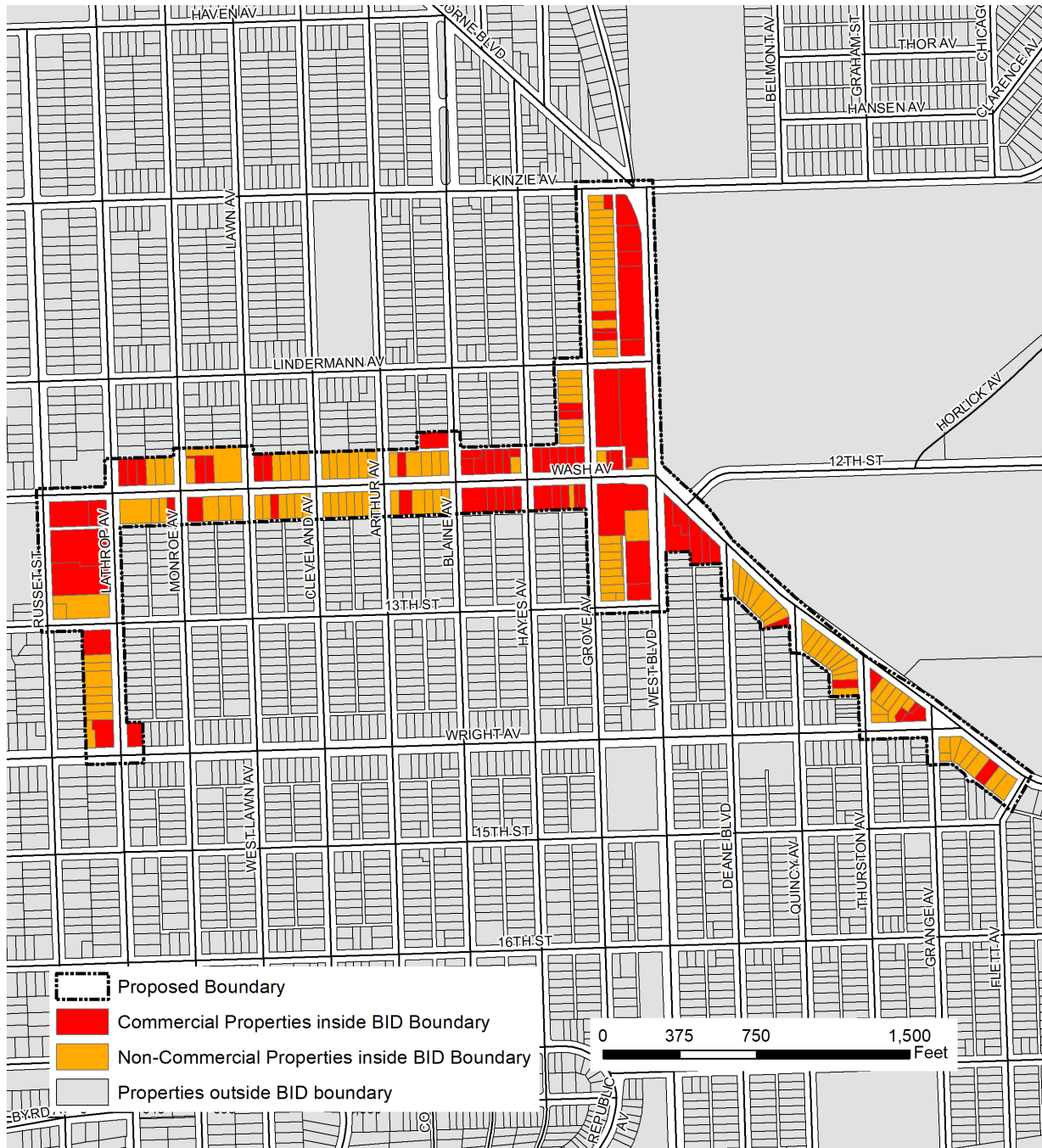
It is intended that the BID Board shall have all powers authorized by law and by this Plan including, but not limited to the following:

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

**E. Relationship to Plans for Orderly Development in the City**

The creation of the BID is to facilitate development and redevelopment within the West Racine area which is consistent with the City's Comprehensive Plan and any amendments thereto. The BID would also promote the orderly development of the City in general and the West Racine area in particular.

### III. DISTRICT BOUNDARIES



The District boundaries are shown in the image above and in Appendix A as a larger map. The District boundaries are legally described as follows:

Beginning at a point that is the intersection of the East right-of-way line of West Blvd. and the North right-of-way line of Kinzie Ave. head West along the North right-of-way line of Kinzie Ave. to a point where it intersects with the West right-of-way line of Grove Ave.; then South along the West right-of-way line of Grove Ave. to a point where it intersects with the North right-of-way line of Lindermann Ave.; then West along the North right-of-way line of Lindermann Ave. to a point at the intersection of the North right-of-way line of Lindermann Ave. and the Southeast corner of parcel # 10674000 which is also the West

line of a City of Racine Public Alley; then head South along the West line of the City of Racine Public Alley to a point where it intersects with the North line of a City of Racine Public Alley; then West along the North line of the City of Racine Public Alley to a point where it intersects with the East right-of-way line of Blaine Ave.; then North along the East right-of-way line of Blaine Ave. to a point where it intersects with the North line of parcel # 12595000 extended; then West along the North line of parcel # 12595000 extended until it intersects with the West line of a City of Racine Public Alley; then South along the West line of the City of Racine Public Alley until it intersects with the North line of a City of Racine Public Alley; then West along the North line of the City of Racine Public Alley extended to a point where it intersects with the East right-of-way line of West Lawn Ave.; then North along the East right-of-way line of West Lawn Ave. to a point that intersects with the North line of parcel # 12452000 extended; then West along the North line of parcel # 12452000 extended to a point where it intersects with the West right-of-way line of Monroe Ave.; then South along the West right-of-way line of Monroe Ave. to a point where it intersects with the Northeast corner of parcel # 12419000 ; then West along the North line of parcel # 12419000 extended to a point where it intersects with the West right-of-way line of Lathrop Ave.; then South along the West right-of-way line of Lathrop Ave. to a point where it intersects with the North right-of-way line of Washington Ave.; then West along the North right-of-way line of Washington Ave. to a point where it intersects with the West right-of-way line of Russet St; then South along the West right-of-way line of Russet St to a point where it intersects with the South right-of-way line of 13th St.; then East along the South right-of-way line of 13th St. to a point where it intersects with the Northwest corner of parcel # 12713000; then South along the West line of parcel # 12713000 extended to a point where it intersects with the South right-of-way line of Wright Ave.; then East along the South right-of-way line of Wright Ave. to a point that intersects with the East line of parcel # 11870000 extended; then north along the East line of parcel # 11870000 extended to a point where it intersects with the North line of City of Racine Alley; then West along the North line of the City of Racine Public Alley to a point where it intersects with the East right-of-way line of Lathrop Ave.; then North along the East right-of-way line of Lathrop Ave. to a point where it intersects with the South line of the City of Racine Public Alley just South of Washington Ave.; then East along the South line of the City of Racine Public Alley just South of Washington Ave. to a point where it intersects with the West right-of-way line of Grove Ave.; then South along the West right-of-way line of Grove Ave. to a point where it intersects with the South right-of-way line of 13th St.; then East along the South right-of-way line of 13th St. to a point where it intersects with the East right-of-way line of West Blvd.; then North along the East right-of-way line of West Blvd. to a point that is the Southwest corner of parcel # 10155001; then East along the South line of parcel # 10155001 to a point where it intersects with the west line of parcel # 10158000; then South along the West line of parcel # 10158000 to the Southwest corner of parcel # 10158000; then East along the South line of parcel # 10158000 extended to a point where it intersects with the West right-of-way line of Deane Blvd.; then South along the West right-of-way line of Deane Blvd. to a point where it intersects with the Southwest line of the City of Racine Public Alley extended; then Southeast along the Southwest line of the City of Racine Public Alley extended to a point where it turns South; then South along the West line of the City of Racine Public Alley to a point where it intersects with the south line of parcel # 10182000 extended; then East along the South line of parcel # 10182000 extended to a point where it intersects with the West right-of-way line of Quincy Ave.; then South along the West right-of-way line of Quincy Ave. to a point where it intersects

with the Southwest line of the City of Racine Public Alley extended; then Southeast along the Southwest line of the City of Racine Public Alley extended to a point where it turns South; then South along the West line of the City of Racine Public Alley to a point where it intersects with the South line of another City of Racine Public Alley; then East along the South line of the City of Racine Public Alley to a point where it intersects with the West right-of-way line of Thurston Ave.; then South along the West right-of-way line of Thurston Ave. to a point where it intersects with the South right-of-way of Wright Ave. then East along the South right-of-way line of Wright Ave. to a point where it intersects with the West right-of-way line of Grange Ave.; then South along the West right-of-way line of Grange Ave. to the point where it intersects with the South line of a City of Racine Public Alley extended; then East along the South line of the City of Racine Public Alley extended to a point where it turns Southeast; then Southeast along the Southwest line of the City of Racine Public Alley to a point where it intersects with the Southeast right-of-way line of Flett Ave.; then Northeast along the Southeast right-of-way line of Flett Ave. to a point where it intersects with the Northeast right-of-way line of Washington Ave.; then Northwest along the Northeast right-of-way line of Washington Ave. to a point where it intersects with the East right-of-way line of West Blvd.; then North along the East right-of-way line of West Blvd. to the point of beginning.

Lands being in the NW  $\frac{1}{4}$  and SW  $\frac{1}{4}$  of Section 17 and the NE  $\frac{1}{4}$ , NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  and SW  $\frac{1}{4}$  of Section 18 in Township 3 North Range 23 East all lands being in the City of Racine, County of Racine.

#### **IV. ORGANIZATION**

##### **A. Operating Board**

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

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

The Board's secondary responsibility shall be to be engaged and to be present at meetings so that informed votes are made, to participate in a subcommittee, and to attend West Racine events.

The BID Board shall be structured as follows:

1. Board Size: 7 members. In addition, a board member of the West Racine Alliance who will be a non-voting member of the BID Board.



2. **Composition:** Three members will be owners of businesses and three members will be building owners in the District. Members cannot represent both designations. Members must reside within Racine County. One of the Alderpersons representing the District shall be an Ex-officio voting member of the Board.
3. **Terms:** Appointment to the Board shall be for terms of three years, except for the District Alderman, each term ending on December 31<sup>st</sup>. The District Alderman shall be appointed annually following the municipal election in April. The Board may remove any BID Board member who is absent from more than 3 consecutive meetings, more than six meetings within a 12-month period, and the BID Board will provide recommendations for a replacement.
4. **Subcommittees:** The executive team will form subcommittees as needed to suit the needs of the community. Subcommittee members will meet to form a recommendation, the recommendation will be added to the agenda to present to the entire Board to be discussed and voted upon.
5. **Compensation:** None.
6. **Meetings:** All meetings of the Board shall be governed by the Wisconsin Open Meetings Law. Minutes will be recorded and submitted to the Board. The Board shall adopt rules of order to govern the conduct of its meetings and meet regularly, at least annually.
7. **Recordkeeping:** Files and records of the Board's affairs shall be pursuant to public record requirements.
8. **Staffing:** The Board may contract for staffing services pursuant to this plan and subsequent modifications thereof.
9. **Officers:** The Board shall appoint as officers a chairperson, treasurer, and secretary, and any two of the three officers shall have the power to execute documents on behalf of the full Board, for the purposes authorized by the full Board.

## **B. Amendments and Annual Review**

Wis. Stat. sec. 66.1109(3)(b) requires the Board to review the Operating Plan annually and to make changes, if appropriate, then submit the plan to the City for approval.

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

1. Communication submitted to the Mayor and Common Council.
2. The Finance and Personnel Committee of the Common Council will review the proposed Operating Plan at a public meeting and will make a recommendation to the full Common Council.
3. The Common Council will act on the BID's proposed annual Operating Plan.
4. The BID Board will recommend new members to the BID Board at least 30 days prior to the expiration of outgoing Board members' terms.

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

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

## **V. FINANCING METHOD**

The proposed expenditures contained in Section II C above will be financed from funds collected from the BID special assessment. It is estimated that \$43,700 will be raised through special assessments. Any other funds, which may be made available to the BID for the purposes contained herein, shall be collected, and expended as identified in Section II C.

## **VI. METHOD OF ASSESSMENT**

### **A. Parcels Assessed**

All tax parcels within the District that are required to pay real estate taxes, including those taxed by the State as manufacturing and all parcels used exclusively for manufacturing will be assessed as part of the District. Real property used exclusively for residential purposes may not be assessed as prescribed by the BID law. Property exempt from paying real estate taxes or owned by government agencies will not be assessed.

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

Special assessments under this 2024 Operating Plan are hereby levied against each tax parcel property within the District that has a separate Parcel Identification Number, in the amount shown on the assessment schedule that is attached as Appendix B. The assessment is based on the assessed value of the parcels (land and improvements) as shown on Appendix B, the Completed Real Estate Assessment Roll, generated on \$21,879,300 in the record of the City Assessor's office except as otherwise identified.

The 2023 BID Assessments shown on Appendix B are allocated to each parcel based on its share of the District's total BID eligibility property value. The Operating Plan calls for \$2.00 per \$1,000 assessed property which results in the BID receiving \$ approximately \$43,700 in their 2024 budget.

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

The final form of this 2024 Operating Plan has attached, as Appendix B, a schedule of all the Parcel Identification Numbers within the BID which are being assessed and their assessment using this formula.

### **D. Assessment Collection**

The City of Racine shall include the special assessment levied herein as a separate line on the real estate tax bill for each parcel. The City shall collect such assessment with the taxes as a special charge, and in the same manner as such taxes, and shall turn over all

monies so collected to the BID Board for distribution in accordance with the BID Operating Plan by the 15<sup>th</sup> day of the month following such collection. All BID assessments shall be shown on the tax bill as due and owing with the first installment of taxes. The City shall hold all funds collected by the City of Racine for the BID assessments in a segregated account. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under Wis. Stat. sec. 66.1109(3)(c), or on order of the Board for the purpose of implementing the Operating Plan.

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

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

The presentation of this proposed Operating Plan to the City shall be deemed a standing order of the Board under Wis. Stat. sec. 66.1109(4) to disburse the BID assessments in the manner provided herein.

This section shall be sufficient instruction to the City to disburse the BID assessment, without necessity of an additional disbursement agreement, disbursement method of 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 the implementation of the Operating Plan. In particular, the City will:

- A. Encourage the County and State governments to support the activities of the District.
- B. Monitor and, when appropriate, apply for outside funds that could be used in support of the District.
- C. Collect assessments, maintain the funds in a segregated account, and disperse the funds of the District to the BID along with an identification of those BID assessments included in the disbursement.

- D. Obtain and review annual audits as required per Wis. Stat. sec. 66.1109(3)(c).
- E. Provide the BID Board through the Assessor's Office on or before September 1 of each Operating Plan year with the official City records on assessed value for each Parcel Identification Number within the District, as of that date in each plan year, for purposes of calculating the BID assessments.
- F. Adopt this Operating Plan in the manner required by Wis. Stat. sec. 66.1109.

## **VIII. REQUIRED STATEMENTS**

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

Wis. Stat. sec. 66.1109(1)(f)1m: The District will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the formula contained herein because it is assumed that they will benefit from development in the District.

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

## **IX. BOARD MEMBERS**

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

## **X. WEST RACINE ALLIANCE**

The BID shall be a separate entity from the West Racine Alliance (WRA), notwithstanding the fact that officers and directors of each may be shared. WRA 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 may contract with WRA to provide services to the BID, in accordance with the plan. Any contracting with WRA 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 BID has been created under the authority of Wis. Stat. sec. 66.1109.

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

Should the State amend the statute to narrow or broaden the purposes of a Business Improvement District so as to, among other things, exclude or include as assessable properties of a certain class or classes of properties, then this BID Operating Plan may be amended by the Common Council of the City of Racine as and when it conducts its annual budget approval without necessity to undertake any other act.

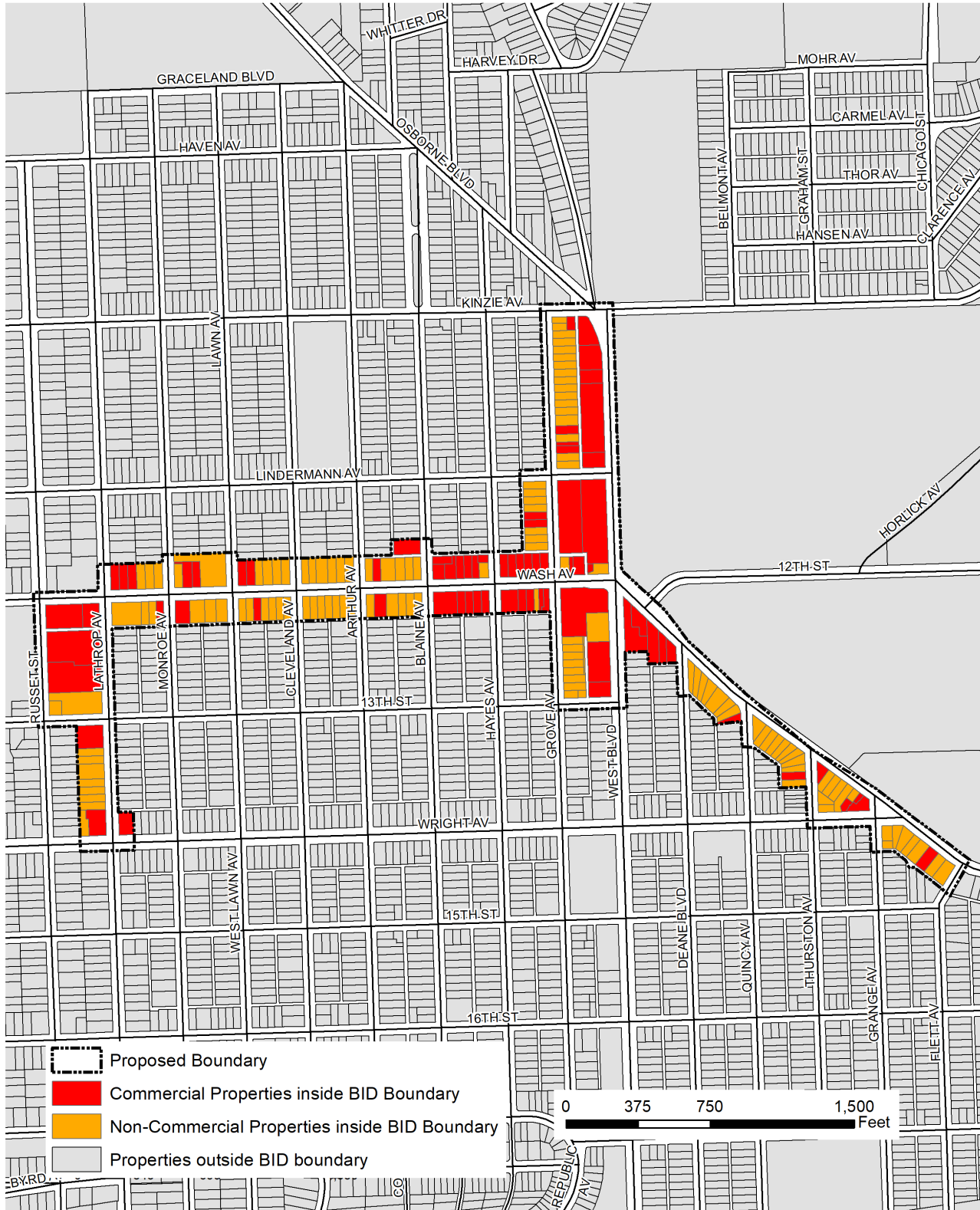
All of the above is specifically authorized by Wis. Stat. sec. 66.1109(3)(b).

If it is determined by a court or administrative body that a parcel of property not subject to general real estate taxes may not be included within the District, then such parcels shall be excluded from the definition of the District.

Appendix A – Map of Area



# West Racine Potential BID Map 2023



## Appendix B – Assessment Schedule

<b>ParcelID</b>	<b>Location</b>	<b>Current Value</b>	<b>Proposed BID Assessment</b>
10297000	1017 Grove Ave	\$198,000.00	\$396.00
10291004	1020 West Blvd	\$484,000.00	\$968.00
10295000	1027 Grove Ave	\$10,200.00	\$20.40
10294000	1029 Grove Ave	\$18,400.00	\$36.80
10291001	1034 West Blvd	\$0.00	\$0.00
12825000	1101 Grove Ave	\$425,000.00	\$850.00
12769000	1116 Grove Ave	\$241,000.00	\$482.00
12770000	1120 Grove Ave	\$241,000.00	\$482.00
12836004	1122 West Blvd	\$1,600,000.00	\$3,200.00
12595000	1134 Blaine Ave	\$58,000.00	\$116.00
12673000	1136 Hayes Ave	\$70,000.00	\$140.00
12689002	1139 Blaine Ave	\$221,000.00	\$442.00
10155001	1201 West Blvd	\$0.00	\$0.00
10511000	1202 Lathrop Ave	\$263,000.00	\$526.00
10538020	1212 Lathrop	\$807,000.00	\$1,614.00
10538000	1220 Lathrop Ave	\$1,432,000.00	\$2,864.00
11893005	1242 West Blvd	\$250,000.00	\$500.00
11893008	1244 West Blvd	\$250,000.00	\$500.00
11893003	1254 West Blvd	\$348,000.00	\$696.00
09197000	1300 Grange Ave	\$302,000.00	\$604.00
10182000	1302 Quincy Ave	\$196,000.00	\$392.00
12713000	1308 Lathrop Ave	\$198,000.00	\$396.00
09337000	1310 Thurston Ave	\$294,000.00	\$588.00
12723000	1344 Lathrop Ave	\$0.00	\$0.00
11870000	1347 Lathrop Ave	\$339,000.00	\$678.00
09550000	2615 Washington Ave	\$146,000.00	\$292.00
09198000	2703 Washington Ave	\$108,000.00	\$216.00
09199000	2710 Wright Ave	\$138,000.00	\$276.00
09206000	2731 Washington Ave	\$114,000.00	\$228.00
10156000	3001 Washington Ave	\$209,000.00	\$418.00
10157000	3009 Washington Ave	\$0.00	\$0.00
10158000	3015 Washington Ave	\$42,200.00	\$84.40
10134000	3027 Washington Ave	\$109,000.00	\$218.00
12836005	3108 Washington Ave	\$9,900.00	\$19.80
10312001	3113 Kinzie Ave	\$139,000.00	\$278.00
11878001	3113 Washington Ave	\$3,200,000.00	\$6,400.00
12831000	3114 Washington Ave	\$414,000.00	\$828.00
12836001	3122 Washington Ave	\$99,000.00	\$198.00
12774000	3200 Washington Ave	\$241,000.00	\$482.00
12025003	3201 Washington Ave	\$295,000.00	\$590.00
12775000	3204 Washington Ave	\$234,000.00	\$468.00
12025004	3205 Washington Ave	\$187,000.00	\$374.00
12776000	3208 Washington Ave	\$263,000.00	\$526.00
12001000	3209 Washington Ave	\$228,000.00	\$456.00
12777000	3212 Washington Ave	\$182,000.00	\$364.00

12002000	3213 Washington Ave	\$260,000.00	\$520.00
12778000	3216 Washington Ave	\$186,000.00	\$372.00
12025001	3217 Washington Ave	\$586,000.00	\$1,172.00
12779000	3220 Washington Ave	\$247,000.00	\$494.00
10379000	3301 Washington Ave	\$286,000.00	\$572.00
10380000	3305 Washington Ave	\$120,000.00	\$240.00
12675000	3306 Washington Ave	\$217,000.00	\$434.00
12676000	3308 Washington Ave	\$0.00	\$0.00
10405001	3309 Washington Ave	\$259,000.00	\$518.00
12677000	3312 Washington Ave	\$178,000.00	\$356.00
10382000	3313 Washington Ave	\$290,000.00	\$580.00
12678000	3316 Washington Ave	\$300,000.00	\$600.00
10383000	3319 Washington Ave	\$315,000.00	\$630.00
12689001	3326 Washington Ave	\$193,000.00	\$386.00
12600000	3420 Washington Ave	\$198,000.00	\$396.00
10779000	3423 Washington Ave	\$176,000.00	\$352.00
10698000	3617 Washington Ave	\$198,000.00	\$396.00
12503000	3620 Washington Ave	\$200,000.00	\$400.00
12502000	3624 Washington Ave	\$130,000.00	\$260.00
12458002	3716 Washington Ave	\$198,000.00	\$396.00
12458001	3720 Washington Ave	\$198,000.00	\$396.00
11500000	3723 Washington Ave	\$294,000.00	\$588.00
11624000	3801 Washington Ave	\$199,000.00	\$398.00
12416000	3814 Washington Ave	\$200,000.00	\$400.00
12415000	3818 Washington Ave	\$209,000.00	\$418.00
12414000	3824 Washington Ave	\$200,000.00	\$400.00
10515000	3919 Washington Ave	\$708,000.00	\$1,416.00
10301001	900 West Blvd	\$189,000.00	\$378.00
10291002	910 West Blvd	\$181,600.00	\$363.20
10291003	918 West Blvd	\$360,000.00	\$720.00
		\$21,879,300.00	\$43,758.60