

**MENOMONEE VALLEY BUSINESS IMPROVEMENT DISTRICT
BID #26
2005 OPERATING PLAN**

1. Plan Objectives

The objectives for the District for the Calendar Year 2005 are as follows:

A thriving Menomonee Valley can play an important role in creating jobs in the heart of Milwaukee. Its redevelopment and improvement can serve as a model for sustainable high quality urban development, and become a destination point with carefully planned green space and parks. Redeveloping the Menomonee Valley will make it a showcase for the City of Milwaukee and the state. The Master Plan of the City of Milwaukee incorporates the Menomonee Valley Land Use Plan and provides a baseline for significant advancement in the long-term strategic redevelopment of the Menomonee Valley. The District Board will in the calendar year 2005 assist and facilitate in the implementation of the Menomonee Valley Land Use Plan.

2. Proposed Activities; Kind, Number and Location of Proposed Expenditures

The District Board will engage in the following activities in calendar year 2005:

- a) Administrative activities including, but not limited to, securing an independent certified audit, securing insurance for the activities of the District Board, and complying with the open meeting law, Subchapter V of Chapter 19 of the Wisconsin Statutes.
- b) Planning for the Menomonee Valley. The District has entered into a contract with Menomonee Valley Partners, Inc., a non-stock non-profit corporation, to provide funding for its activities which may include:
 - Educating and soliciting the cooperation of property owners in the District regarding environmental and soil analyses at sites identified in the Land Use Plan as suitable for redevelopment in the Priority Areas;
 - Promoting the Wisconsin Voluntary Cleanup Program and developing long term financing options for environmental remediation in the District;
 - Developing long term financing options for site improvements in the District; and
 - Negotiating on behalf of the District with the Wisconsin Department of Natural Resources or other state and federal agencies having jurisdiction regarding the implementation of the Menomonee Valley Land Use Plan;
- c) Implementing a Graffiti Removal Project in the District. In the interest of improving the appearance of the Menomonee Valley, properties within the District boundary will be eligible to have graffiti removed at no cost to the property owner.
- d) Implementing a Litter Removal Project including roadside collection in the District by the Department of Corrections. The District will evaluate hiring a skimmer to clean the surface

of the Menomonee River, South Menomonee Canal and the Burnham Canal on a monthly basis.

3. Staffing

The District Board shall have no employees in calendar year 2005. To carry out the activities described in Section 2, the District Board has contracted for services with MVP.

4. Budget

The District Board's budget for calendar year 2005 is attached as Appendix C. The District Board's potential sources of revenue for 2005 include gifts, grants and contributions from public and private sector entities; and special assessments levied pursuant to Section 5. The District Board does not anticipate any borrowings or additional financing in calendar year 2005.

5. Special Assessments in 2003

To support the District Board's budget for calendar year 2005, the City of Milwaukee shall levy in 2004 and carry into the tax rolls for inclusion in tax bills to be sent out in December 2004 special assessments on all properties in the District subject to special assessment. The special assessments shall be in accordance with Section 5 and shall be calculated at the rate of \$2.00 per one thousand square feet of land area, subject to a minimum assessment per tax key number parcel of \$100 and a maximum assessment per tax key number parcel of \$1,000. Property used exclusively for manufacturing purposes shall be included in the property subject to special assessment.

Appendix A

Map of BID Boundary

Appendix B

List of Properties Included in the District, Sorted By Tax Key

Appendix C

2005 Budget for BID #26

INCOME

2004 Special Assessments\$23,000.00

EXPENSES

Yearly contract with Menomonee Valley Partners, Inc., a 501 (c)(3) organization,
to assist in staffing and implementation of proposed activities outlined above
and coordination with Menomonee Valley Stakeholders\$18,000.00

Expenses for supplies, insurance, audit\$4,000.00

Graffiti Removal Program\$1,000.00

Litter Removal Program.....\$1,600.00

Friends of the Hank Aaron State Trail Run/Walk\$2,000.00

Total Expenses\$26,600.00

NET ASSETS at June 30, 2004.....\$11,287.07