

**MENOMONEE VALLEY BUSINESS IMPROVEMENT DISTRICT
BID #26
2006 OPERATING PLAN**

1. Plan Objectives

The objectives for the District for the calendar year 2006 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 2006 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 2006:

- 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;
 - Recruiting new businesses to the District who will provide family supporting jobs and contribute to the Milwaukee economy.
- 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 an as need basis. The District will also work with Keep Greater Milwaukee Beautiful, Friends of Milwaukee's Rivers and MVP to seek a long term solution to the debris collection at Emmer Lane on the River.

3. Staffing

The District Board shall have no employees in calendar year 2006. To carry out the activities described in Section 2, the District Board has contracted for services with MVP.

The District has renewed its contract with MVP to provide administrative services and the activities described in Section 2 for one year. The District is committed to supporting MVP and will look for additional funding for MVP.

4. Budget

The District Board's budget for calendar year 2006 is attached as Appendix C. The District Board's potential sources of revenue for 2006 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 2006.

5. Special Assessments in 2005

To support the District Board's budget for calendar year 2006, the City of Milwaukee shall levy in 2005 and carry into the tax rolls for inclusion in tax bills to be sent out in December 2005 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.

The BID Board will undertake a series of public meetings to consider increasing the BID assessment and increasing the size of District. This work will begin in Fall 2005 and will not exceed one year.

Appendix A

Map of BID Boundary

Appendix B

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

Appendix C

2006 Budget for BID #26

INCOME

2005 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\$ 500.00

River Skimming Program.....\$1,600.00

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

Total Expenses\$26,100.00

NET ASSETS at June 30, 2005.....\$ 9,235.00