

**Operating Plan - 2018
Olde Main Street, Inc.**

BUSINESS IMPROVEMENT DISTRICT

2018 OPERATING PLAN



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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is “to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Green Bay received a petition from property owners that requested creation of a Business Improvement District for the purpose of revitalizing and improving the Olde Main Street business area on Green Bay’s east side. (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the 2017 Operating Plan for the Olde Main Street district.

B. Physical Setting

The physical boundaries of the district include the Main Street corridor bounded on the west by the alleyway immediately east of Monroe Avenue, on the east by Grove Street, the East River shoreline to the north and varying commercial boundaries on the south.

II. DISTRICT BOUNDARIES

Please see the map of the district in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to provide leadership and management for revitalizing Main Street. By emphasizing community-based planning, planning that appreciates the advantages of low-cost, modest initiatives over the blockbuster resuscitation efforts of large-scale stand-alone projects the District performs the classic function of the urban neighborhood. Such districts give growth to new businesses, add substance to the local economy and export their people and innovations to the rest of the City.

B. Proposed Activities

Principle activities to be engaged in by the district during 2018 include:

1. **BUSINESS DEVELOPMENT** – Olde Main Street, Inc. will continue to activate and promote key commercial and residential areas (i.e. Three Corners Building, former Jakes Pizza site, 900 Cedar Street site, Whitney School, ARTgarage, etc.). Opportunities to leverage progress related to downtown development will also be identified and pursued. Business recruitment will be in collaboration with regional and local initiatives (i.e. New North, Advance, City of Green Bay, etc.).
2. **MARKETING** – OMSI will engage in general awareness marketing campaigns, including print, digital, radio, social media and direct mail advertising, to further establish the brand of Olde Main Street as the Arts District. The goal of these marketing efforts is to position Olde Main Street as a progressive, trendy, hip and culture-focused commercial and residential area in the eyes of our community.
3. **EVENTS** – OMSI will continue to curate events for the Olde Main Street district that further enhance the corridors brand as the Arts District. Events like Gallery Nite, Summer in the Park, Comedy in the Park, Movie in the Park, Mardi Gras on Main, Lunch with Morty, the Art & Sole 5K will be evaluated and designed to attract new businesses, creatives, and visitors to the area.

4. **DISTRICT INFRASTRUCTURE** – Olde Main Street, Inc. will continue to implement public art throughout the district through Art on Main and work in collaboration with art organizations and city initiatives. Efforts will continue in cleanliness and beautification through seasonal cleanups and the Planter Program. OMSI will also continue to support the progress of the East River Trail.

5. **BUSINESS AND NEIGHBORHOOD CONNECTIONS** – Olde Main Street, Inc. will continue to work with current and prospective businesses and organizations as well as with the Whitney Park Neighborhood Association to ensure a vibrant and prosperous district.

C. Proposed Expenditures – 2018

	2018 Budget	2017 Budget
Revenues		
BID Assessments	\$56,776	\$62,501
Contributions & Event Sponsorships	\$62,125	\$33,750
Prior Period Reserves		\$12,000
Planter Program Revenue	\$7,600	\$7,600
Total Revenue	\$126,501	\$115,851
Expenses		
Administrative Fees	\$63,471	\$67,784
Operating		
Insurance	\$1,900	\$1,500
Postage & Meetings & Misc.	\$400	\$300
Legal/Accounting/Audit	\$7,400	\$7,000
Training/Education/mileage/Dues & Subs.	\$750	\$750
Equipment	\$1,000	\$1,250
Total Admin & Operating Expense	\$74,921	\$78,584
Programs		
Physical Improvements		
Greenspace/Planter Program	\$12,000	\$12,000
District Appearance	\$200	\$517
Three Corner Marker Flag	\$300	\$500
East River Trail	\$0	\$200
Holiday Decorations	\$500	\$500
Public Art	\$0	\$0
<i>Total Physical Improvements</i>	\$13,000	\$13,717
Business Development		
Business Recruitment & Retention	\$1,000	\$1,000
<i>Total Business Development</i>	\$1,000	\$1,000
Marketing & Events		
Website/Social Media	\$1,000	\$1,000
Branding/Public Awareness	\$4,737	\$2,800
Gallery Nite	\$5,000	\$11,250
Summer in the Park	\$2,775	\$7,500
Lunch with Morty	\$1,350	
Art & Sole	\$5,550	
Mardi Gras on Main	\$11,173	
Movie in the Park	\$1,670	

Comedy in the Park	\$3,900	
Annual Meeting	\$425	
<i>Total Marketing and Events</i>	\$37,580	\$22,550
Total Programs	\$51,580	\$37,267
Total Expense	\$126,501	\$115,851
Net Income	0	0

D. Financing Method

The proposed expenditures contained in Section C, above, will be financed in part from moneys collected from the BID assessment. It is estimated that approximately **\$56,776** will be raised through assessments. Any other funds that may be made available to the BID for the purposes contained herein shall be collected and expended as identified in Section C.

E. Organization of BID Board

Upon creation of the BID, the Mayor appointed members to the district board ("board"). The board's primary responsibility is the implementation of this Operating 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; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – at least Five
2. Composition - At least three fifths members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Green Bay. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to Olde Main Street, Inc.

The BID shall be a separate entity from the Olde Main Street, Inc., notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. Olde Main Street, Inc. may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

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. Residential property will be defined as 100% residential property or owner-occupied properties. Property exempt from paying real estate taxes will not be assessed. Property owned by government agencies will not be assessed.

Levy of Assessment

Special assessments under this 2018 Operating Plan are hereby levied against each tax parcel of property within the District which has a separate tax key number, in the amount shown on the assessment schedule which is attached hereto as Appendix D. The assessment was based on the assessed value of that parcel (land and improvements) as shown in the records of the City Assessor's office in January 2017 except as otherwise identified below.

The principle behind the assessment methodology is that each non-exempt parcel's owners should pay for District development in proportion to the benefits derived. Obviously, not every parcel within the District will benefit equally, thus it has been assumed that hospitality and entertainment uses will derive the most benefit and therefore will contribute to the BID at a higher assessment rate and warehouse uses will benefit the least and therefore contribute at a lower rate.

The 2017 assessment shown on Appendix D was calculated as \$3.00 for each \$1,000 of assessed value for properties whose use is identified as hospitality or entertainment-related and \$1.00 for each \$1,000 of assessed value for properties whose use is identified as warehouse. Appendix C, attached hereto, contains a list of SIC codes identifying these properties. The 2017 assessment for remaining non-exempt tax parcels in the District, not identified as used for hospitality or entertainment-related uses or for warehousing, was calculated as \$2.50 for each \$1,000 of assessed value.

For properties whose use comprises mixed SIC codes, the property has been identified by the ground level use(s) of any buildings constructed on the property. The ground level use is presumed to be the dominant use of the property. If a ground level has more than two uses, then the property has been identified by the use that makes up more than one half of the ground level square footage. The burden is on the owner to change a property classification from that designated in Appendix D. It must be proven annually by the owner of the property in question to the BID board. The maximum assessment for any individual or business shall be \$3,000.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)lm: 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 method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO GREEN BAY COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

The mission of Olde Main Street- to facilitate District redevelopment, is consistent with the City of Green Bay's Comprehensive Plan and Downtown Master Plan; the organization promotes the orderly development of the City in general. Olde Main Street's Design Plan was adopted in 2001 and recognized by the City of Green Bay as an integral element of the city's vision and plan.

B. City Role in District Operation

The City of Green Bay has committed to helping private property owners in the district promote its development. To this end, the City expected 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:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
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 monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Brown County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed operating plans. Pursuant to the statutory requirements, the following process will be followed:

1. The City of Green Bay Plan Commission will review the BID audits and approve the proposed Operating Plan. They will provide a recommendation to Council.
2. Common Council will act on the proposed Operating Plans
3. The Common Council will act on the proposed BID Plan.

B. Petition against Creation of the BID

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon 2017 activities, and information on specific assessed values, budget amounts and assessment amounts are based on 2017 conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Green Bay.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Green Bay as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109 (3)(b).

APPENDICES

- A. STATUTE
- B. PETITION
- C. PROPOSED DISTRICT BOUNDARIES
- D. 2018 PROJECTED ASSESSMENTS
- E. CITY ATTORNEY'S OPINION

APPENDIX A & B:

Wisconsin State Statute "BID Law"

66.1109 Business improvement districts.

(1) In this section:

(a) "Board" means a business improvement district board appointed under [sub. \(3\) \(a\)](#).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that [subds. 1. to 4.](#) have been complied with.

(g) "Planning commission" means a plan commission under [s. 62.23](#), or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under [par. \(b\)](#) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under [ch. 985](#). Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under [par. \(c\)](#), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3)

(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. 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 [sub. \(3\) \(c\)](#) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under [par. \(c\)](#) and unless the business improvement district is not terminated under [par. \(e\)](#).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under [ch. 985](#). Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under [par. \(c\)](#), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under [par. \(c\)](#), by petition under this subsection or subsequent notification under [par. \(d\)](#), and after subtracting any retractions under [par. \(d\)](#), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5)

(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under [s. 70.11](#) may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85.

APPENDIX C - PROPOSED DISTRICT BOUNDARIES



APPENDIX D- 2018 PROJECTED ASSESSMENTS

Assessment options are based on the type of business occupying the majority of a parcel. Properties that are assessed are coded as follows:

Assessment Rate

- .003 hospitality or entertainment related (BID 12)
- .001 warehouse (BID 10)
- .0025 all other properties being assessed (BID 11)

BID	Parcel ID	Property location	Owner/Mailing	Total Value	Assessment
10	10-25	801 CEDAR ST	M&M WAREHOUSING LLC	\$ 645,900	\$ 646
10	10-4	714-716 BODART ST	JOHN & HOWARD LA FORTUNE	\$ 86,400	\$ 86
10	11-100	417 N QUINCY ST	KEVIN C KUEHN	\$ 90,500	\$ 90
10	14-10	1148 MAIN ST	GREEN BAY AREA PUBLIC SCHOOL DISTRICT	\$ -	\$ -
10	14-30	300 N ROOSEVELT ST	318 N ROOSEVELT LLC	\$ 12,900	\$ 13
10	14-9	1142 MAIN ST	GREEN BAY AREA PUBLIC SCHOOL DISTRICT	\$ -	\$ -
10	8 -268	1233 MAIN ST	J DARRELL GRIEG	\$ 13,000	\$ 13
10	8 -279	313 ST GEORGE ST	CITY OF GREEN BAY-PARKS	\$ -	\$ -
10	8 -286	1280 MAIN ST	MOSKI CORP	\$ 310,500	\$ 310
10	8 -324-A	432 N IRWIN AV	PATRICK J LIEBMAN	\$ 110,300	\$ 110
10	9 -33-1	413-415 N CLAY ST	JOSEPH J & MARY K MORGAN	\$ 47,900	\$ 48
10	9 -52	423-427 N CLAY ST	JOSEPH J & MARY K MORGAN	\$ 134,900	\$ 135
10	9 -56	1108 CEDAR ST	POMP S TIRE SERVICE INC	\$ 31,600	\$ 32
10	9 -58	1118 CEDAR ST	F R W REALTY LLC	\$ 382,400	\$ 382
10	9 -62	409 N ROOSEVELT ST	F R W REALTY LLC	\$ 367,100	\$ 367
10	9 -64	435 N ROOSEVELT ST	F R W REALTY LLC	\$ 67,600	\$ 68
10	9 -71-A	CEDAR ST	WOCHINSKE REALTY LLC	\$ 9,100	\$ 9
10	9 -72	1207 CEDAR ST	MARICQUE S INC	\$ 58,500	\$ 58
10	9 -73	518 N ROOSEVELT ST	WOCHINSKE REALTY LLC	\$ 272,800	\$ 273
10	9 -74	1141 CEDAR ST	POMP S TIRE SERVICE INC	\$ 70,800	\$ 71
10	9 -80	1111 CEDAR ST	MILLER SCRAP IRON & STEEL	\$ 218,500	\$ 218
10	9 -81	1101 CEDAR ST	CEDAR STREET PARTNERSHIP	\$ 765,700	\$ 766
12	10-14	700 MAIN ST	U HAUL PROPERTY TAX	\$ 671,900	\$ 1,680
11	10-27	CEDAR ST		\$ -	\$ -
11	10-28	CEDAR ST		\$ -	\$ -

11	10-29	500 N QUINCY ST		\$ -	\$ -
12	10-6	722 BODART ST	K B PROPERTIES LLP	\$ 520,400	\$ 1,301
11	10-8	800 CEDAR ST	GREYHOUND BUS DEPOT OF GREEN BAY	\$ 282,500	\$ 706
12	11-104	635 MAIN ST	JNT VENTURE LLC C/O NICOLE M SCHREINER	\$ 741,500	\$ 1,854
11	11-47	618 BODART ST	K B PROPERTIES LLP	\$ 102,200	\$ 255
12	11-50	619 BODART ST	KEVIN C KUEHN	\$ 168,700	\$ 422
11	11-99	620 MAIN ST	HAROLD A LIEBERGEN	\$ 150,000	\$ 375
12	14-27	312-318 N ROOSEVELT ST	318 N ROOSEVELT LLC	\$ -	\$ -
11	14-6	1122-1126 MAIN ST	MAIN STREET REDEVELOP C/O JENNIFER DE CASTER	\$ 75,000	\$ 187
12	14-7	1138 MAIN ST	1138 MAIN LLC	\$ 536,200	\$ 1,340
11	8 -1	1400-1410 MAIN ST	NULUND GROUP II LLC	\$ 240,600	\$ 601
12	8 -114	1417 CEDAR ST	CEDAR CENTER ARTS INC	\$ -	\$ -
11	8 -116	1411 CEDAR ST	CEDAR CENTER ARTS INC	\$ 43,500	\$ 109
12	8 -117	1405 CEDAR ST	CAROLS ORDAZ	\$ 127,400	\$ 318
11	8 -263	433-435 ST GEORGE ST		\$ -	\$ -
12	8 -264	1245 MAIN ST	J DARRELL GREIG JR	\$ 271,100	\$ 678
11	8 -265	427 ST GEORGE ST	JAMES VAN BOXEL	\$ 58,600	\$ 146
12	8 -265-1	ST GEORGE ST	J DARRELL GREIG JR	\$ 2,200	\$ 5
11	8 -272	1242 MAIN ST	COPPENS PROPERTIES LLC	\$ 70,600	\$ 176
12	8 -280	1250-1252 MAIN ST	JOHN L LERCH	\$ 56,800	\$ 142
11	8 -282	1260 MAIN ST	MOSKI CORPORATION	\$ 79,400	\$ 198
12	8 -284	1270-1274 MAIN ST	MOSKI CORP	\$ 396,300	\$ 991
11	8 -285	1276 MAIN ST	MOSKI CORP	\$ 310,600	\$ 343
12	8 -287	1296 MAIN ST	MOSKI CORP	\$ 63,200	\$ 158
11	8 -289	1306 MAIN ST		\$ -	\$ -
11	8 -290	1322 MAIN ST		\$ -	\$ -
11	8 -295	1344 MAIN ST		\$ -	\$ -
11	8 -296	1352-1354 MAIN ST		\$ -	\$ -
11	8 -301	1313 MAIN ST	FOX COMMUNITIES CREDIT UNION	\$ 309,300	\$ 773
11	8 -302	1335 MAIN ST	MAIN STOP PROPERTIES LLC	\$ 854,300	\$ 2,136
11	8 -305	1281 MAIN ST	KOSMOSKI INVESTMENT CORP	\$ 95,700	\$ 239
12	8 -306	1285 MAIN ST	MOSKI CORP	\$ 244,900	\$ 612
11	8 -309	1263 MAIN ST	WEST AVE LLC	\$ 950,900	\$ 2,377
12	8 -311	1255 MAIN ST	J DARRELL GREIG JR	\$ 47,400	\$ 118
11	8 -312	1251 MAIN ST	J DARRELL GREIG JR	\$ 26,400	\$ 66
12	8 -313	1247 MAIN ST	J DARRELL GREIG JR	\$ 49,600	\$ 124
11	8 -314	1242 CEDAR ST	WEST AVE LLC	\$ 58,000	\$ 145

12	8 -315	1250 CEDAR ST	WEST AVE LLC	\$ 67,300	\$ 168
11	8 -318	1274 CEDAR ST	DYNAMIC VENTURES LLC	\$ 152,200	\$ 380
12	8 -320	1284 CEDAR ST	MOSKI CORPORATION	\$ 23,600	\$ 59
11	8 -321	433 N IRWIN AV	A & A CORNER COIN REAL ESTATE LLC	\$ 307,400	\$ 768
12	8 -329	1371-1375 CEDAR ST	JAMES A GIESE	\$ 191,700	\$ 479
11	8 -335	1333 CEDAR ST	HECTOR & ANA ROSA GONZALEZ	\$ 163,800	\$ 409
12	8 -75	1425-1429 MAIN ST	CEDAR CENTER ARTS INC	\$ 640,900	\$ 1,602
11	8 -8	1428-1430 MAIN ST	MELOTTE DISTRIBUTING INC	\$ 126,900	\$ 317
12	8 -839	1228-11 MAIN ST	YELLOW DOG INVESTMENTS LLC	\$ 68,400	\$ 171
11	8 -840	1230-11 MAIN ST	YELLOW DOG INVESTMENTS LLC	\$ 58,000	\$ 145
12	8 -841	1232-01 MAIN ST	YELLOW DOG INVESTMENTS LLC	\$ 19,500	\$ 49
11	8 -842	1232-11 MAIN ST	YELLOW DOG INVESTMENTS LLC	\$ 86,700	\$ 217
12	8 -843	1234-01 MAIN ST	YELLOW DOG INVESTMENTS LLC	\$ 64,200	\$ 160
11	8 -844	1234-11 MAIN ST	YELLOW DOG INVESTMENTS LLC	\$ 67,700	\$ 169
12	8 -845	1234-12 MAIN ST	YELLOW DOG INVESTMENTS LLC	\$ 75,000	\$ 187
11	8 -846	1234-21 MAIN ST	YELLOW DOG INVESTMENTS LLC	\$ 111,400	\$ 278
12	8 -847	1234-31 MAIN ST	THE BRIDGE RECORDING STUDIO LLC	\$ 111,400	\$ 278
11	8 -848	1236-11 MAIN ST	YELLOW DOG INVESTMENTS LLC	\$ 59,900	\$ 150
12	8 -849	1236-21 MAIN ST	YELLOW DOG INVESTMENTS LLC	\$ 68,300	\$ 171
11	8 -850	321-01 ST GEORGE ST	WILLIAMS HOLDINGS LLC	\$ 111,400	\$ 278
12	8 -851	1238-11 MAIN ST	LIZA RAE LLC	\$ 156,900	\$ 392
11	8 -852	1238-21 MAIN ST	CHIEF PAINTS LLC	\$ 78,700	\$ 197
12	8 -853	1240-11 MAIN ST	CHIEF PAINTS LLC	\$ 119,200	\$ 298
11	8 -854	1240-21 MAIN ST	CHIEF PAINTS LLC	\$ 119,200	\$ 298
12	9 -14	1000 MAIN ST	RONALD L SMITS	\$ 316,700	\$ 792
11	9 -17	1028 MAIN ST	CAR WASH CO INC	\$ 494,200	\$ 1,235
11	9 -19-1	319 N CLAY ST	WILLIAM G LEWIS	\$ 26,000	\$ 65
11	9 -20	1201-1207 MAIN ST	WOCHINSKE REALTY LLC	\$ 642,200	\$ -
11	9 -24	1141 MAIN ST	GREIG INVESTMENTS LLC	\$ 83,200	\$ 208
11	9 -26	1131 MAIN ST	POMPS TIRE SERVICE INC	\$ 490,100	\$ -
11	9 -29	1121-1123 MAIN ST	WOCHINSKE REALTY LLC	\$ 65,500	\$ 164
11	9 -30	1115 MAIN ST	POMP S TIRE SERVICE INC	\$ 66,100	\$ 165

12	9 -31	1109 MAIN ST	POMP S TIRE SERVICE INC	\$ 57,100	\$ 143
11	9 -32	416 N CLAY ST	POMP S TIRE SERVICE INC	\$ 116,100	\$ 290
12	9 -33	1033-1035 MAIN ST	JOSEPH J & MARY K MORGAN	\$ 103,600	\$ 259
11	9 -33-2	1031 MAIN ST	JOSEPH J & MARY K MORGAN	\$ 50,900	\$ 127
12	9 -34	1023 MAIN ST	JOSEPH J & MARY K MORGAN	\$ 227,600	\$ 569
11	9 -35	1021 MAIN ST	AMY JO STERNBERG	\$ 68,200	\$ 170
12	9 -36	1019 MAIN ST	AMY JO STERNBERG	\$ 92,400	\$ 231
11	9 -37	1013-1015 MAIN ST	JOSEPH J & MARY K MORGAN	\$ 162,300	\$ 406
12	9 -41	931 MAIN ST	MCHAHA LLC	\$ 195,600	\$ 489
11	9 -45	915 MAIN ST		\$ -	\$ -
12	9 -46	913 MAIN ST		\$ -	\$ -
11	9 -47	907 MAIN ST		\$ -	\$ -
12	9 -49	900 CEDAR ST	DAVID BARTIKOFSKY	\$ 191,200	\$ 478
11	9 -50	1018 CEDAR ST	JOSEPH J & MARY K MORGAN	\$ 13,400	\$ 33
12	9 -55	1102 CEDAR ST	POMP S TIRE SERVICE INC	\$ 14,000	\$ 35
11	9 -57	1112 CEDAR ST	POMP S TIRE SERVICE INC	\$ 314,000	\$ 108
12	9 -60	1124 CEDAR ST	F R W REALTY LLC	\$ 80,600	\$ 201
11	9 -71	1203 CEDAR ST	WOCHINSKE REALTY LLC	\$ 130,000	\$ 325
12	9 -75	1127 CEDAR ST	WOCHINSKE REALTY LLC	\$ 16,200	\$ 40
11	9 -76	1125 CEDAR ST	WOCHINSKE REALTY LLC	\$ 16,200	\$ 40
12	9 -76-1	1137 CEDAR ST	WOCHINSKE REALTY LLC	\$ 322,600	\$ 806
11	9 -77	1123 CEDAR ST	WOCHINSKE REALTY LLC	\$ 115,000	\$ 287
12	9 -78	1121 CEDAR ST	WOCHINSKE REALTY LLC	\$ 874,600	\$ -
11	9 -85	500-510 N WEBSTER AV	DENNY H BROTSKI	\$ 308,500	\$ 771
12	9 -86	903-929 CEDAR ST	WENZ RENTAL PROPERTIES LLC	\$ 628,500	\$ 1,571
11	9 -9	930 MAIN ST	CVS CAREMARK CORP CVS # 2237-01	\$ 2,016,100	\$ 3,000
12	10-1	700 BODART ST	THE COVER LLC	\$ 211,100	\$ 633
12	10-2	708 BODART ST	WADE CONARD	\$ 91,000	\$ 273
12	10-5	718-720 BODART ST	KB PROPERTIES LLP C/O DANIEL A BAIN	\$ 150,600	\$ 452
12	14-1	1100 MAIN ST	MAIN STREET REAL ESTATE DEVELOPMENT LLC	\$ 558,600	\$ 1,676
12	14-2	1106 MAIN ST	HEIMAN PARTNERSHIP LLC	\$ 300,500	\$ 901
12	14-3	1114 MAIN ST	MAIN STREET REDEVELOP C/O JENNIFER DE CASTER	\$ 220,500	\$ 661

12	14-338	324 N ROOSEVELT ST	A & J INVESTMENT PROPERTIES LLC	\$ 208,700	\$ 626
12	8 -118	500 N BAIRD ST	LEONEL CORTES	\$ 117,400	\$ 352
12	8 -266	1237 MAIN ST	J DARRELL GREIG JR	\$ 249,600	\$ 749
12	8 -267	1235 MAIN ST	JAMES VAN BOXEL	\$ 106,000	\$ 318
12	8 -273	1244 MAIN ST	BABE & JACK'S LLC	\$ 326,700	\$ 980
12	8 -281-A	1258 MAIN ST	CRAIG T GALLOWAY & PATRICK J BEIMBORN	\$ 390,100	\$ 1,170
12	8 -283	1264 MAIN ST	RONALD SMITS	\$ 94,900	\$ 285
12	8 -297-A	1356 MAIN ST		\$ -	\$ -
12	8 -303	1301 MAIN ST	THOMAS A & RHEATA L SPEAR	\$ 279,700	\$ 839
12	8 -307	1277-1281 MAIN ST	HUSKEY LLC C/O IAN D HUSKEY	\$ 206,400	\$ 619
12	8 -332	1351 CEDAR ST	ARNOLD J PENDERGAST	\$ 184,900	\$ 555
12	9 -22	1155 MAIN ST	CYRUS DEVELOPMENT SERVICES LLC	\$ 133,800	\$ 401
12	9 -23	1149 MAIN ST	CYRUS DEVELOPMENT SERVICES LLC	\$ 146,200	\$ 439
12	9 -25	1139 MAIN ST	GREIG INVESTMENTS LLC	\$ 172,300	\$ 517
12	9 -39	1001 MAIN ST	BLUEBIRD ENTERTAINMENT INC	\$ 357,800	\$ 1,073
12	9 -44	919 MAIN ST	SIMONET DEVELOPMENT LLC	\$ 406,700	\$ 1,220
12	9 -48	901 MAIN ST		\$ -	\$ -
12	9 -54	420 N CLAY ST	POMP S TIRE SERVICE INC	\$ 80,600	\$ 242
			Totals	\$ 27,076,400	\$ 56,776

APPENDIX E - CITY ATTORNEY'S OPINION – TO BE SUBMITTED