

**Water Street**

**Business Improvement District**

**Initial Operating Plan**

**June, 1990**

## Development of a Business Improvement District

On April 6, 1984, the State of Wisconsin passed a law (Act 184) which allows for the creation of Business Improvement Districts (BID). The purpose of the law is to authorize cities, villages and towns to create one or more business improvement districts to allow businesses within those districts to develop, manage and promote their districts and to establish an assessment method to fund these activities. A business improvement district must be a geographic area within a municipality consisting of contiguous parcels which are subject to real estate taxes.

Wisconsin Act 184 (attached) is a financing tool created by the legislature that allows the municipality to levy a special assessment on businesses to pay for the development, management, operation, maintenance and promotion of a defined business improvement district. This is a critical tool for business people in Eau Claire in that it allows them to establish a strong organization in order to encourage and promote business development.

A business improvement district is the best source of funds that will allow the business people themselves to coordinate promotion, management and maintenance programs for their business district. An improved business district will create a positive image for not only those businesses within the district, but for the community as a whole.

The Water Street business community is following the lead of other business districts in the city and state which have successfully operated under the provisions of Wisconsin Act 184.

### Goals

To assure a continuing and successful development and promotional effort, the Water Street Business Improvement District has adopted a set of goals which are designed to create a positive image of this area of Eau Claire. The Water Street Business Improvement District's Board of Directors will direct district activities toward these goals.

1. To provide complete neighborhood/community shopping and service area with a pleasant pedestrian atmosphere.
2. To encourage and promote the development and vitality of the district.
3. To promote an efficient system of public and private, on- and off-street parking.

4. To actively market Water Street as an attractive, desirable place to live, work, shop and be entertained.
5. To promote development which achieves a high standard of environmental quality and urban design.
6. To promote improvements to the riverfront and to use this resource to the benefit of both the Water Street District and the community.
7. To promote physical rehabilitation of the district which incorporates elements of its history, contemporary design and environmental aesthetics.
8. To encourage activities and developments which promote Water Street as a destination for visitors.

#### **Relationship to the Water Street Commercial District Plan**

In 1982 the City Council adopted the Water Street Commercial District Plan to act as a framework to guide public and private investment. The plan presents a conservation-oriented approach to commercial revitalization. The Water Street Commercial District Plan recommends that improvements and the maintenance of quality in the area should result from direct action of both the public and private sectors.

The creation of a business improvement district requires both public and private cooperation. The private businesses will develop an operating plan and pay assessments. The City Council approves the plans and collects the assessments. The district will provide a central voice for the Water Street Commercial District through the governing board to comment on issues affecting the neighborhood.

Finally, the Water Street Commercial District Plan suggests that the merchants coordinate their efforts in advertising and marketing of the district and contribute to the development and maintenance of the pedestrian-oriented environment. The Business Improvement District and its Board can develop, advertise and promote improvements on Water Street and more significantly have the financial means to carry them out.

#### **Special Assessment Method and Exemptions**

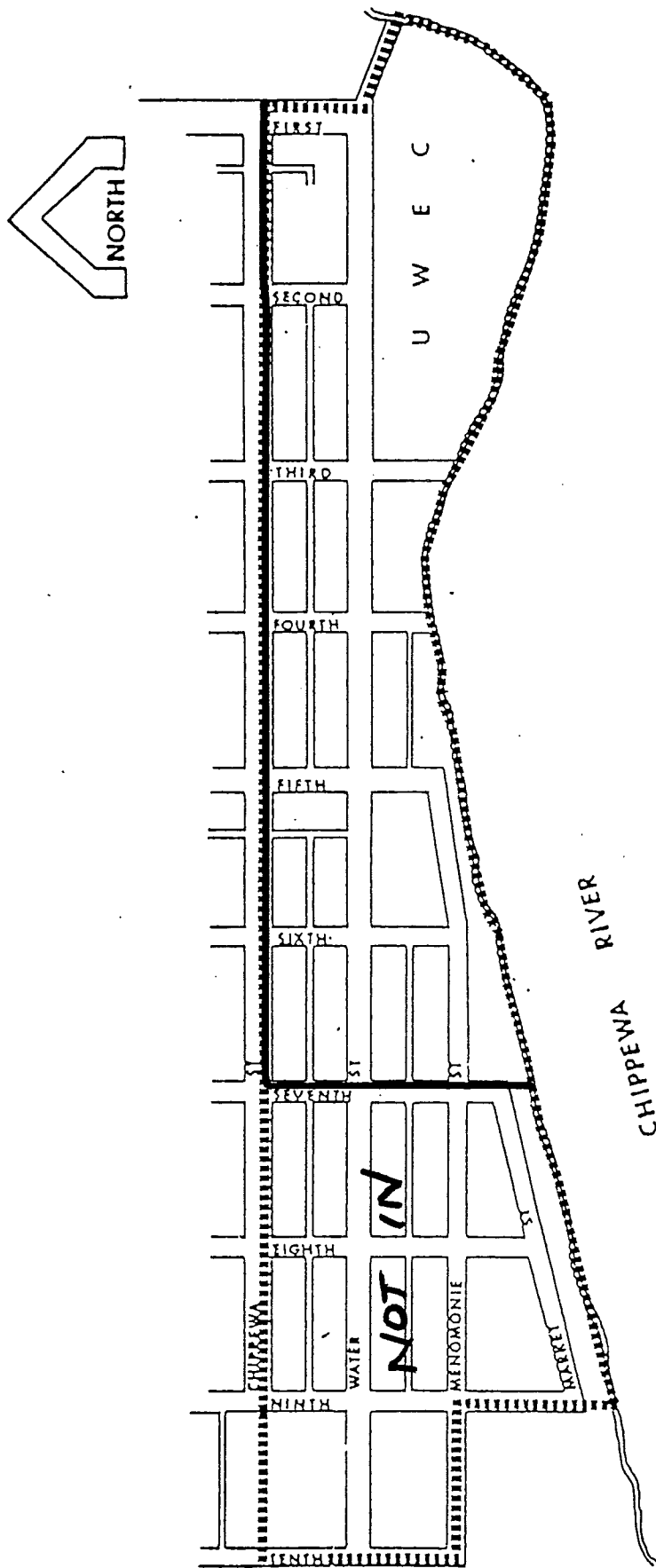
In determining which properties would directly benefit from the Water Street Business Improvement District Program, a geographic

area was established which contains approximately \$6,664,000 of assessed valuation for 1990. This proposed district map is attached as part of the operating plan. Assessments to meet the Water Street Business Improvement District's budget will be levied against each property within the district based upon its current year assessed valuation. Those properties which are used for commercial purposes and those used exclusively for manufacturing will be eligible for assessment. Real property used exclusively for residential purposes will not be assessed as required by Wisconsin Statute 66.608.

### **Board of Directors**

The Water Street Business Improvement District will establish a Board of Directors in conformance with Wisconsin Act 184. This Board will be responsible for the management of the Water Street Business Improvement District. Responsibilities of the Board include implementing the operating plan and preparing annual reports on the district. The Board will also annually consider and make changes to the operating plan and submit the operating plan to the City Council for approval.

The Board will consist of eleven members, all of whom shall be property owners or occupy property within the district. This Board shall be appointed by the City Manager and approved by the City Council and shall serve staggered terms as designated by the City Council.



Water Street Commercial District Plan  
 Water Street Business Improvement District Boundaries

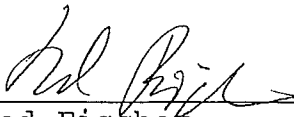
September 5, 1990

TO: City Manager  
FROM: City Attorney  
SUBJECT: Water Street Business Improvement District

I have reviewed the initial operating plan for the Water Street Business Improvement District dated June, 1990, and issue this opinion pursuant to the provisions of Wis. Stats. s. 66.608(1)(f)5.

It is my opinion that the operating plan complies with the provisions of Wis. Stats. 66.608(1)(f)1 to 4. Specifically, I find that the plan provides for the following:

1. The special assessment method applicable to the business improvement district.
2. That manufacturing property will be subject to special assessment. s. 66.608(1)(f)1m.
3. The kind, number and location of the proposed expenditures, at least as contained in the 1991 budget, within the business improvement district. s. 66.608(1)(f)2.
4. A description of the financing of all expenditures and the time when related costs will be incurred. s. 66.608(1)(f)3.
5. A description of how the creation of the business improvement district promotes the orderly development of the city. The plan also describes the relationship of the business improvement district to a master plan affecting the area, namely, the Water Street Commercial District Plan. s. 66.608(1)(f)4.

  
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Ted Fischer  
City Attorney

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(b) The department may impose a fee of \$1,000 on a political subdivision to determine or redetermine the environmental remediation tax incremental base of an environmental remediation tax incremental district under this subsection or sub. (4).

(15) SUNSET. No district may be created under this section on or after November 29, 2017.

**History:** 1997 a. 27; 1999 a. 9; 1999 a. 150 ss. 473 to 478; Stats. 1999 s. 66.1106; 1999 a. 185 s. 59; 2003 a. 126; 2005 a. 246, 418; 2009 a. 28, 66, 312; 2011 a. 260; 2013 a. 193; 2015 a. 256, 257; 2017 a. 15, 70; 2017 a. 365 s. 110.

**66.1107 Reinvestment neighborhoods.** (1) DEFINITIONS. In this section:

(a) An “area in need of rehabilitation” is a neighborhood or area in which buildings, by reason of age, obsolescence, inadequate or outmoded design, or physical deterioration have become economic or social liabilities, or both; in which these conditions impair the economic value of the neighborhood or area, infecting it with economic blight, and which is characterized by depreciated values, impaired investments, and reduced capacity to pay taxes; in which the existence of these conditions and the failure to rehabilitate the buildings results in a loss of population from the neighborhood or area and further deterioration, accompanied by added costs for creation of new public facilities and services elsewhere; in which it is difficult and uneconomic for individual owners independently to undertake to remedy the conditions; in which it is necessary to create, with proper safeguards, inducements and opportunities for the employment of private investment and equity capital in the rehabilitation of the buildings; and in which the presence of these buildings and conditions has resulted, among other consequences, in a severe shortage of financial resources available to finance the purchase and rehabilitation of housing and an inability or unwillingness on the part of private lenders to make loans for and an inability or unwillingness on the part of present and prospective owners of housing to invest in the purchase and rehabilitation of housing in the neighborhood or area.

(b) “Local legislative body” means the common council, village board of trustees or town board of supervisors.

(c) “Municipality” means a city, village or town.

(d) “Planning commission” means a plan commission created under s. 62.23 or a plan committee of the local legislative body.

(e) “Reinvestment neighborhood or area” means a geographic area within any municipality not less than one-half of which, by area, meets 3 of the 5 following conditions:

1. It is an area in need of rehabilitation as defined in par. (a).

2. It has a rate of owner–occupancy of residential buildings substantially below the average rate for the municipality as a whole.

3. It is an area within which the market value of residential property, as measured by the rate of change during the preceding 5 years in the average sale price of residential property, has decreased or has increased at a rate substantially less than the rate of increase in average sale price of residential property in the municipality as a whole.

4. It is an area within which the number of persons residing has decreased during the past 5 years, or in which the number of persons residing has increased during that period at a rate substantially less than the rate of population increase in the municipality as a whole.

5. It is an area within which the effect of existing detrimental conditions is to discourage private lenders from making loans for and present or prospective property owners from investing in the purchase and rehabilitation of housing.

(2) DESIGNATION OF REINVESTMENT NEIGHBORHOODS OR AREAS. A municipality may designate reinvestment neighborhoods or areas after complying with the following steps:

(a) Holding of a public hearing by the planning commission or by the local governing body at which interested parties are afforded a reasonable opportunity to express their views on the

proposed designation and boundaries of a reinvestment neighborhood or area. Notice of the hearing shall be published as a class 2 notice, under ch. 985. Before publication, a copy of the notice shall be sent by 1st class mail to the Wisconsin Housing and Economic Development Authority, and a copy shall be posted in each school building and in at least 3 other places of public assembly within the reinvestment neighborhood or area proposed to be designated.

(b) Designation by the planning commission of the boundaries of a reinvestment neighborhood or area recommended by it to be designated and submission of the recommendation to the local legislative body.

(c) Adoption by the local legislative body of a resolution which:

1. Describes the boundaries of a reinvestment neighborhood or area with sufficient definiteness to identify with ordinary and reasonable certainty the territory included in the neighborhood or area. The boundaries may, but need not, be the same as those recommended by the planning commission.

2. Designates the reinvestment neighborhood or area as of a date provided in the resolution.

3. Contains findings that the area to be designated constitutes a reinvestment neighborhood or area.

**History:** 1977 c. 418; 1979 c. 361 s. 112; 1985 a. 29 s. 3200 (14); 1999 a. 150 s. 479; Stats. 1999 s. 66.1107; 2001 a. 104.

**66.1108 Limitation on weekend work.** (1) DEFINITIONS. In this section:

(a) “Construction project” means a project involving the erection, construction, repair, remodeling, or demolition, including any alteration, painting, decorating, or grading, of a private facility, including land, a building, or other infrastructure that is directly related to onsite work of a residential or commercial real estate development project.

(b) “Political subdivision” means a city, village, town, or county.

(2) CONSTRUCTION PROJECTS; WEEKEND WORK. (a) A political subdivision may not prohibit a private person from working on the job site of a construction project on a Saturday. A political subdivision may not impose conditions that apply to a private person who works on a construction project on a Saturday that are inapplicable to, or more restrictive than the conditions that apply to, such a person who works on a construction project during weekdays.

(b) If a political subdivision has enacted an ordinance or adopted a resolution before April 5, 2018, that is inconsistent with par. (a), that portion of the ordinance or resolution does not apply and may not be enforced.

**History:** 2017 a. 243.

**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 subsd. 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 percent 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 percent 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.

(2m) A municipality may annex territory to an existing business improvement district if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the territory proposed to be annexed has petitioned the municipality for annexation.

(b) The planning commission has approved the annexation.

(c) At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. 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 a detail map showing the boundaries of the territory

proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.

(d) Within 30 days after the hearing under par. (c), the owners of property in the territory to be annexed that would be assessed under the operating plan having a valuation equal to more than 40 percent of the valuation of all property in the territory to be annexed that would be assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property in the territory to be annexed that would be assessed under the operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property in the territory to be annexed that would be assessed under the operating plan, have not filed a petition with the planning commission protesting the annexation.

(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 one of the following:

1. If the cash balance in the segregated account described under sub. (4) equaled or exceeded \$300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.

2. If the cash balance in the segregated account described under sub. (4) was less than \$300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.

(cg) For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. (c) 1. and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. (c) 2. shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of \$10 if the revised amount is not a multiple of \$10 or, if the revised amount is a multiple of \$5, such an amount shall be increased to the next higher multiple of \$10.

(cr) The municipality shall obtain an additional independent certified audit of the implementation of the operating plan 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 and reviewed financial statements 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.

(4g) A municipality may convert a business improvement district under this section into a neighborhood improvement district under s. 66.1110 if an owner of real property that is subject to general real estate taxes, that is used exclusively for residential purposes, and that is located in the business improvement district petitions the municipality for the conversion. If the municipality approves the petition, the board shall consider and may make changes to the operating plan under s. 66.1110 (4) (b).

(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 percent 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 percent 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 percent 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 percent 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.

(d) If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. 70.11 or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.

**History:** 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85; 2017 a. 59, 70, 189.

**66.1110 Neighborhood improvement districts. (1)** In this section:

(a) "Board" means a neighborhood improvement district board elected under sub. (4) (a).

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

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

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

(e) "Neighborhood improvement district" means an area within a municipality consisting of nearby but not necessarily contiguous parcels, at least some of which are used for residential purposes and are subject to general real estate taxes, and property that is acquired and owned by the board if the local legislative body approved acquisition of the property under sub. (4) (d) as part of its approval of the initial operating plan under sub. (3) (e).

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation, and promotion of a neighborhood improvement district.

(g) "Owner" means the owner of real property that is located within the boundaries, or the proposed boundaries, of a neighborhood improvement district.

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

(2) An operating plan shall include at least all of the following elements:

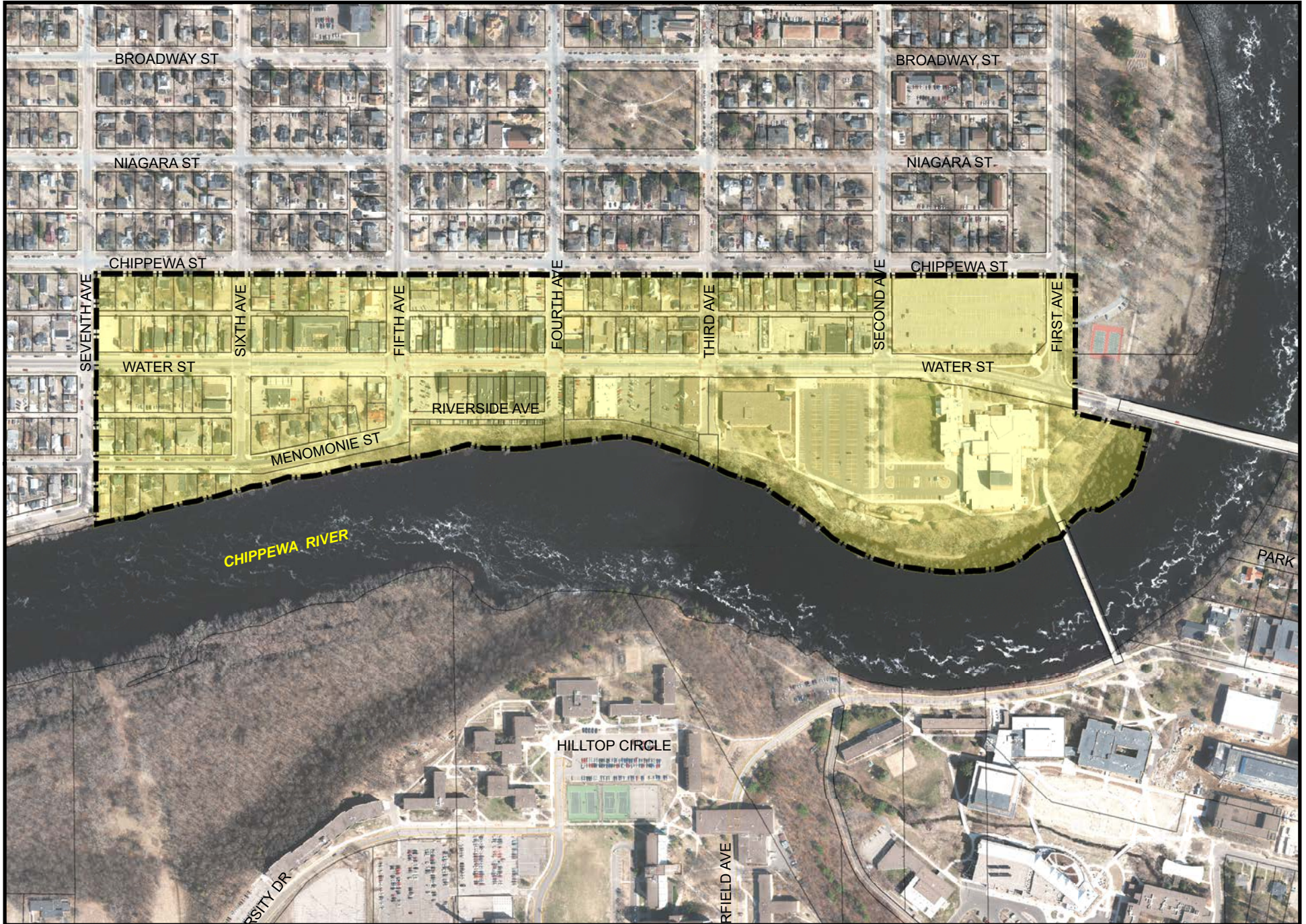
(a) The special assessment method applicable to the neighborhood improvement district.

(b) The kind, number, and location of all proposed expenditures within the neighborhood improvement district.

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

(d) A description of how the creation of the neighborhood improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

(e) A statement as to whether the local legislative body authorizes the board to own real property and, if so, a description of the real property to be owned, the purpose of the ownership, and a



BROADWAY ST

BROADWAY ST

NIAGARA ST

NIAGARA ST

CHIPPEWA ST

CHIPPEWA ST

SEVENTH AVE

SIXTH AVE

FIFTH AVE

FOURTH AVE

THIRD AVE

SECOND AVE

FIRST AVE

WATER ST

WATER ST

RIVERSIDE AVE

MENOMONIE ST

CHIPPEWA RIVER

HILLTOP CIRCLE

UNIVERSITY DR

RFIELD AVE

PARK

**WATER STREET  
BUSINESS IMPROVEMENT DISTRICT**

Water Street Business Improvement District						
Operating Budget						
5.8.19		2017	2018	2019	2019	2019
		Actual	Actual	Budget	Expended	Balance
9542964						
6120	Auditing	4.95	4.00	100.00	1.03	98.97
6132	Maintenance	2,890.73	3,496.75	2,700.00	945.03	1,754.97
6150	Promotions	4,383.61	500.00	4,500.00	-	4,500.00
6152	Engineer & Consulting	-	-	-	-	-
6350	Insurance	273.00	300.00	300.00	100.00	200.00
6402	Office Supplies	-	-	-	-	-
6466	Fixtures	-	-	700.00	-	700.00
6734	DECI Support	2,700.00	2,700.00	2,700.00	2,700.00	-
	<b>Total</b>	<b>\$ 10,252.29</b>	<b>\$ 7,000.75</b>	<b>\$ 11,000.00</b>	<b>\$ 3,746.06</b>	<b>\$ 7,253.94</b>

Water Street Business Improvement District						
Statement of Net Position						
		2017	Actual	2018	2019	Notes
				Actual	Budget	
	Revenues					
	Assessment Levy	11,000.00		11,000.00	11,000.00	
	Non-Budgeted Revenue					
	Interest (Pooled)	184.19		345.21	80.80	
	Gifts & Donations	600.00		-	-	Holiday Advertising
	Misc Reimbursements	-		-	-	
	<b>Total Revenues</b>	<b>11,784.19</b>		<b>11,345.21</b>	<b>11,080.80</b>	
	Expenses					
	Operating Expenses	10,252.29		7,000.75	11,000.00	
	<b>Total Expenses</b>	<b>10,252.29</b>		<b>7,000.75</b>	<b>11,000.00</b>	
3126	Net Position, Beginning	15,036.67		16,568.57	20,913.03	
	Restricted Funds	7,750.00		7,750.00	7,750.00	Website Design
	Excess Revenues Over					
	Expenses	1,531.90		4,344.46	80.80	Fund Balance +/-
	<b>Net Position, Ending</b>	<b>\$ 24,318.57</b>		<b>\$ 28,663.03</b>	<b>\$ 28,743.83</b>	

**Business Improvement District #3**  
**Water Street Assessment History**

<b>Budget Year</b>	<b>Total BID Assessment</b>	<b>Total BID Values</b>	<b>Mill Rate</b>	<b>Rate Per \$1,000</b>
2019	\$11,000	\$40,981,100	0.000268	\$0.27
2018	\$11,000	\$27,139,100	0.000405	\$0.41
2017	\$11,000	\$23,617,900	0.000466	\$0.47
2016	\$11,000	\$23,317,900	0.000472	\$0.47
2015	\$11,000	\$23,208,900	0.000474	\$0.47
2014	\$11,000	\$22,762,500	0.000483	\$0.48
2013	\$10,000	\$21,592,200	0.000463	\$0.46
2012	\$9,500	\$18,649,200	0.000509	\$0.51
2011	\$9,500	\$17,681,087	0.000537	\$0.54
2010	\$9,500	\$16,240,385	0.000585	\$0.58
2009	\$9,500	\$15,738,597	0.000604	\$0.60
2008	\$9,500	\$14,804,100	0.000642	\$0.64
2007	\$9,500	\$12,620,000	0.000753	\$0.75
2006	\$9,500	\$10,846,000	0.000876	\$0.88
2005	\$9,500	\$10,820,000	0.000878	\$0.88
2004	\$9,500	\$9,290,500	0.001023	\$1.02
2003	\$9,500	\$9,270,500	0.001025	\$1.02
2002	\$9,500	\$9,305,500	0.001021	\$1.02
2001	\$9,500	\$7,835,000	0.001213	\$1.21
2000	\$9,500	\$7,918,000	0.001200	\$1.20
1999	\$9,500	\$7,994,000	0.001188	\$1.19
1998	\$9,500	\$8,156,000	0.001165	\$1.16
1997	\$9,000	\$7,530,000	0.001195	\$1.20
1996	\$9,000	\$7,556,000	0.001191	\$1.19
1995	\$9,000	\$7,441,000	0.001210	\$1.21
1994	\$9,000	\$6,551,500	0.001374	\$1.37
1993	\$9,000	\$6,716,500	0.001340	\$1.34
1992	\$9,000	\$6,650,000	0.001353	\$1.35
1991	\$9,000	\$6,593,000	0.001365	\$1.37

## Water Street Business Improvement District

### 2019 Board of Directors

First Name	Last Name	Business	Address	Telephone	Email	Beginning Date	Ending Date
Lisa	Aspenson	Mona Lisa's	428 Water St		<a href="mailto:ohmona@sbcglobal.net">ohmona@sbcglobal.net</a>	1/1/1999	12/31/2020
Aaron	Brice	Ambient Inks	524 Water St.	715.737.9074	<a href="mailto:aaron@ambientinks.com">aaron@ambientinks.com</a>	1/1/2017	12/31/2019
Michael	Dooley	Dooley's Pub	442 Water St.		<a href="mailto:dools91@yahoo.com">dools91@yahoo.com</a>	2/13/2007	12/31/2020
Mickey	Judkins	Details	502 Water St.		<a href="mailto:mickey@detailsdirect.com">mickey@detailsdirect.com</a>	3/12/2002	12/31/2019
					-		12/31/2019
Laurie	Klinkhammer	Nodolf Flory, LLP	526 Water St.	715-830-9771	<a href="mailto:lklinkhammer@nfattorneys.com">lklinkhammer@nfattorneys.com</a>	12/22/2015	12/31/2020
Chelsy	Kuhlow	EDJ Rentals	534 Water St.	715.533.1837	<a href="mailto:chelsy_edjrentals@hotmail.com">chelsy_edjrentals@hotmail.com</a>	1/1/2017	12/31/2020
Joel	Mickelson	Joel's Water Street Auto	702 Water St.		<a href="mailto:bigdonutman@hotmail.com">bigdonutman@hotmail.com</a>	7/9/2013	12/31/2019
John	Mogensen	Investment Realty	224 Water St.		<a href="mailto:office@investmentrealtors.com">office@investmentrealtors.com</a>	1/22/1991	12/31/2020
Sandra	O'Connell	Avalon Floral	506 Water St		<a href="mailto:avalonfloralso@gmail.com">avalonfloralso@gmail.com</a>	3/25/2008	12/31/2019
Steve	Reuter	Truckers Union	413 Water St.		<a href="mailto:truckersunion@gmail.com">truckersunion@gmail.com</a>	8/12/2003	12/31/2020

### 2 Year Terms

<b>Chair</b>	John Mogensen
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11 Directors