



The Downtown Business Improvement District (BID) is established to help support the residents, business owners, organizations, and owners of property within Downtown Stevens Point. The BID boundaries and operating documents may be found at:

<https://stevenspoint.com/1296/Business-Improvement-Districts>.

Downtown BID meetings are scheduled monthly at the end of the preceding meeting. All meetings are hosted in-person and virtually and are open to the public.

Members

- Tara Manzke
- Hana Cutler
- Mike Beacom
- Jeanna Trzebiatowski
- Brian Cummins
- Rosalind Kealiher
- Alderperson Christianson

AGENDA

DOWNTOWN BUSINESS IMPROVEMENT DISTRICT BOARD MEETING

Date and Time:	February 7, 2023 3:30 PM	Location:	City Conference Room 1515 Strongs Avenue, Stevens Point, WI
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OR

[Zoom Teleconferencing](#)

Meeting ID: 858 1215 9144 | Passcode: 033063

By Computer: [Zoom Link](#)

By Phone: +1-312-626-6799 (US Chicago)

Discussion and Possible Action on:

1. Roll Call, Introductions, and Agreements
2. Elect Officers
3. Overview of Board Rules, Responsibilities, and Objectives.
4. Recap of Main Street Program Resources and Eligibility
5. Strategy Setting
6. Work Requests
 - Inventory of All Downtown Properties
 - Review Industry Resources
 - Review Partner Organizations

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

7. Meeting Schedule & Parting Requests
8. Adjournment.



2023 Business Improvement District Implementation & Operational Plan

11-7-2022

Downtown Business
Improvement District Plan

11/7/22



Accolades

BID Planning Committee

Mike Beacom
Craig Cook
Robyn Dunahee
Scott Gulan
Troy Hojnacki
Marc Christianson
Kathy Johnson
Ryan Kernosky
Christopher Klesmith

City of Stevens Point

Mayor: Mike Wiza
City Clerk: Kari Yenter
Comptroller: Corey Ladick
City Attorney: A. Logan Beveridge
City Assessor: Steve Shepro

Director of
Community Development: Ryan J. Kernosky

Alders:
District 1 – Marc Christianson
District 2 – David Shorr
District 3 – Ginger Keymer
District 4 – Mykeerah Zarazua
District 5 – Meleesa Johnson, Council President
District 6 – Vacant
District 7 – Mary Kneebone
District 8 – Dean Shuda
District 9 – Polly Dalton
District 10 – Keely Fishler
District 11 – Shaun Morrow

Plan Commission: Mayor Mike Wiza, Chair
Alder Mary Kneebone
Dave Cooper
Mark Ilten
Pete Arntsen
Matthew Rice
Jeff Schuler

Additionally, the City would like to thank the City of De Pere, WI for the excellent template and reference for the creation of this document.

Table of Contents

I.	Introduction	4
A.	<i>Purpose of the BID</i>	<i>4</i>
II.	Development Plans	5
A.	<i>Goals for the District Development.....</i>	<i>5</i>
B.	<i>Plan of Action.....</i>	<i>6</i>
C.	<i>Benefits.....</i>	<i>7</i>
D.	<i>Annual Review</i>	<i>7</i>
E.	<i>Relationship to Plan for Orderly Development of the City.....</i>	<i>8</i>
F.	<i>Powers</i>	<i>8</i>
G.	<i>Budget</i>	<i>9</i>
H.	<i>Public Review Process</i>	<i>9</i>
III.	District Boundaries.....	10
IV.	BID Organization and Operating Board	10
A.	<i>BID Board Structure</i>	<i>10</i>
B.	<i>Meetings.....</i>	<i>11</i>
V.	Financing Method	11
VI.	Special Assessment Methodology	11
A.	<i>Assessed Parcels</i>	<i>11</i>
B.	<i>Levy of Assessment.....</i>	<i>11</i>
C.	<i>Schedule of Assessments</i>	<i>12</i>
D.	<i>Assessment Collection and Dispersal.....</i>	<i>12</i>
E.	<i>Annual Report.....</i>	<i>13</i>
VII.	City Role in District Operations	13
VIII.	Required Statements	14
IX.	Severability and Expansion	14
X.	Measures of Success	15
	Appendix A: City Attorney Opinion.....	16
	Appendix B: Map of Proposed BID.....	17

Appendix C: BID Parcel Information & Classification.....	18
Appendix D: BID Expenditures and Revenue.....	24
Appendix E: Assessment Schedule for Taxable Parcels within the BID	25
Appendix F: Non-taxable Parcels Exempt from BID Assessment	31
Appendix G: Wisconsin Statutes Section 66.1109	34
Appendix H: Bylaws of BID.....	39
Appendix I: Recommended Board Representation	42

I. Introduction

The City of Stevens Point and the Stevens Point Business Alliance, recognizing the importance the Historic Downtown Stevens Point Community plays into the economic and cultural success of our community, has put together this Business Improvement District (BID) implementation and operating plan for the year 2023. This BID operating plan is the initial step to the ultimate creation and management of the Downtown Stevens Point BID.

Wisconsin Act 184, established in 1984 (WI Stats. §66.1109) enabled cities to establish Business Improvement Districts (BID) upon the petition of at least one property owner within the proposed district. The purpose of WI Act 184, is to “allow businesses within those proposed district(s) to develop, manage, and promote the districts and to establish an assessment method to fund these activities.” This operating plan is consistent with the requirements set forth in WI Stats. §66.1109(f), and a legal opinion of the City Attorney is included in Appendix A.

The proposed BID includes 259 parcels with a total BID value of \$35,686.86. The proposed boundaries include The Wisconsin River, Portage Street, Division Street, and Ellis Street/Arlington Place. Of the 259 parcels, 121 are tax exempt or are used for residential purposes. Of the remaining 138 properties, the BID value is assessed at \$0.60 for every \$1,000.00 in total value of the parcel. The map for the proposed district boundaries is further described in Appendix B, and information on each parcel classification is listed in Appendix C.

A. Purpose of the BID

The intent of the Stevens Point Business Improvement District Operating Plan is that the work described in this plan will complement the work of the volunteer-run Stevens Point Alliance with assistance from the Stevens Point Department of Community Development. Business Improvement Districts are quite similar to traditional special assessments where property owners are assessed for improvements or services that benefit them. However, unlike traditional special assessments, Business Improvement District assessments can be utilized to finance a wide range of activities, improvements, and services. The purpose of this BID is to enhance the viability of historic Downtown Stevens Point through additional economic development and activity.

The property owners who have petitioned the City for the creation of this BID believe this is the most efficient way to accomplish the goals and objectives identified in the City's Comprehensive Plan and the Downtown Targeted Area Master Plan.

Development of the District through creation of the BID is proposed as a result of:

1. The BID allows partnering with private property owners within the District to work together with the City in development and subsequent improvement of the economic health and vitality of the District.
2. The City has no additional public monies for promotion and marketing of the District. By promoting and marketing the District through District monies, residents, tourists, and others will provide additional economic activity of the businesses with the District.



3. The funding and financing of improvements, promotion, and marketing of the District outlined within this plan provides equitable and fair assessments to property owners within the District to help with the implementation of this plan.
4. Utilization of this District and the implementation of the plan will fulfill District improvements projects identified in the City's Comprehensive Plan and Downtown Targeted Area Master Plan.

II. Development Plans

The main objective of the BID is to improve the social, economic, and physical environment of Historic Downtown Stevens Point and the surrounding business areas that are impacted by the economic vitality of the area. Additionally, and arguably the most critical to the success of the BID, this plan is intended to unite businesses, organizations, and local government through collaboration and partnership to achieve the main objective discussed earlier.

A. Goals for the District Development

Goals for the District development as identified by local businesses, building owners, and the City in the Downtown

1. Recertify the City's Downtown as a Wisconsin Economic Development Corporation "Main Street Community" community ([2005 Comprehensive Plan](#), pg. 145).
2. Encourage, revise, and promote the City's façade improvement grant program ([2005 Comprehensive Plan](#), pg. 122).
3. Assist, with help from community partners, continued maintenance and implementation of a wall mural program in the Downtown ([2005 Comprehensive Plan](#), pg. 122).
4. Enhance the District by placemaking and embracing the City's heritage through historic markers and monuments ([2005 Comprehensive Plan](#), pg. 121).
5. Promote, with assistance from the City, unique business development, expansion, and relocation to the District through managed events and marketing ([2005 Comprehensive Plan](#), pg. 145).
6. Continue to encourage Downtown Revitalization through partnerships and cooperation ([2005 Comprehensive Plan](#), pg. 164).
7. Promote, manage, and elevate Stevens Point Cultural Events that occur downtown ([2005 Comprehensive Plan](#), Appendix F of said document).
8. Execute projects and programs in accordance with approved updates to the City of Stevens Point Comprehensive Plan.
9. Execute specific improvements in the BID as identified in downtown targeted area master plans as such plans become approved.

B. Plan of Action

The first full year of the operation of the BID is critical for the future success of the District. The first year will include the following action items:

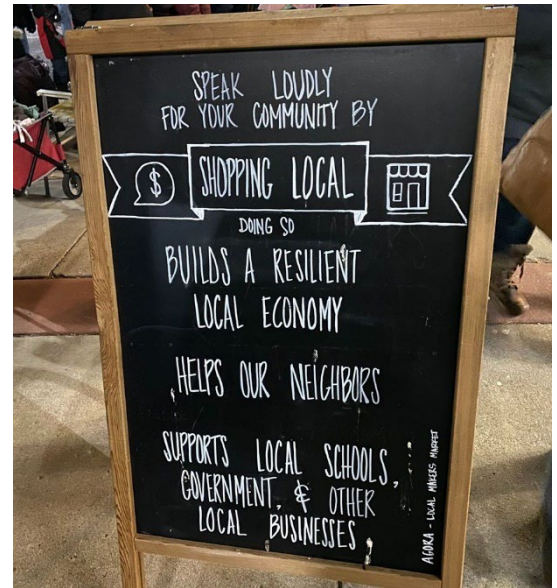
1. Organize the BID Board and better learn the process and implementation of the BID Operation Plan.
2. Identify adequate training resources for incoming BID Board members.
3. Develop and implement a plan and budget for the coming year and beyond for the District based on the financial expectations from assessments and its priority of needs, and the City's planned improvements during the same period. The City recommends hiring a BID manager to execute this plan and grow BID finances.
4. Work with the City, businesses, and property owners within the District to improve the use of the façade grant improvement program and the Central Wisconsin Economic Development Fund Inc., and identify grant programs to construct for the BID, including property maintenance funds.
5. Develop a cohesive marketing and promotional plan to attract residents and visitors to District businesses and the District as a whole that complements the Stevens Point Alliance marketing strategy.
6. Work with community partners in promoting beautification and art related projects within the District. This includes murals, trash cans, flower bed placements and maintenance and other areas/objects that may require additional beautification and placemaking.
7. Work with the City and explore other opportunities to develop maintenance practices for the District, specifically for public spaces, in which both parties understand expectations and responsibilities relating to the maintenance of the District year-round.
8. With assistance from the City, implement enhancements as determined appropriate from the City's Comprehensive Plan and Downtown Targeted Area Master Plan.



C. Benefits

Money collected from the BID under this Operating Plan will be spent exclusively within the District for the benefit of the District, and used to:

1. Help the tenants and existing businesses in the District become stronger and more economically resilient by:
 - a. Promoting the District through a wide-variety of platforms and programs, with focus on business promotion.
 - b. Managing events that drive traffic into the District and the businesses within the District and increase revenues for the district.
 - c. In conjunction with the City, creating a space inclusive of all modes and styles of transportation to further expand upon the economic activity of the District.
2. Increase the value of property within the District by:
 - a. Improving the physical District through promotion of the façade grant program, street scape improvements, and others.
 - b. Increase the demand for space by new businesses that see the successes of the BID and wish to locate within the District.
 - c. Continuing to make the District a financially and economically resilient place.
3. Assist District property owners in securing and retention of tenants by:
 - a. Assisting property owners and tenants in the District in partnering with City Government through consultation and formal and informal interaction with City staff and officials.
 - b. Assisting property owners in retaining existing tenants by providing programs and services that help businesses to thrive. Implement in conjunction with the City, projects identified in the Downtown Targeted Area Master Plan and City's Comprehensive Plan that will improve tenant retention.
 - c. Assisting property owners in recruiting new businesses to the District and reducing new vacancies.



D. Annual Review

The BID law requires the Operating Plan to be presented annually to Stevens Point's City Council for approval. To comply with the Wis. Stats. §66.1109 (3) (b), the following process for the approval of the annual Operating Plan will be as follows:

1. A joint strategy session of representatives from the BID Board and the City will meet annually and will be responsible for developing the objectives of the Operating Plan for the next plan year.
2. The Operating Plan will be drafted by the BID Board based on comments by the City Council.

3. The BID Board will review the proposed Operating Plan and make recommendations to the City Council.
4. The City Council will act on the proposed Operating Plan for the following plan year.
5. Appointment of new BID Board members will be made 30 days prior to the expiration of outgoing BID Board members terms. This appointment is made by the Mayor and approved by the City Council.

It is anticipated that the BID Board will continue to revise and develop the Operating Plan annually in response to changing development needs and opportunities in the District. As a part of this review, the BID Board will analyze the benefits of the BID to the property owners and the community and based on this analysis, determine if it is appropriate to continue the BID.

The method of assessment shall not be altered unless a meeting of all District property owners assessed under the BID has been held to discuss such changes, except with the approval of the City of Stevens Point City Council. This special meeting will be published as a Class 2 Notice, a copy of which will be mailed to each property owner in the District.

E. Relationship to Plan for Orderly Development of the City

According to Wisconsin Statutes Section 66.1109 (1)(f)(4), the Operating Plan is required to specify how the creation of a BID promotes the orderly development of the City. The BID will encourage commerce, increase business activity, and subsequently economic vitality within the District. Orderly development is consistent with the City's Comprehensive Plan and Downtown Targeted Area Master Plan.

F. Powers

The BID Board shall have all powers authorized by law and this Operating Plan, including, but not limited to, the following powers:

1. To manage the affairs of the District.
2. To promote new investment and appreciation in value of existing investments in the District.
3. To contract on behalf of the BID when necessary to implement the Operating Plan.
4. To develop, advertise and promote the existing and potential benefits of the District.
5. To annually consider and make changes to the Operating Plan.
6. To apply for, accept and use grants and gifts for these purposes.
7. To elect officers and contract out work as necessary to achieve its goals.



G. Budget

Funds collected through BID assessments shall be used to pay for this Operating Plan in order to implement a sustainable Business Improvement District for the City of Stevens Point.

Estimated Assessment Income¹: \$35,686.86

Estimated BID Expenses: \$35,686.86

Estimated expenditures of the BID are included in Appendix D. Members of the BID Planning Committee recommend that funds be allocated to hiring a BID Manager to provide the professional services required to achieve the goals and objectives set forth in this document. All physical improvements made with the funds shall be made in the District. The location of other expenditures shall be as determined by the BID Board but shall be for the benefit of the District. Any unused funds remaining at the end of the year shall be deposited into contingency funds or designated for specific uses in the following Operating Plan year.

A Capital Reserve Account may be created to set aside a specific amount of the District's assessment or reserve to be set aside. This account would be for long-term capital needs and projects that may require extraordinary funding during a given budget year.

H. Public Review Process

Wis. Stats. §66.1109 establishes a specific process for reviewing and approving proposed Districts. All of the statutory requirements to create the BID shall be followed. Key components include:

- Petition the City to establish the BID
- Publish class 2 notice of petition
- Develop the Operating Plan
- Mail Operating Plan to all affected property owners
- Hold a public hearing



¹ Est. Assessment Income based on an increase of \$0.60 per \$1,000 of assessment.

III. District Boundaries

A photo is below, a full photo with legal description is included in Appendix B.



IV. BID Organization and Operating Board

A. BID Board Structure

The Board's responsibility will be to implement the current year Operating Plan. The Board must also prepare an annual report and audit and submit it to the City Council of the City of Stevens Point. The Board may also enter into contracts; monitor development activity and ensure the compliance with the provisions of applicable statutes and regulations as necessary.

- I. The BID shall be comprised of seven (7) voting members appointed by the Mayor of Stevens Point and confirmed by the City Council. Said members shall comprise of the following:
 - Two (2) real property owners within the District, or their designee, that do not own or operate a business within the District.
 - Two (2) real property owners within the District, or their designee, that also operate a business within the District.
 - Two (2) business owners within the District, or their designee, that do not own any real property within the District
 - One (1) Alderperson representing the property within the District.
 - The Director of Community Development or their designee shall serve as an ex-officio non-voting member of the Board.

The BID Planning Committee recommends that BID Board members represent a variety of industries, ages, sexes, races, and ethnicities. As such, the Committee recommends that the Mayor appoint BID Board members reflect diversity identified in Appendix I.

II. Term appointments will be for a period of two (2) years on staggered terms each ending December 31st of the year of expiration. The initial term of the BID Board should be the following:

- Three (3) members, one from each category of business tenants and property owners, shall be appointed for three years.
- Three (3) members, one from each category of business tenants and property owners, shall be appointed for two years.
- Alderperson that represents the property within the District shall be appointed for two years.
- Professional staff members shall be appointed for one year.

III. BID Board Members are a volunteer organization and shall not receive any compensation. Proper onboarding and training will be prepared for Board Members and delivered following their confirmation and prior to starting their term. If a Board Member become absent or fail to fulfill their duty to the BID during their term, the Mayor may ask that they resign.

B. Meetings

All meetings of the BID Board shall be conducted in accordance to the Wisconsin Open Meeting Law, WI Stats. § 19.48. Minutes will be recorded and submitted to the City Clerk and the BID Board. Files and records of the BID Board's affairs shall be kept pursuant to public record requirements.

Officers of the BID Board shall appoint a Chairman, Treasurer, and Secretary on a yearly basis. Any two of the three executives shall have the authority to execute documents on behalf of the BID Board, only for purposes authorized by the full BID Board, including the authorization for writing of checks and executing contracts.

V. Financing Method

The expenditures outlined in the budget will be financed with funds collected from the BID assessment. Monies collected from the BID assessment will also be used in accordance with the Operating Plan.

In the inaugural year of the BID, the City will provide the BID \$70,000 to accelerate management and improvement of the BID. The City will continue to provide \$35,000 per year for the following four (4) years to maintain adequate staff funding and create new revenue streams for the BID.

VI. Special Assessment Methodology

A. Assessed Parcels

All taxable property used for commercial purposes as well as those taxed by the state as manufacturing in the District boundary will be assessed. Properties used exclusively for residential purposes will not be taxed in accordance with BID law. Mixed-use properties containing both commercial and residential uses will be fully assessed. Properties serving manufacturing purposes will be fully assessed. Property exempt from paying real estate taxes or owned by government agencies will not be assessed consistent with BID law.

B. Levy of Assessment

Special assessments under this Operating Plan will be levied, through adoption of this Operating Plan by the City of Stevens Point against each taxable property within the District, in the amount shown on the assessment schedule, which is attached in Appendix E.

The 2022 rates as shown in Appendix E show a scale of rates per \$1,000.00 of assessed value. Parcels are assessed by legal entity (i.e. Multiple parcels owned by one legal entity are used as a total). Property values used to calculate the BID assessment represent the assessed value of real property, as certified by the City of Stevens Point Assessor, as of January 1, 2022. Assessments are based per parcel and legal ownership. If a single legal entity owns more than one parcel, the values are combined.

The logic behind the assessment methodology is that each non-exempt parcel owner should pay for district developments in proportion to benefits derived.



C. Schedule of Assessments

Appendix E provides a schedule of assessments for 2022 for all non-exempt parcels in the District based on the formula described above. For convenience, a schedule of all nontaxable parcels exempt from BID assessments are identified in attached Appendix F.

D. Assessment Collection and Dispersal

The City of Stevens Point will bill all non-exempt parcel owners the assessed amount in the same manner as other special assessments. Unpaid assessments from this separate billing will be included as special assessments levied as a separate line item on the real estate tax bill for each parcel. The City shall then turn over all collected funds to the BID Board for distribution in accordance with the Operating Plan by the 15th day of the month following such collection. All BID assessments shown on the real estate tax bill are due and owed in full with the first installment of taxes and shall carry the same penalties if not paid.

The City of Stevens Point shall hold funds collected for BID assessments in a separate account. Any BID assessments collected by the City before or after the plan year for which the assessments were made are to be used by the BID Board in a manner as if received during the applicable plan year. This provision is to govern BID assessments prepaid prior to the applicable Operating Plan year and/or late payments made after the Operating Plan year.

The BID Board will prepare and make available to the public and City Council annual reports describing the current status of the BID, including expenditures and revenues, when it submits its annual Operating Plan to the City for the following year. Disbursement of BID funds will be made in accordance to the approved Operating Plan and budget. At the end of the fiscal year, an independent certified audit shall be obtained by the BID Board.

This section shall be sufficient instruction to the City to disburse the BID assessment, without necessity of an additional disbursement agreement, disbursement method, or accounting method. Disbursements made under this Operating 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.

E. Annual Report

An annual report prepared by the BID Board is required by section 66.1109(3)(c) of the Wisconsin Statutes. The report shall include the required audit. The BID shall be responsible for the payment of any funds specified for the BID Audit and related to BID activities for said BID audit. The BID Board will continue to review, revise and develop the Operating Plan annually in response to changing development needs within the District.

VII. City Role in District Operations

The City of Stevens Point is committed to helping owners and occupants in the District promote the objectives outlined in this Operating Plan, while maintaining autonomy in the preparation of its annual budget. The City has made significant annual investments in the District for maintenance, economic investments, infrastructure, and others. The City will continue providing services, capital improvements, funds for maintenance, the Facade Grant Program, Revolving Loan Fund Program and promoting economic development within the District. The City of Stevens Point will also commit to the following:

1. Encourage County, State and Federal Governments to support activities of the District, including application for grants and other non-BID revenue monies for projects, infrastructure, and economic investments.
2. Collect assessments and maintain a segregated account.
3. Provide disbursement of BID funds to service providers in accordance with the Operating Plan and budget.
4. Obtain and review annual audits as required per WI Stats. §66.1109(3)(c)
5. Provide a separate monthly financial statement to the BID Board.
6. Review annual audits as required by WI Stats. §66.1109(3)(e) of the BID Law.
7. Provide to the BID Board no later than September 1st each plan year, the official City records on assessed value for each tax parcel within the District as of that date in each Operating Plan year, for the purpose of calculating the BID assessment.
8. Adopt this Operating Plan in the manner required by the BID Law.
9. Appoint and confirm new BID Board members as required by BID Law.



VIII. Required Statements

The BID Law requires that the Operating Plan include specific statements.

66.1109(1)(f)(1) The special assessment method applicable to the business improvement district.

The special assessment method is set forth in Section VI.

66.1109(1)(f)(1m) Whether real property used exclusively for manufacturing purposes will be specially assessed. The District will not contain property used exclusively for manufacturing purposes.

66.1109(1)(f)(2) The kind, number and location of all proposed expenditures within the business improvement district. The number and location of proposed expenditures is set forth in Section II(G) of this document.

66.1109(1)(f)(3) A description of the methods of financing all estimated expenditures and the time when related costs will be incurred. The method of financing the estimated expenditures is set forth in Section V.

66.1109(1)(f)(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. Please refer to Section II (A, B, C and E).

66.1109(1)(f)(5): A legal opinion that subds. 1. to 4. have been complied with. A legal opinion from Attorney A. Logan Beveridge, indicating that the Operating Plan complies with all applicable provisions of Section 66.1109(1)(f)(1-4) is attached as Appendix A.

IX. Severability and Expansion

The Business Improvement District has been created under the authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of the BID Law or this Operating Plan unconstitutional, it will not invalidate or terminate the BID. The Operating Plan will be amended to conform to the law without need of re-establishment. Should any legislature amend the statute to narrow or broaden the purposes of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this Operating Plan may be amended by the City Council of the City of Stevens Point when it conducts its annual budget approval, without any necessity to undertake any other act. If it is determined by a court or administrative body that a parcel of property is not subject to general real estate taxes and may not be included in the District, then such parcels shall be excluded from the definition of the District.

All of the above is specifically authorized under Section 66.1109(3)(b) of the BID Law.

X. Measures of Success

Success of the BID is determined by several factors; the satisfaction of those who create it and control it, the expansion and retention of businesses, events and promotions that bring people to the District, and the overall health and economic viability of the District. Measurement of success can occur on a yearly basis, but should have extensive focus on the long-term implications, success and opportunities of the District. Those implications, successes, and opportunities can be obtained through surveys, questionnaires, and other data gathering practices. On a yearly basis, the BID Board and the City should review various measures of success to ensure that the guiding principals within this Operation Plan are being met, that the businesses and property owners within the BID are successful and sufficiently happy with the operation of the BID, and that the downtown is benefitting from the BID.

Additional measures of success should include the following 'pillars' to be included in yearly reports on and of the BID:

1. The goals and objectives identified within Section II(A) are being met, or incremental steps are being taken to ensure those goals and objectives are being met on a yearly basis.
2. Business recruitment, expansion and retention as a result of the BID as measured by commercial vacancy rates, case studies of business expansion, and number of annual new business starts. The City's ability to directly correlate said recruitment, expansion and retention because of the services that the BID offers.
3. Residential vacancy and rental rates within the BID.
4. Another way to measure BID success is by the growth in value of private property in the District. Quantifiable valuation measures are calculated annually to measure success over time.



Appendix A: City Attorney Opinion

October 20, 2022

**RE: 2023 Business Improvement District Implementation & Operational Plan –
Required Attorney Statement Under Wis. Stats. § 66.1109(1)(f)(5)**

As attorney for the City of Stevens Point, I hereby certify that the 2023 Business Improvement District Implementation & Operational Plan (the “BID Plan”) complies with the requirements of Wis. Stats. § 66.1109(1)(f)(1) – (4). Specifically, I have confirmed that the following statements taken from the BID Plan are accurate:

66.1109(1)(f)(1) The special assessment method applicable to the business improvement district. The special assessment method is set forth in Section VI.

66.1109(1)(f)(1m) Whether real property used exclusively for manufacturing purposes will be specially assessed. The District will not contain property used exclusively for manufacturing purposes.

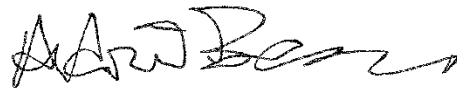
66.1109(1)(f)(2) The kind, number and location of all proposed expenditures within the business improvement district. The number and location of proposed expenditures is set forth in Section II(G) of this document.

66.1109(1)(f)(3) A description of the methods of financing all estimated expenditures and the time when related costs will be incurred. The method of financing the estimated expenditures is set forth in Section V.

66.1109(1)(f)(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. Please refer to Section II (A, B, C and E).

66.1109(1)(f)(5): A legal opinion that subds. 1. to 4. have been complied with. A legal opinion from Attorney A. Logan Beveridge, indicating that the Operating Plan complies with all applicable provisions of Section 66.1109(1)(f)(1-4) is attached as Appendix A.

Sincerely,



ANDREW LOGAN BEVERIDGE
City Attorney

Appendix B: Map of Proposed BID



Appendix C: BID Parcel Information & Classification

Government/Tax-Exempt		Residential, Exempt	Non-Exempt
-----------------------	--	---------------------	------------

PIN	Site_addr
281240832202020	0 ARLINGTON PL STEVENS POINT WI 54481
281240832201931	1466 WATER ST STEVENS POINT WI 54481
281240832202021	1016 ARLINGTON PL STEVENS POINT WI 54481
281240832202018	1475 WATER ST STEVENS POINT WI 54481
281240832202048	0 WATER ST STEVENS POINT WI 54481
281240832202013	1455 WATER ST STEVENS POINT WI 54481
281240832201935	0 WATER ST STEVENS POINT WI 54481
281240832202301	0 STRONGS AVE STEVENS POINT WI 54481
281240832202030	0 STRONGS AVE STEVENS POINT WI 54481
281240832202031	1101 ELLIS ST STEVENS POINT WI 54481
281240832202038	0 ELLIS ST STEVENS POINT WI 54481
281240832101507	1508 ELLIS ST STEVENS POINT WI 54481
281240832101506	1500 ELLIS ST STEVENS POINT WI 54481
281240832202405	0 ELLIS ST STEVENS POINT WI 54481
281240832202006	0 THIRD ST STEVENS POINT WI 54481
281240832101504	1409 PINE ST STEVENS POINT WI 54481
281240832101503	1501 CLARK ST STEVENS POINT WI 54481
281240832202401	1249 CLARK ST STEVENS POINT WI 54481
281240832202406	1421 STRONGS AVE STEVENS POINT WI 54481
281240832202503	1408 STRONGS AVE STEVENS POINT WI 54481
281240832202001	1059 CLARK ST STEVENS POINT WI 54481
281240832202005	1001 CLARK ST STEVENS POINT WI 54481
281240832201901	945 CLARK ST STEVENS POINT WI 54481
281240832201902	925 CLARK ST STEVENS POINT WI 54481
281240832201904	901 CLARK ST STEVENS POINT WI 54481
281240832201401	841 CLARK ST STEVENS POINT WI 54481
281240832201413	833 CLARK ST STEVENS POINT WI 54481
281240832201412	817 CLARK ST STEVENS POINT WI 54481
281240832201411	0 SECOND ST STEVENS POINT WI 54481
281240832292709	0 CLARK ST STEVENS POINT WI 54481
281240832201817	1346 THIRD ST STEVENS POINT WI 54481
281240832201705	0 CLARK ST STEVENS POINT WI 54481
281240832201818	1338 THIRD ST STEVENS POINT WI 54481
281240832201703	0 CLARK ST STEVENS POINT WI 54481
281240832201819	0 THIRD ST STEVENS POINT WI 54481
281240832201825	1343 SECOND ST STEVENS POINT WI 54481
281240832201716	1342 SECOND ST STEVENS POINT WI 54481
281240832201820	0 THIRD ST STEVENS POINT WI 54481
281240832100623	1532 CLARK ST STEVENS POINT WI 54481
281240832100624	1540 CLARK ST STEVENS POINT WI 54481
281240832201821	0 THIRD ST STEVENS POINT WI 54481
281240832202633	1332 STRONGS AVE STEVENS POINT WI 54481

281240832201714	1324 SECOND ST STEVENS POINT WI 54481
281240832100616	1408 CLARK ST STEVENS POINT WI 54481
281240832100617	1416 CLARK ST STEVENS POINT WI 54481
281240832100620	1508 CLARK ST STEVENS POINT WI 54481
281240832202707	1323 STRONGS AVE STEVENS POINT WI 54481
281240832201823	1314 THIRD ST STEVENS POINT WI 54481
281240832202706	1201 MAIN ST STEVENS POINT WI 54481
281240832202601	1141 MAIN ST STEVENS POINT WI 54481
281240832202639	1125 MAIN ST STEVENS POINT WI 54481
281240832202653	1105 MAIN ST STEVENS POINT WI 54481
281240832202610	1059 MAIN ST STEVENS POINT WI 54481
281240832201805	913 MAIN ST STEVENS POINT WI 54481
281240832100602	1517 MAIN ST STEVENS POINT WI 54481
281240832100601	1525 MAIN ST STEVENS POINT WI 54481
281240832201218	601 MAIN ST STEVENS POINT WI 54481
281240832201208	0 CLARK ST STEVENS POINT WI 54481
281240832101611	0 CENTERPOINT DR STEVENS POINT WI 54481
281240832201607	820 MAIN ST STEVENS POINT WI 54481
281240832201529	912 MAIN ST STEVENS POINT WI 54481
281240832201526	968 MAIN ST STEVENS POINT WI 54481
281240832202920	1008 MAIN ST STEVENS POINT WI 54481
281240832202919	1000 MAIN ST STEVENS POINT WI 54481
281240832201608	1232 SECOND ST STEVENS POINT WI 54481
281240832201605	804 MAIN ST STEVENS POINT WI 54481
281240832201604	800 MAIN ST STEVENS POINT WI 54481
281240832201527	1236 THIRD ST STEVENS POINT WI 54481
281240832202816	1308 MAIN ST STEVENS POINT WI 54481
281240832202931	1140 MAIN ST STEVENS POINT WI 54481
281240832202930	1136 MAIN ST STEVENS POINT WI 54481
281240832202928	1108 MAIN ST STEVENS POINT WI 54481
281240832202924	1044 MAIN ST STEVENS POINT WI 54481
281240832202923	1040 MAIN ST STEVENS POINT WI 54481
281240832202921	1016 MAIN ST STEVENS POINT WI 54481
281240832101610	0 CENTERPOINT DR STEVENS POINT WI 54481
281240832100511	0 MAIN ST STEVENS POINT WI 54481
281240832201618	832 MAIN ST STEVENS POINT WI 54481
281240832201110	0 WATER ST STEVENS POINT WI 54481
281240832201603	1201 WATER ST STEVENS POINT WI 54481
281240832100513	0 SMITH ST STEVENS POINT WI 54481
281240832202802	0 COLLEGE CT STEVENS POINT WI 54481
281240832202803	1317 COLLEGE CT STEVENS POINT WI 54481
281240832203138	0 COLLEGE CT STEVENS POINT WI 54481
281240832202961	1101 CENTERPOINT DR STEVENS POINT WI 54481
281240832203128	1108 SMITH ST STEVENS POINT WI 54481
281240832202970	1117 CENTERPOINT DR STEVENS POINT WI 54481
281240832203103	1309 BRIGGS CT STEVENS POINT WI 54481
281240832203101	1100 SMITH ST STEVENS POINT WI 54481
281240832200116	1043 UNION ST STEVENS POINT WI 54481
281240832200115	1035 UNION ST STEVENS POINT WI 54481

281240832200126	1336 BRIGGS CT STEVENS POINT WI 54481
281240832200205	0 UNION ST STEVENS POINT WI 54481
281240832200113	1017 UNION ST STEVENS POINT WI 54481
281240832200206	1008 UNION ST STEVENS POINT WI 54481
281240832200112	1009 UNION ST STEVENS POINT WI 54481
281240832200130	1016 SMITH ST STEVENS POINT WI 54481
281240832200709	0 PORTAGE ST STEVENS POINT WI 54481
281240832200708	0 PORTAGE ST STEVENS POINT WI 54481
281240832200707	0 PORTAGE ST STEVENS POINT WI 54481
281240832200706	617 PORTAGE ST STEVENS POINT WI 54481
281240832200705	625 PORTAGE ST STEVENS POINT WI 54481
281240832200704	633 PORTAGE ST STEVENS POINT WI 54481
281240832200703	641 PORTAGE ST STEVENS POINT WI 54481
281240832200702	649 PORTAGE ST STEVENS POINT WI 54481
281240832200701	657 PORTAGE ST STEVENS POINT WI 54481
281240832200601	1004 FIRST ST STEVENS POINT WI 54481
281240832200602	1020 FIRST ST STEVENS POINT WI 54481
281240832200605	701 PORTAGE ST STEVENS POINT WI 54481
281240832200501	0 PORTAGE ST STEVENS POINT WI 54481
281240832200201	1000 UNION ST STEVENS POINT WI 54481
281240832200109	1225 PORTAGE ST STEVENS POINT WI 54481
281240832200107	1241 PORTAGE ST STEVENS POINT WI 54481
281240832200105	1257 PORTAGE ST STEVENS POINT WI 54481
281240832200103	1309 PORTAGE ST STEVENS POINT WI 54481
281240832200101	1325 PORTAGE ST STEVENS POINT WI 54481
281240832201911	924 ARLINGTON PL STEVENS POINT WI 54481
281240832201912	0 WATER ST STEVENS POINT WI 54481
281240832202019	1479 WATER ST STEVENS POINT WI 54481
281240832202022	1024 ARLINGTON PL STEVENS POINT WI 54481
281240832202017	0 WATER ST STEVENS POINT WI 54481
281240832202033	0 WATER ST STEVENS POINT WI 54481
281240832202015	0 WATER ST STEVENS POINT WI 54481
281240832202014	1459 WATER ST STEVENS POINT WI 54481
281240832201933	1450 WATER ST STEVENS POINT WI 54481
281240832202052	1462 STRONGS AVE STEVENS POINT WI 54481
281240832202053	1039 ELLIS ST STEVENS POINT WI 54481
281240832202039	0 ELLIS ST STEVENS POINT WI 54481
2.81241E+14	0 WATER ST STEVENS POINT WI 54481
281240832201930	0 SECOND ST STEVENS POINT WI 54481
281240832202040	0 ELLIS ST STEVENS POINT WI 54481
281240832202041	0 ELLIS ST STEVENS POINT WI 54481
281240832201926	0 THIRD ST STEVENS POINT WI 54481
281240832201905	0 SECOND ST STEVENS POINT WI 54481
281240832201927	1410 THIRD ST STEVENS POINT WI 54481
281240832202042	1007 ELLIS ST STEVENS POINT WI 54481
281240832101510	1410 ROGERS ST STEVENS POINT WI 54481
281240832202002	1045 CLARK ST STEVENS POINT WI 54481
281240832202003	1025 CLARK ST STEVENS POINT WI 54481

281240832202004	1009 CLARK ST STEVENS POINT WI 54481
281240832201903	0 CLARK ST STEVENS POINT WI 54481
281240832201307	0 CLARK ST STEVENS POINT WI 54481
281240832201306	0 WATER ST STEVENS POINT WI 54481
281240831100599	WEST CLARK ST STEVENS POINT WI 54481
281240832202632	1140 CLARK ST STEVENS POINT WI 54481
281240832201715	1338 SECOND ST STEVENS POINT WI 54481
281240832201815	920 CLARK ST STEVENS POINT WI 54481
281240832202629	0 CLARK ST STEVENS POINT WI 54481
281240832201822	0 THIRD ST STEVENS POINT WI 54481
281240832201816	924 CLARK ST STEVENS POINT WI 54481
281240832201713	835 MAIN ST STEVENS POINT WI 54481
281240832201709	831 MAIN ST STEVENS POINT WI 54481
281240832201712	0 CLARK ST STEVENS POINT WI 54481
281240832201702	800 CLARK ST STEVENS POINT WI 54481
281240832100618	1424 CLARK ST STEVENS POINT WI 54481
281240832100619	1500 CLARK ST STEVENS POINT WI 54481
281240832202708	1329 STRONGS AVE STEVENS POINT WI 54481
281240832100621	1516 CLARK ST STEVENS POINT WI 54481
281240832202630	1132 CLARK ST STEVENS POINT WI 54481
281240832100622	1524 CLARK ST STEVENS POINT WI 54481
281240832100625	1310 ROGERS ST STEVENS POINT WI 54481
281240832201808	1321 SECOND ST STEVENS POINT WI 54481
281240832201807	1317 SECOND ST STEVENS POINT WI 54481
281240832201806	1313 SECOND ST STEVENS POINT WI 54481
281240832202718	1265 MAIN ST STEVENS POINT WI 54481
281240832202703	1257 MAIN ST STEVENS POINT WI 54481
281240832202704	1245 MAIN ST STEVENS POINT WI 54481
281240832202637	1137 MAIN ST STEVENS POINT WI 54481
281240832202638	1129 MAIN ST STEVENS POINT WI 54481
281240832202606	1121 MAIN ST STEVENS POINT WI 54481
281240832202609	1101 MAIN ST STEVENS POINT WI 54481
281240832202611	1055 MAIN ST STEVENS POINT WI 54481
281240832202652	1035 MAIN ST STEVENS POINT WI 54481
281240832202651	1001 MAIN ST STEVENS POINT WI 54481
281240832201803	927 MAIN ST STEVENS POINT WI 54481
281240832100628	1305 MAIN ST STEVENS POINT WI 54481
281240832201804	921 MAIN ST STEVENS POINT WI 54481
281240832100605	0 MAIN ST STEVENS POINT WI 54481
281240832201701	823 MAIN ST STEVENS POINT WI 54481
281240832100604	1417 MAIN ST STEVENS POINT WI 54481
281240832100603	1501 MAIN ST STEVENS POINT WI 54481
281240832201220	0 MAIN ST STEVENS POINT WI 54481
281240832201523	0 MAIN ST STEVENS POINT WI 54481
281240832201510	1225 SECOND ST STEVENS POINT WI 54481
281240832201606	812 MAIN ST STEVENS POINT WI 54481
281240832202815	1300 MAIN ST STEVENS POINT WI 54481
281240832202932	1148 MAIN ST STEVENS POINT WI 54481
281240832201528	956 MAIN ST STEVENS POINT WI 54481
281240832201516	944 MAIN ST STEVENS POINT WI 54481

281240832201515	944 MAIN ST STEVENS POINT WI 54481
281240832201509	1221 SECOND ST STEVENS POINT WI 54481
281240832209999	0 MAIN ST STEVENS POINT WI 54481
281240832202922	1028 MAIN ST STEVENS POINT WI 54481
281240832202963	0 THIRD CT STEVENS POINT WI 54481
281240832202814	0 MAIN ST STEVENS POINT WI 54481
281240832100512	1416 MAIN ST STEVENS POINT WI 54481
281240832202939	1100 MAIN ST STEVENS POINT WI 54481
281240832201508	900 MAIN ST STEVENS POINT WI 54481
281240832202938	1052 MAIN ST STEVENS POINT WI 54481
281240832202967	0 THIRD ST STEVENS POINT WI 54481
281240832202817	1320 MAIN ST STEVENS POINT WI 54481
281240832201609	1220 SECOND ST STEVENS POINT WI 54481
281240832201111	0 MAIN ST STEVENS POINT WI 54481
281240832201524	0 THIRD ST STEVENS POINT WI 54481
281240832202818	0 CHURCH ST STEVENS POINT WI 54481
281240832202804	0 COLLEGE AVE STEVENS POINT WI 54481
281240832202801	0 COLLEGE CT STEVENS POINT WI 54481
281240832201522	1200 THIRD ST STEVENS POINT WI 54481
281240832201112	0 CROSBY AVE STEVENS POINT WI 54481
281240832203139	1300 COLLEGE CT STEVENS POINT WI 54481
281240832203137	1324 CENTERPOINT DR STEVENS POINT WI 54481
281240832202950	1200 MAIN ST STEVENS POINT WI 54481
281240832202969	0 MAIN ST STEVENS POINT WI 54481
281240832202972	0 STRONGS AVE STEVENS POINT WI 54481
281240832202971	0 THIRD ST STEVENS POINT WI 54481
281240832202964	1001 CENTERPOINT DR STEVENS POINT WI 54481
281240832203102	1317 BRIGGS CT STEVENS POINT WI 54481
281240832200207	1100 CENTERPOINT DR STEVENS POINT WI 54481
281240832200133	1328 BRIGGS CT STEVENS POINT WI 54481
281240832200507	1101 FIRST ST STEVENS POINT WI 54481
281240832200911	1111 CROSBY AVE STEVENS POINT WI 54481
281240832200137	1220 BRIGGS CT STEVENS POINT WI 54481
281240832200134	1026 SMITH ST STEVENS POINT WI 54481
281240832200712	1017 CROSBY AVE STEVENS POINT WI 54481
281240832200136	1300 BRIGGS CT STEVENS POINT WI 54481
281240832200910	1111 CROSBY AVE STEVENS POINT WI 54481
281240832200506	0 CENTERPOINT DR STEVENS POINT WI 54481
281240832200505	1009 FIRST ST STEVENS POINT WI 54481
281240832200502	801 PORTAGE ST STEVENS POINT WI 54481
281240832200302	1060 CENTERPOINT DR STEVENS POINT WI 54481
281240832200111	1001 UNION ST STEVENS POINT WI 54481
281240832200108	1233 PORTAGE ST STEVENS POINT WI 54481
281240832200106	1249 PORTAGE ST STEVENS POINT WI 54481
281240832200104	1301 PORTAGE ST STEVENS POINT WI 54481
281240832200135	1317 PORTAGE ST STEVENS POINT WI 54481
281240832200805	1200 CROSBY AVE STEVENS POINT WI 54481
281240830402204	0 CROSBY AVE STEVENS POINT WI 54481
281240832201809	1327 SECOND ST STEVENS POINT WI 54481
281240832201810	1331 SECOND ST STEVENS POINT WI 54481

281240832100711	1417 CHURCH ST STEVENS POINT WI 54481
281240832100710	0 CLARK ST STEVENS POINT WI 54481
281240832100709	1401 CLARK ST STEVENS POINT WI 54481
281240832201531	1205 SECOND ST STEVENS POINT WI 54481
281240832300264	ARLINGTON PL STEVENS POINT WI 54481
281240832200404	1001 SECOND ST STEVENS POINT WI 54481
281240832200423	
281240832200421	
281240832200420	
281240832202054	1443 WATER ST STEVENS POINT WI 54481
281240832202973	1124 MAIN ST STEVENS POINT WI 54481
281240832202974	
281240832200303	1020 CENTERPOINT DR STEVENS POINT WI 54481
281240832200304	1017 THIRD ST STEVENS POINT WI 54481
281240832200305	1009 PORTAGE ST STEVENS POINT WI 54481
281240832202646	1320 STRONGS AVE STEVENS POINT WI 54481
281240832201530	0 CROSBY AVE STEVENS POINT WI 54481
281240832200425	
281240832200424	1009 SECOND ST STEVENS POINT WI 54481
281240832201826	937 MAIN ST STEVENS POINT WI 54481

Appendix D: BID Expenditures and Revenue

Downtown Business Improvement District Operating Budget		
	2023 Budget	2023 Expended
Personnel	\$ 60,000.00	\$ -
Supplies	\$ -	\$ -
Marketing & Promotions	\$ -	\$ -
Property Programs	\$ -	\$ -
Total	\$ 60,000.00	\$ -

Downtown Business Improvement District Statement of Net Position		
	2023 Budget	Notes
Revenues		
Assessment Levy	\$ -	
TIF	\$ 70,000.00	Initial launch to secure participation in WEDC Main Street Program
Non-Budgeted Revenue	\$ -	
Total Revenues	\$ 70,000.00	
Expenses		
Operating Expenses	\$ 60,000.00	Anticipated Staff Wages and Initial Project Budget
Capital Expenses	\$ -	
Total Expenses	\$ 60,000.00	
Net Position, Beginning	\$ -	
Restricted Funds	\$ -	Funds Dedicated to Specific Projects
Excess Revenues Over Expenses	\$ 10,000.00	Fund Balance +/-
Net Position, Ending	\$ 10,000.00	

Appendix E: Assessment Schedule for Taxable Parcels within the BID

PIN	Site_addr	BASE	\$0.60	.60 DIF
281240832202301	0 STRONGS AVE STEVENS POINT WI 54481	\$ 7,723.01	\$ 7,907.33	\$ 184.32
281240832202405	0 ELLIS ST STEVENS POINT WI 54481	\$ 1,573.76	\$ 1,611.32	\$ 37.56
281240832101503	1501 CLARK ST STEVENS POINT WI 54481	\$ 5,437.78	\$ 5,567.56	\$ 129.78
281240832202406	1421 STRONGS AVE STEVENS POINT WI 54481	\$ 116,503.79	\$ 119,284.31	\$ 2,780.52
281240832202503	1408 STRONGS AVE STEVENS POINT WI 54481	\$ 58,463.07	\$ 59,858.37	\$ 1,395.30
281240832202001	1059 CLARK ST STEVENS POINT WI 54481	\$ 4,437.21	\$ 4,543.11	\$ 105.90
281240832202005	1001 CLARK ST STEVENS POINT WI 54481	\$ 1,669.30	\$ 1,709.14	\$ 39.84
281240832201901	945 CLARK ST STEVENS POINT WI 54481	\$ 7,167.41	\$ 7,338.47	\$ 171.06
281240832201902	925 CLARK ST STEVENS POINT WI 54481	\$ 5,045.60	\$ 5,166.02	\$ 120.42
281240832201904	901 CLARK ST STEVENS POINT WI 54481	\$ 5,721.86	\$ 5,858.42	\$ 136.56
281240832201401	841 CLARK ST STEVENS POINT WI 54481	\$ 4,236.09	\$ 4,337.19	\$ 101.10
281240832201413	833 CLARK ST STEVENS POINT WI 54481	\$ 7,826.08	\$ 8,012.86	\$ 186.78
281240832201412	817 CLARK ST STEVENS POINT WI 54481	\$ 6,317.68	\$ 6,468.46	\$ 150.78
281240832201817	1346 THIRD ST STEVENS POINT WI 54481	\$ 3,416.53	\$ 3,498.07	\$ 81.54
281240832201705	0 CLARK ST STEVENS POINT WI 54481	\$ 248.89	\$ 254.83	\$ 5.94
281240832201818	1338 THIRD ST STEVENS POINT WI 54481	\$ 3,082.16	\$ 3,155.72	\$ 73.56
281240832201703	0 CLARK ST STEVENS POINT WI 54481	\$ 550.57	\$ 563.71	\$ 13.14
281240832201819	0 THIRD ST STEVENS POINT WI 54481	\$ 269.00	\$ 275.42	\$ 6.42
281240832201825	1343 SECOND ST STEVENS POINT WI 54481	\$ 6,833.05	\$ 6,996.13	\$ 163.08
281240832201716	1342 SECOND ST STEVENS POINT WI 54481	\$ 1,221.80	\$ 1,250.96	\$ 29.16
281240832201820	0 THIRD ST STEVENS POINT WI 54481	\$ 311.74	\$ 319.18	\$ 7.44
281240832201821	0 THIRD ST STEVENS POINT WI 54481	\$ 296.65	\$ 303.73	\$ 7.08
281240832202633	1332 STRONGS AVE STEVENS POINT WI 54481	\$ 2,209.81	\$ 2,262.55	\$ 52.74
281240832201714	1324 SECOND ST STEVENS POINT WI 54481	\$ 2,021.26	\$ 2,069.50	\$ 48.24
281240832202707	1323 STRONGS AVE STEVENS POINT WI 54481	\$ 472.63	\$ 483.91	\$ 11.28

281240832201823	1314 THIRD ST STEVENS POINT WI 54481	\$ 2,740.26	\$ 2,805.66	\$ 65.40
281240832202706	1201 MAIN ST STEVENS POINT WI 54481	\$ 8,361.56	\$ 8,561.12	\$ 199.56
281240832202601	1141 MAIN ST STEVENS POINT WI 54481	\$ 11,511.61	\$ 11,786.35	\$ 274.74
281240832202639	1125 MAIN ST STEVENS POINT WI 54481	\$ 3,476.86	\$ 3,559.84	\$ 82.98
281240832202653	1105 MAIN ST STEVENS POINT WI 54481	\$ 15,953.84	\$ 16,334.60	\$ 380.76
281240832202610	1059 MAIN ST STEVENS POINT WI 54481	\$ 3,936.92	\$ 4,030.88	\$ 93.96
281240832201805	913 MAIN ST STEVENS POINT WI 54481	\$ 4,112.90	\$ 4,211.06	\$ 98.16
281240832100602	1517 MAIN ST STEVENS POINT WI 54481	\$ 3,021.83	\$ 3,093.95	\$ 72.12
281240832100601	1525 MAIN ST STEVENS POINT WI 54481	\$ 7,403.73	\$ 7,580.43	\$ 176.70
281240832201218	601 MAIN ST STEVENS POINT WI 54481	\$ 60,534.61	\$ 61,979.35	\$ 1,444.74
281240832201607	820 MAIN ST STEVENS POINT WI 54481	\$ 8,628.05	\$ 8,833.97	\$ 205.92
281240832201529	912 MAIN ST STEVENS POINT WI 54481	\$ 11,325.57	\$ 11,595.87	\$ 270.30
281240832201526	968 MAIN ST STEVENS POINT WI 54481	\$ 1,976.00	\$ 2,023.16	\$ 47.16
281240832202920	1008 MAIN ST STEVENS POINT WI 54481	\$ 6,345.34	\$ 6,496.78	\$ 151.44
281240832202919	1000 MAIN ST STEVENS POINT WI 54481	\$ 6,936.13	\$ 7,101.67	\$ 165.54
281240832201608	1232 SECOND ST STEVENS POINT WI 54481	\$ 3,366.25	\$ 3,446.59	\$ 80.34
281240832201605	804 MAIN ST STEVENS POINT WI 54481	\$ 4,381.90	\$ 4,486.48	\$ 104.58
281240832201527	1236 THIRD ST STEVENS POINT WI 54481	\$ 852.25	\$ 872.59	\$ 20.34
281240832202816	1308 MAIN ST STEVENS POINT WI 54481	\$ 1,983.55	\$ 2,030.89	\$ 47.34
281240832202931	1140 MAIN ST STEVENS POINT WI 54481	\$ 8,786.43	\$ 8,996.13	\$ 209.70
281240832202930	1136 MAIN ST STEVENS POINT WI 54481	\$ 3,406.47	\$ 3,487.77	\$ 81.30
281240832202928	1108 MAIN ST STEVENS POINT WI 54481	\$ 3,672.95	\$ 3,760.61	\$ 87.66
281240832202924	1044 MAIN ST STEVENS POINT WI 54481	\$ 3,489.43	\$ 3,572.71	\$ 83.28
281240832202923	1040 MAIN ST STEVENS POINT WI 54481	\$ -	\$ -	\$ -
281240832202921	1016 MAIN ST STEVENS POINT WI 54481	\$ 10,920.82	\$ 11,181.46	\$ 260.64
281240832100511	0 MAIN ST STEVENS POINT WI 54481	\$ 4,301.45	\$ 4,404.11	\$ 102.66
281240832201618	832 MAIN ST STEVENS POINT WI 54481	\$ 6,031.09	\$ 6,175.03	\$ 143.94

281240832201110	0 WATER ST STEVENS POINT WI 54481	\$ 10,292.32	\$ 10,537.96	\$ 245.64
281240832201603	1201 WATER ST STEVENS POINT WI 54481	\$ 7,084.45	\$ 7,253.53	\$ 169.08
281240832202803	1317 COLLEGE CT STEVENS POINT WI 54481	\$ 7,179.98	\$ 7,351.34	\$ 171.36
281240832202970	1117 CENTERPOINT DR STEVENS POINT WI 54481	\$ 102,023.15	\$ 104,458.07	\$ 2,434.92
281240832200116	1043 UNION ST STEVENS POINT WI 54481	\$ 6,420.76	\$ 6,574.00	\$ 153.24
281240832200205	0 UNION ST STEVENS POINT WI 54481	\$ 982.97	\$ 1,006.43	\$ 23.46
281240832200206	1008 UNION ST STEVENS POINT WI 54481	\$ 2,498.92	\$ 2,558.56	\$ 59.64
281240832200601	1004 FIRST ST STEVENS POINT WI 54481	\$ 9,387.28	\$ 9,611.32	\$ 224.04
281240832200501	0 PORTAGE ST STEVENS POINT WI 54481	\$ 874.87	\$ 895.75	\$ 20.88
281240832200201	1000 UNION ST STEVENS POINT WI 54481	\$ 2,420.98	\$ 2,478.76	\$ 57.78
2.81241E+14	0 WATER ST STEVENS POINT WI 54481	\$ 1,478.23	\$ 1,513.51	\$ 35.28
281240832201927	1410 THIRD ST STEVENS POINT WI 54481	\$ 7,338.37	\$ 7,513.51	\$ 175.14
281240832202042	1007 ELLIS ST STEVENS POINT WI 54481	\$ 3,846.42	\$ 3,938.22	\$ 91.80
281240832201903	0 CLARK ST STEVENS POINT WI 54481	\$ 1,317.34	\$ 1,348.78	\$ 31.44
281240832202632	1140 CLARK ST STEVENS POINT WI 54481	\$ 7,348.42	\$ 7,523.80	\$ 175.38
281240832201715	1338 SECOND ST STEVENS POINT WI 54481	\$ 2,448.64	\$ 2,507.08	\$ 58.44
281240832201815	920 CLARK ST STEVENS POINT WI 54481	\$ 4,029.94	\$ 4,126.12	\$ 96.18
281240832201822	0 THIRD ST STEVENS POINT WI 54481	\$ 284.08	\$ 290.86	\$ 6.78
281240832201816	924 CLARK ST STEVENS POINT WI 54481	\$ 4,122.96	\$ 4,221.36	\$ 98.40
281240832201713	835 MAIN ST STEVENS POINT WI 54481	\$ 3,343.62	\$ 3,423.42	\$ 79.80
281240832201709	831 MAIN ST STEVENS POINT WI 54481	\$ 2,131.87	\$ 2,182.75	\$ 50.88
281240832201712	0 CLARK ST STEVENS POINT WI 54481	\$ 1,747.23	\$ 1,788.93	\$ 41.70
281240832201702	800 CLARK ST STEVENS POINT WI 54481	\$ 1,976.00	\$ 2,023.16	\$ 47.16
281240832202708	1329 STRONGS AVE STEVENS POINT WI 54481	\$ 1,131.30	\$ 1,158.30	\$ 27.00
281240832201808	1321 SECOND ST STEVENS POINT WI 54481	\$ 2,305.34	\$ 2,360.36	\$ 55.02
281240832201807	1317 SECOND ST STEVENS POINT WI 54481	\$ 1,681.87	\$ 1,722.01	\$ 40.14
281240832201806	1313 SECOND ST STEVENS POINT WI 54481	\$ 3,952.01	\$ 4,046.33	\$ 94.32

281240832202718	1265 MAIN ST STEVENS POINT WI 54481	\$ 98,397.96	\$ 100,746.36	\$ 2,348.40
281240832202703	1257 MAIN ST STEVENS POINT WI 54481	\$ 19,036.01	\$ 19,490.33	\$ 454.32
281240832202704	1245 MAIN ST STEVENS POINT WI 54481	\$ 42,383.53	\$ 43,395.07	\$ 1,011.54
281240832202637	1137 MAIN ST STEVENS POINT WI 54481	\$ 4,620.73	\$ 4,731.01	\$ 110.28
281240832202638	1129 MAIN ST STEVENS POINT WI 54481	\$ 3,869.05	\$ 3,961.39	\$ 92.34
281240832202606	1121 MAIN ST STEVENS POINT WI 54481	\$ 3,667.93	\$ 3,755.47	\$ 87.54
281240832202609	1101 MAIN ST STEVENS POINT WI 54481	\$ 5,706.78	\$ 5,842.98	\$ 136.20
281240832202611	1055 MAIN ST STEVENS POINT WI 54481	\$ 23,614.00	\$ 24,177.58	\$ 563.58
281240832202652	1035 MAIN ST STEVENS POINT WI 54481	\$ 9,711.58	\$ 9,943.36	\$ 231.78
281240832201803	927 MAIN ST STEVENS POINT WI 54481	\$ 6,249.80	\$ 6,398.96	\$ 149.16
281240832100628	1305 MAIN ST STEVENS POINT WI 54481	\$ 134,677.49	\$ 137,891.75	\$ 3,214.26
281240832201804	921 MAIN ST STEVENS POINT WI 54481	\$ 3,672.95	\$ 3,760.61	\$ 87.66
281240832100605	0 MAIN ST STEVENS POINT WI 54481	\$ 930.18	\$ 952.38	\$ 22.20
281240832201701	823 MAIN ST STEVENS POINT WI 54481	\$ 21,635.48	\$ 22,151.84	\$ 516.36
281240832100604	1417 MAIN ST STEVENS POINT WI 54481	\$ 6,812.94	\$ 6,975.54	\$ 162.60
281240832201510	1225 SECOND ST STEVENS POINT WI 54481	\$ 2,835.79	\$ 2,903.47	\$ 67.68
281240832201606	812 MAIN ST STEVENS POINT WI 54481	\$ 4,826.88	\$ 4,942.08	\$ 115.20
281240832202932	1148 MAIN ST STEVENS POINT WI 54481	\$ 6,136.67	\$ 6,283.13	\$ 146.46
281240832201528	956 MAIN ST STEVENS POINT WI 54481	\$ 21,607.83	\$ 22,123.53	\$ 515.70
281240832201516	944 MAIN ST STEVENS POINT WI 54481	\$ 1,573.76	\$ 1,611.32	\$ 37.56
281240832201515	944 MAIN ST STEVENS POINT WI 54481	\$ 1,179.07	\$ 1,207.21	\$ 28.14
281240832201509	1221 SECOND ST STEVENS POINT WI 54481	\$ 3,954.52	\$ 4,048.90	\$ 94.38
281240832202922	1028 MAIN ST STEVENS POINT WI 54481	\$ 6,737.52	\$ 6,898.32	\$ 160.80
281240832202963	0 THIRD CT STEVENS POINT WI 54481	\$ 203.63	\$ 208.49	\$ 4.86
281240832100512	1416 MAIN ST STEVENS POINT WI 54481	\$ 6,312.65	\$ 6,463.31	\$ 150.66
281240832202939	1100 MAIN ST STEVENS POINT WI 54481	\$ 2,332.99	\$ 2,388.67	\$ 55.68
281240832201508	900 MAIN ST STEVENS POINT WI 54481	\$ 6,041.14	\$ 6,185.32	\$ 144.18

281240832202938	1052 MAIN ST STEVENS POINT WI 54481	\$ 11,363.28	\$ 11,634.48	\$ 271.20
281240832202817	1320 MAIN ST STEVENS POINT WI 54481	\$ 27,555.95	\$ 28,213.61	\$ 657.66
281240832201609	1220 SECOND ST STEVENS POINT WI 54481	\$ 8,213.24	\$ 8,409.26	\$ 196.02
281240832201524	0 THIRD ST STEVENS POINT WI 54481	\$ 427.38	\$ 437.58	\$ 10.20
281240832202801	0 COLLEGE CT STEVENS POINT WI 54481	\$ 4,379.39	\$ 4,483.91	\$ 104.52
281240832201522	1200 THIRD ST STEVENS POINT WI 54481	\$ 7,242.83	\$ 7,415.69	\$ 172.86
281240832203139	1300 COLLEGE CT STEVENS POINT WI 54481	\$ 7,521.89	\$ 7,701.41	\$ 179.52
281240832203137	1324 CENTERPOINT DR STEVENS POINT WI 54481	\$ 7,592.28	\$ 7,773.48	\$ 181.20
281240832202950	1200 MAIN ST STEVENS POINT WI 54481	\$ 71,206.54	\$ 72,905.98	\$ 1,699.44
281240832200207	1100 CENTERPOINT DR STEVENS POINT WI 54481	\$ 13,135.65	\$ 13,449.15	\$ 313.50
281240832200133	1328 BRIGGS CT STEVENS POINT WI 54481	\$ 2,554.22	\$ 2,615.18	\$ 60.96
281240832200507	1101 FIRST ST STEVENS POINT WI 54481	\$ 3,539.71	\$ 3,624.19	\$ 84.48
281240832200137	1220 BRIGGS CT STEVENS POINT WI 54481	\$ 9,583.37	\$ 9,812.09	\$ 228.72
281240832200910	1111 CROSBY AVE STEVENS POINT WI 54481	\$ 4,799.23	\$ 4,913.77	\$ 114.54
281240832200505	1009 FIRST ST STEVENS POINT WI 54481	\$ 6,998.98	\$ 7,166.02	\$ 167.04
281240832200502	801 PORTAGE ST STEVENS POINT WI 54481	\$ 1,707.01	\$ 1,747.75	\$ 40.74
281240832200302	1060 CENTERPOINT DR STEVENS POINT WI 54481	\$ 19,294.95	\$ 19,755.45	\$ 460.50
281240832200111	1001 UNION ST STEVENS POINT WI 54481	\$ 5,460.41	\$ 5,590.73	\$ 130.32
281240832200135	1317 PORTAGE ST STEVENS POINT WI 54481	\$ 5,354.82	\$ 5,482.62	\$ 127.80
281240832201809	1327 SECOND ST STEVENS POINT WI 54481	\$ 2,730.20	\$ 2,795.36	\$ 65.16
281240832201810	1331 SECOND ST STEVENS POINT WI 54481	\$ 3,768.49	\$ 3,858.43	\$ 89.94
281240832100711	1417 CHURCH ST STEVENS POINT WI 54481	\$ 7,617.42	\$ 7,799.22	\$ 181.80
281240832201531	1205 SECOND ST STEVENS POINT WI 54481	\$ 9,135.88	\$ 9,353.92	\$ 218.04
281240832300264	ARLINGTON PL STEVENS POINT WI 54481	\$ 872.36	\$ 893.18	\$ 20.82
281240832200404	1001 SECOND ST STEVENS POINT WI 54481	\$ 4,590.56	\$ 4,700.12	\$ 109.56
281240832202054	1443 WATER ST STEVENS POINT WI 54481	\$ 105,841.91	\$ 108,367.97	\$ 2,526.06
281240832202973	1124 MAIN ST STEVENS POINT WI 54481	\$ 2,835.79	\$ 2,903.47	\$ 67.68

281240832200303	1020 CENTERPOINT DR STEVENS POINT WI 54481	\$ 19,096.34	\$ 19,552.10	\$ 455.76
281240832200304	1017 THIRD ST STEVENS POINT WI 54481	\$ 3,067.08	\$ 3,140.28	\$ 73.20
281240832200305	1009 PORTAGE ST STEVENS POINT WI 54481	\$ 2,989.15	\$ 3,060.49	\$ 71.34
281240832202646	1320 STRONGS AVE STEVENS POINT WI 54481	\$ 5,910.41	\$ 6,051.47	\$ 141.06
281240832201826	937 MAIN ST STEVENS POINT WI 54481		\$ -	\$ -
		\$1,495,279.43	\$ -	\$ 35,686.86

Appendix F: Non-taxable Parcels Exempt from BID Assessment

PIN	Site_addr
281240832202020	0 ARLINGTON PL STEVENS POINT WI 54481
281240832201931	1466 WATER ST STEVENS POINT WI 54481
281240832202021	1016 ARLINGTON PL STEVENS POINT WI 54481
281240832202018	1475 WATER ST STEVENS POINT WI 54481
281240832202048	0 WATER ST STEVENS POINT WI 54481
281240832202013	1455 WATER ST STEVENS POINT WI 54481
281240832201935	0 WATER ST STEVENS POINT WI 54481
281240832202030	0 STRONGS AVE STEVENS POINT WI 54481
281240832202031	1101 ELLIS ST STEVENS POINT WI 54481
281240832202038	0 ELLIS ST STEVENS POINT WI 54481
281240832101507	1508 ELLIS ST STEVENS POINT WI 54481
281240832101506	1500 ELLIS ST STEVENS POINT WI 54481
281240832202006	0 THIRD ST STEVENS POINT WI 54481
281240832101504	1409 PINE ST STEVENS POINT WI 54481
281240832202401	1249 CLARK ST STEVENS POINT WI 54481
281240832201411	0 SECOND ST STEVENS POINT WI 54481
281240832292709	0 CLARK ST STEVENS POINT WI 54481
281240832100623	1532 CLARK ST STEVENS POINT WI 54481
281240832100624	1540 CLARK ST STEVENS POINT WI 54481
281240832100616	1408 CLARK ST STEVENS POINT WI 54481
281240832100617	1416 CLARK ST STEVENS POINT WI 54481
281240832100620	1508 CLARK ST STEVENS POINT WI 54481
281240832201208	0 CLARK ST STEVENS POINT WI 54481
281240832101611	0 CENTERPOINT DR STEVENS POINT WI 54481
281240832201604	800 MAIN ST STEVENS POINT WI 54481
281240832101610	0 CENTERPOINT DR STEVENS POINT WI 54481
281240832100513	0 SMITH ST STEVENS POINT WI 54481
281240832202802	0 COLLEGE CT STEVENS POINT WI 54481
281240832203138	0 COLLEGE CT STEVENS POINT WI 54481
281240832202961	1101 CENTERPOINT DR STEVENS POINT WI 54481
281240832203128	1108 SMITH ST STEVENS POINT WI 54481
281240832203103	1309 BRIGGS CT STEVENS POINT WI 54481
281240832203101	1100 SMITH ST STEVENS POINT WI 54481
281240832200115	1035 UNION ST STEVENS POINT WI 54481
281240832200126	1336 BRIGGS CT STEVENS POINT WI 54481
281240832200113	1017 UNION ST STEVENS POINT WI 54481
281240832200112	1009 UNION ST STEVENS POINT WI 54481
281240832200130	1016 SMITH ST STEVENS POINT WI 54481
281240832200709	0 PORTAGE ST STEVENS POINT WI 54481
281240832200708	0 PORTAGE ST STEVENS POINT WI 54481
281240832200707	0 PORTAGE ST STEVENS POINT WI 54481
281240832200706	617 PORTAGE ST STEVENS POINT WI 54481
281240832200705	625 PORTAGE ST STEVENS POINT WI 54481

281240832200704	633 PORTAGE ST STEVENS POINT WI 54481
281240832200703	641 PORTAGE ST STEVENS POINT WI 54481
281240832200702	649 PORTAGE ST STEVENS POINT WI 54481
281240832200701	657 PORTAGE ST STEVENS POINT WI 54481
281240832200602	1020 FIRST ST STEVENS POINT WI 54481
281240832200605	701 PORTAGE ST STEVENS POINT WI 54481
281240832200109	1225 PORTAGE ST STEVENS POINT WI 54481
281240832200107	1241 PORTAGE ST STEVENS POINT WI 54481
281240832200105	1257 PORTAGE ST STEVENS POINT WI 54481
281240832200103	1309 PORTAGE ST STEVENS POINT WI 54481
281240832200101	1325 PORTAGE ST STEVENS POINT WI 54481
281240832201911	924 ARLINGTON PL STEVENS POINT WI 54481
281240832201912	0 WATER ST STEVENS POINT WI 54481
281240832202019	1479 WATER ST STEVENS POINT WI 54481
281240832202022	1024 ARLINGTON PL STEVENS POINT WI 54481
281240832202017	0 WATER ST STEVENS POINT WI 54481
281240832202033	0 WATER ST STEVENS POINT WI 54481
281240832202015	0 WATER ST STEVENS POINT WI 54481
281240832202014	1459 WATER ST STEVENS POINT WI 54481
281240832201933	1450 WATER ST STEVENS POINT WI 54481
281240832202052	1462 STRONGS AVE STEVENS POINT WI 54481
281240832202053	1039 ELLIS ST STEVENS POINT WI 54481
281240832202039	0 ELLIS ST STEVENS POINT WI 54481
281240832201930	0 SECOND ST STEVENS POINT WI 54481
281240832202040	0 ELLIS ST STEVENS POINT WI 54481
281240832202041	0 ELLIS ST STEVENS POINT WI 54481
281240832201926	0 THIRD ST STEVENS POINT WI 54481
281240832201905	0 SECOND ST STEVENS POINT WI 54481
281240832101510	1410 ROGERS ST STEVENS POINT WI 54481
281240832202002	1045 CLARK ST STEVENS POINT WI 54481
281240832202003	1025 CLARK ST STEVENS POINT WI 54481
281240832202004	1009 CLARK ST STEVENS POINT WI 54481
281240832201307	0 CLARK ST STEVENS POINT WI 54481
281240832201306	0 WATER ST STEVENS POINT WI 54481
281240831100599	WEST CLARK ST STEVENS POINT WI 54481
281240832202629	0 CLARK ST STEVENS POINT WI 54481
281240832100618	1424 CLARK ST STEVENS POINT WI 54481
281240832100619	1500 CLARK ST STEVENS POINT WI 54481
281240832100621	1516 CLARK ST STEVENS POINT WI 54481
281240832202630	1132 CLARK ST STEVENS POINT WI 54481
281240832100622	1524 CLARK ST STEVENS POINT WI 54481
281240832100625	1310 ROGERS ST STEVENS POINT WI 54481
281240832202651	1001 MAIN ST STEVENS POINT WI 54481
281240832100603	1501 MAIN ST STEVENS POINT WI 54481
281240832201220	0 MAIN ST STEVENS POINT WI 54481
281240832201523	0 MAIN ST STEVENS POINT WI 54481
281240832202815	1300 MAIN ST STEVENS POINT WI 54481
281240832209999	0 MAIN ST STEVENS POINT WI 54481

281240832202814	0 MAIN ST STEVENS POINT WI 54481
281240832202967	0 THIRD ST STEVENS POINT WI 54481
281240832201111	0 MAIN ST STEVENS POINT WI 54481
281240832202818	0 CHURCH ST STEVENS POINT WI 54481
281240832202804	0 COLLEGE AVE STEVENS POINT WI 54481
281240832201112	0 CROSBY AVE STEVENS POINT WI 54481
281240832202969	0 MAIN ST STEVENS POINT WI 54481
281240832202972	0 STRONGS AVE STEVENS POINT WI 54481
281240832202971	0 THIRD ST STEVENS POINT WI 54481
281240832202964	1001 CENTERPOINT DR STEVENS POINT WI 54481
281240832203102	1317 BRIGGS CT STEVENS POINT WI 54481
281240832200911	1111 CROSBY AVE STEVENS POINT WI 54481
281240832200134	1026 SMITH ST STEVENS POINT WI 54481
281240832200712	1017 CROSBY AVE STEVENS POINT WI 54481
281240832200136	1300 BRIGGS CT STEVENS POINT WI 54481
281240832200506	0 CENTERPOINT DR STEVENS POINT WI 54481
281240832200108	1233 PORTAGE ST STEVENS POINT WI 54481
281240832200106	1249 PORTAGE ST STEVENS POINT WI 54481
281240832200104	1301 PORTAGE ST STEVENS POINT WI 54481
281240832200805	1200 CROSBY AVE STEVENS POINT WI 54481
281240830402204	0 CROSBY AVE STEVENS POINT WI 54481
281240832100710	0 CLARK ST STEVENS POINT WI 54481
281240832100709	1401 CLARK ST STEVENS POINT WI 54481
281240832200423	
281240832200421	
281240832200420	
281240832202974	
281240832201530	0 CROSBY AVE STEVENS POINT WI 54481
281240832200425	
281240832200424	1009 SECOND ST STEVENS POINT WI 54481

Appendix G: Wisconsin Statutes Section 66.1109

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 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](#).

Appendix H: Bylaws of BID

Bylaws for the City of Stevens Point Downtown Business Improvement District

Article I – General

Section I – Name

This organization shall be known as the Downtown Business Improvement District (DBID), operating as the Board of Directors of the Downtown Business Improvement District.

Section II – Creation

The DBID was approved on _____ by the Common Council of the City of Stevens Point and must, per Chap. 66.1109, Wis. Stats. be approved annually by that body.

Section III – Purpose

The main objective of the DBID is to improve the social, economic, and physical environment of Historic Downtown Stevens Point and the surrounding business areas that are impacted by the economic vitality of the downtown. The DBID exists to unite businesses, organizations, and local government through collaboration and partnership to achieve objectives identified in the DBID Operating and Implementation Plan.

Section IV – Area

The DBID will include all properties shown within the boundaries outlined in Appendix B of the DBID Operating and Implementation Plan.

Article II – Board of Directors

Section I – Board Composition and Appointment

The DBID Board of Directors shall be comprised of seven (7) voting members appointed by the Mayor of Stevens Point and confirmed by the City Council. The DBID Board of Directors will make annual Board member recommendations to the Mayor. Said members shall comprise of the following:

- Two (2) real property owners within the District that do not own or operate a business within the District.
- Two (2) real property owners within the District that also operate a business within the District.
- Two (2) business owners within the District that do not own any real property within the District
- One (1) Alderperson representing the 1st Aldermanic District
- The Director of Community Development or their designee shall serve as an ex-officio non-voting member of the Board.

Section II – Term of Office

Term appointments will be for a period of two (2) years on staggered terms each ending December 31st of the year of expiration. Term of office will begin January 1st. The Alderperson serving the DBID will serve a term of two (2) years.

Section III – Meetings

The DBID Board of Directors shall meet monthly to achieve the goals as defined in the Operating Plan.

Section IV – Quorum

A simple majority of the current total voting Board membership shall constitute a quorum. The concurrence of a majority of the voting Board members present at a meeting at which a quorum is present shall be necessary to conduct the business of the Board. “Present” shall be defined as physical or virtual attendance.

Section V – Voting

At any meeting of the Board, each voting Board member shall be entitled to one vote with a majority vote determining the issue.

Section VI – Vacancies

Vacancies on the Board of Directors shall be filled by appointment of the Mayor and confirmed by the City Council.

Section VII – Officers

Board members shall appoint a Chairperson, Treasurer, and Secretary on a yearly basis each January. Any two of the three executives shall have the authority to execute documents on behalf of the BID Board, only for purposes authorized by the full BID Board of Directors, including the authorization for writing of checks and executing contracts.

- A. Chairperson. The Chairperson shall serve as the chief officer of the DBID and shall preside at all meetings of the Board of Directors. The Chairperson shall assign committee chairs, subject to approval of the Board of Directors.
- B. Treasurer. The Treasurer shall be responsible for overseeing and reporting the financial activities of the DBID. Activities include coordinating the annual budget with the Chairperson and committee chairs, present notable updates of DBID finances to the Board, and consult the Board of Directors or DBID staff about the financial health of the DBID. Funds shall be kept in a segregated account in the municipal treasury and disbursed through the City of Stevens Point.
- C. Secretary. The Secretary will be responsible for creating the minutes of each meeting according to the requirements of Open Meetings Law and are to be provided to the DBID Chairperson no later than one (1) week after the previous DBID Board meeting. The Secretary creates monthly BID Board agendas under direction of the DBID Chairperson to be provided to the City Clerk no less than one (1) week prior to the next DBID Board meeting.

Article III – Finances

Section I – Special Assessment

Special assessments under this Operating Plan will be levied by the City of Stevens Point against each taxable property within the District pursuant to Wis. Stats. 66.1109. These properties will be levied at a rate determined by the Board of Directors and approved by the City of Stevens Point Common Council.

Section II – Exemptions

All properties within the boundaries of the DBID shall be assessed, except for properties used exclusively for residential purposes and property exempt from paying real estate taxes or owned by government agencies.

Section III – Probationary Funding

The City of Stevens Point will provide the DBID a minimum of \$70,000.00 upon inception and a minimum of \$35,000.00 per calendar year from 2024-2027 to support the establishment and investigate the efficacy of the DBID.

Section IV – Fiscal Year

The fiscal year of the DBID shall close on December 31st of each year.

Section V – Budget & Report

Each August, the DBID Officers shall formulate a budget in line with the coming year's goals and objectives. The DBID Treasurer shall present a proposed budget at the September meeting, which will, in turn, be presented along with the previous year's report to the City of Stevens Point Finance Committee and Common Council.

Section VI – Accounting

Until the DBID budget exceeds the amount necessary for annual audit (\$300,000), the DBID 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.

Article IV – General Provisions

Section I – Parliamentary Authority

The current edition of Democratic Rules of Order shall be the final source of authority in all questions of parliamentary procedure when such rules are not consistent with the Bylaws of the DBID.

Section II – Amendments

These bylaws may be amended or altered by a two-thirds vote of the Board of Directors.

Appendix I: Recommended Board Representation

The BID Planning Committee recognizes that it may not be feasible for comprehensive representation on the BID Board. However, an earnest effort should be made by the outgoing BID Board Members and Mayor to build relationships with and appoint representatives from these categories:

- Industry / Business Type
- Age
- Sex / Gender
- Race / Ethnicity

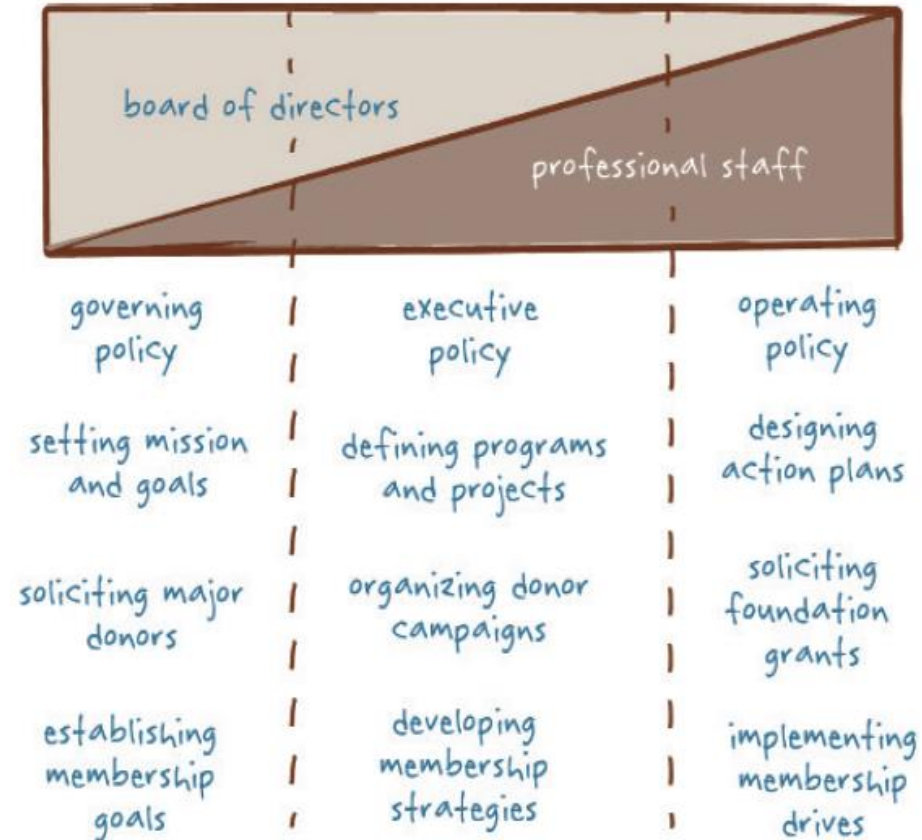
Maximizing Program Participation: Resources & Training



Your Role in Main Street

Everyone has a role to play in the success of Main Street.

- Board members shape culture and build awareness
- Committee/Work Plan members develop and carry out projects and programs relative to mission and goals
- Volunteers implement specific tasks
- Stakeholders share information, support collaboration and advocate for common causes



Available Resources

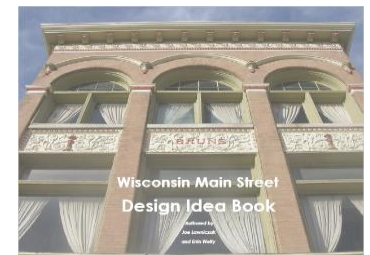
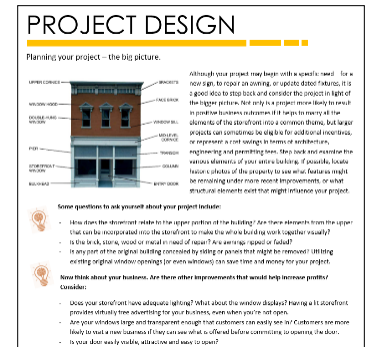
Resources in the downtown resource folder available to participants and their local civic and municipal partners include:

- Participation in online Chatter discussion group with access to network of individuals with deep knowledge of downtown issues
- Access to research on best practices common initiatives (residential development, façade improvement programs, entrepreneurship, etc.)
- Access to 35 years of case studies and examples of representative projects and initiatives including images and materials.
- Active sharing of success stories, ideas and upcoming training and grants on Facebook and Pinterest (Wisconsin Main Street)
- Access to numerous toolkits and templates on common topics.

Toolkits
provide a
how-to for
common
projects

Templates
make it easy to
customize &
communicate
information

Illustrated
examples of
quality
renovations



Business and Property Owner Benefits

Specific resources available to businesses and property owners in Main Street and Connect Community districts include:

- Regularly scheduled and recorded webinars on relevant topics such as: interior merchandising, signage and storefront design, development financing, transition planning, marketing, inventory management
- Regularly scheduled regional consultant visits offer direct one-on-one assistance to districts each year on rotating topics such as: façade renovations, merchandising, placemaking and restaurant management
- Ability to participate in annual contests to receive funding and assistance to advance business goals including; Main Street Makeover, Retail Mini-Makeover, Place-Makeover and Pitch Contest programs.
- For women-, minority- and veteran-owned businesses, the ability to access match funds for kiva 0% interest loans.



kiva WANT TO GROW YOUR BIZ?
Loans that change lives



OVERVIEW

- Crowdfunded small business loans
- 0% interest, no fees
- \$1,000 - \$10,000
- Terms up to 36 months

2X = FASTER FUNDRAISING
Dollar for dollar matching is available to qualified borrowers in Main Street or Connect Communities.

Main Street MINI Makeover



Before

Training and Education

Program participants have access to a wide variety of training opportunities annually on topics of common interest, most of which are free of charge, including:

Training:

- 3 annual workshops hosted in communities
- 2 annual orientation sessions for boards/staff, plus online module
- 6+ annual webinars

Networking:

- Four regional roundtable discussion groups
- Monthly promotions and director calls

Focused Learning:

- Limited scholarships to National Main Street Now Conferences & trainings
- Recordings and handouts from past topical trainings
- Business-focused trainings on key topics

Upcoming Training

Webinars (noon hour):

- August 15th – Strategies to Deter Opportunistic Crime
- September 6th – Brownfields Basics
- November 16th – Effective Design Review

Roundtables:

- Feb 9th, Medford
- Feb 10th, Whitewater

Workshops:

- March 14, Capital Fundraising Workshop, Watertown
- June 14, Storytelling, Marshfield

Conferences:

- March 27-29 Main Street NOW, Boston, MA



Awards

2023 Awards Ceremony:

Friday, April 21st, La Crosse, WI

Nominations Deadline: January 27th, 2023

Categories:

- Connect Communities: Best Revitalization Initiative in Large and Small Community Categories
 - Past winners: Public plazas, Interactive Walking Tours, Innovative Loan/Grant Programs, Public Art Projects
- Main Streets: 20+ categories including Best New Business, Business Success Story, Façade Renovation, Upper Floor Renovation, Public/Private Project, Creative Fundraising, Volunteer Engagement, Retail Event, Special Event, etc.

View 2021 Awards: <https://www.youtube.com/watch?v=hL09QKEX4hk>

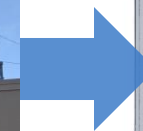
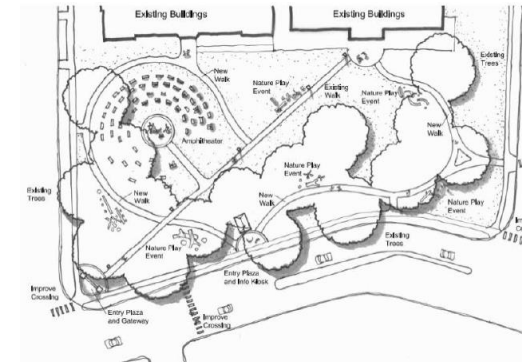


WI Main Street Services

Designated Main Street communities receive additional services to help further specific goals in the district. These services are wide-ranging and customized to each community's needs, but can include:

- Design assistance for property owners/civic space
- Wayfinding or branding assistance
- Streetscape, alley or riverfront design
- Public art planning
- Parking or pedestrian planning
- Event impact analysis
- Real estate development financial planning
- Geofencing data to understand foot traffic

Example Main
Street technical
assistance
reports and
projects



Reporting and Demonstrating Impact



Reporting is a requirement of participation in the Main Street and Connect Communities programs. Main Streets complete reports monthly, Connect communities do so annually.

Reporting Components:

- *Business Activity* – new, closed, relocating, sold, expanding/contracting
- *Real Estate Activity* – development, demolition, sales, housing units
- *Investment Activity* – improvements to interior or exterior of private properties
- *Public Investment* – \$ spent on streetscape projects, public facility upgrades, etc.
- *Volunteer Activity* – number of person-hours dedicated to program initiatives
- *Events and Attendance* – number and type of events, estimated attendance

Accreditation

Nationally accredited communities are those that are adhering to best practices for non-profit management as well as holistic revitalization programming.

- Accreditation visits are conducted annually with all Main Street boards to review progress, discuss organizational mission/vision, and identify necessary resources to further initiatives.
- Opportunity to have a dialogue with state staff about opportunities and challenges facing the organization, community or downtown.
- Potential for national or state recognition for outstanding performance, eligibility for grants or other programs.



Drivers of Success

Successful Communities/Revitalization Initiatives:

- Involve the community broadly. More Volunteers = More Investment
- Support existing business/landlords to recruit new businesses/investors
- Growth-Oriented – as an organization and a district
- Have defined goals, and effectively use volunteers/partners to accomplish
 - Partnerships with Municipal staff/leadership at all levels essential
- Focus on positives – highlight success stories
 - Messages need to be heard 11 times to be remembered

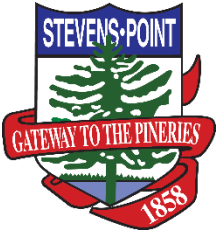


Discussion

What is one thing you hope to implement soon?

What is one tool we can provide to assist you?

How can we help you engage others?



Memo

Chris Klesmith
Neighborhood Planner / Economic
Development Specialist

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

(715) 341-4171 | cklesmith@stevenspoint.com

To: Downtown Business Improvement Board of Directors
From: Chris Klesmith
CC: Ryan Kernosky
Date: February 2, 2023
Subject: Downtown – Industry Agencies and Local Partners

Multiple state, federal, and non-profit agencies support the growth and development of downtown areas. These agencies will prove to be helpful in executing a downtown development strategy, and staff recommend subscribing to communiques from these agencies, reviewing information as it is released, and applying appropriate concepts. Please note, not all concepts may be reasonable for the current status of downtown – review content critically.

- [Wisconsin Economic Development Corporation](#)
 - Contact: Errin Welty, errin.welty@wedc.org
- [Main Street America](#)
- [Wisconsin Downtown Action Council](#)
- [Projects for Public Spaces](#)
- [Strong Towns](#)

Additionally, Stevens Point is home to many agencies that should be considered partners for us to support through the operation of the Downtown Business Improvement District. The list below may not be comprehensive. During your tenure as a board member, you are tasked with improving and maintaining relations with these organizations to ensure the district is working efficiently.

- [Stevens Point Alliance](#)
 - Contact: info@downtownpointwi.com
- [Downtown Farmers Market](#)
- [CREATE Portage County](#)
- [Portage County Business Council](#)
- City of Stevens Point – Alders; Parks, Recreation, and Forestry; Police and Fire; City Clerk; Community Development
- [Riverfront Arts Center](#)
- Mid-State Technical College
- University of Wisconsin Stevens Point

This list will be saved for future reference. If any agencies or organizations are missing, please share those organizations with the group and update this list.

Cheers,

Christopher Klesmith