

Business Improvement District (BID) Board

AGENDA

City Hall, 101 S. Second Street, Black River Falls, WI
Monday, March 11, 2024 – 6:00pm

Join Zoom Meeting:

<https://us02web.zoom.us/j/81716751274?pwd=RWxDLT2xWNVVnS2xNaVJCRjhwRS9Rdz09>

OR Dial: 1 312 626 6799

Meeting ID: 817 1675 1274

Passcode: downtown

1. Call to Order
2. Roll Call
3. Consider applications for façade and sign grant programs – Action
4. Open public hearing regarding the continuation of the Business Improvement District (BID)
5. Close the public hearing – Action
6. Deliberate and consider continuation of the Business Improvement District (BID) –
Discussion and Possible Action
7. Set next meeting date and time – Action
8. Adjourn

Posted: February 15, 2024

Unresolved DTA Grants	Type	Submitted
#1. Mans Ruin LLC, dba Addies 44 Main Street BRF Vinny Meyer	Signage Grant \$750.00 Meets requirements, Yes Work Completed, Yes	12/23/2023
# 2. Sanity Adjacent Candles 9 Main St. Suite # 1 BRF Nicole Pettibone	Signage Grant \$750.00 Meets Requirements, Yes Work Completed, Yes	11/17/2023
# 3. Hold Fast Properties LLC 20 N.1st Street BRF Vinny Meyer	Façade & Signage Grant \$1,000.00 + \$750.00 Meets Requirements, Yes Work Competed, Yes	11/12/2023
# 4. Sunnyside Café 56 North 1st Street BRF Lisa Hansen & Tina Rowlee	Signage Grant \$ 750.00 Meets Requirements, Yes Work Completed, No	12/30/2023
# 5. Reflections on Water 212 Main St. BRF Laura Lindow	Façade & Signage \$ 1,000.00 + \$ 750.00 Meets Requirements, Yes New door installed, Yes New Signage, No	12/29/2023

Unresolved DTA Grants	Type	Submitted
# 6. Abts, Grubofski & Vruwink LLC 104 Main Street BRF Nicholas Abts	Signage Grant \$ 750.00 Meets Requirements, Yes Work Completed, Yes	06/06/2023
# 7 Carolyn Johnson Agency 17 Main St BRF Carolyn Johnson	Signage Grant \$ 750.00 Meets Requirements, Yes Work Completed, Yes	05/19/2023
# 8. Traveling Sisters Boutique 124 Main St BRF Carisa Perry	Signage Grant \$ 750.00 Meets Requirement, Yes Work completed, Unk	05/14/2023

Total Grant request:

Business	Signage	Façade
Mans Ruin LLC, dba Addies	750	
Sanity Adjacent Candles	750	
Hold Fast Properties LLC	750	1000
Sunnyside Cafe	750	
Abts, Grubofski & Vruwink LLC	750	
Carolyn Johnson Agency	750	
Traveling Sisters Boutique	750	
Reflections on Water	750	1000
	6000	2000 8000

**CITY OF
BLACK RIVER FALLS**

**BUSINESS IMPROVEMENT
DISTRICT**

**OPERATING PLAN
FOR 2024**

2024
PROPOSED OPERATING PLAN
BLACK RIVER FALLS BUSINESS IMPROVEMENT DISTRICT

SECTION I. INTRODUCTION

The following represents the Proposed Operating Plan for the Business Improvement District in the City of Black River Falls, Wisconsin (“City”) for the calendar year 2024. The proposed operating plan has been prepared to define the activities of this Business Improvement District. This operating plan complies with the requirements of §66.1109, Wis. Stats., (2015-16) (“BID Statute”) which enables the creation and continuation of Business Improvement Districts. It provides a mechanism to assess property owners in the designated area to develop, manage and promote such district. The fiscal year for the BID coincides with the calendar year. This BID Plan was adopted by the City Council of the City, in accordance with the BID Statute.

SECTION II. PURPOSE

The purpose of this Business Improvement District is to promote the development, redevelopment, maintenance, operation and promotion of the BID, for the economic benefit of all businesses and property owners within the BID, and to continue an organization dedicated to supporting, marketing and developing the City’s Downtown Business District. The BID has been created, and this Business Improvement District Plan (“BID Plan”), as a private sector initiative for implementing business recruitment and redevelopment opportunities, to promote the orderly development of the City, and to carry out the economic development strategies in the City’s Comprehensive Plan which was adopted September 7, 2010. Carrying out this purpose, and the goals set forth below, shall assist in the overall economic development strategy of the City as identified in such plans. Revitalization and redevelopment in the BID is a key component to the overall master planning and development of the City.

SECTION III. GOALS

The purpose defined above will be carried out by the **Black River Falls Downtown Association** achieving the following objectives:

- A. Market downtown businesses through sufficiently funded and coordinated programs including, but not limited to, cooperative advertising program or Joint Effort Marketing (JEM) through the Wisconsin Department of Tourism.
- B. Support and build upon programs and activities which encourage people to shop Downtown.
- C. Develop informational and professional assistance to aid existing downtown businesses and to recruit new businesses.

- D. Work with the City, the County, other governmental units and private agencies in seeking new programs and grants aimed at strengthening the business community.
- E. Reevaluate the BID Plan on an annual basis to determine if the goals of the current year's BID Plan were met and whether or not the BID should be continued for the next calendar year.
- F. Take the assessments identified herein and collected by the City, and apply them to the costs of carrying out this BID Plan.
- G. Take all further actions needed to carry out the general purposes of this BID Plan as are allowed by the BID Statute. The BID funds will be maintained and controlled by the BID Board which has all powers necessary or convenient to implement this BID Plan.
- H. Identify and seek grants, low interest loans and/or donations for additional financial support for BID projects and activities.

SECTION IV. 2024 PROJECTS AND ACTIVITIES OF THE BID

- A. Maintain a BID Board to implement this Operating Plan and budget for the BID, or designate the implementation to a responsible organization.
- B. To identify to the City, and have the City collect, the assessments identified herein, in the manner identified herein, and to maintain records of any expenditures within the District as required by the BID Statute.
- C. To conduct all activities necessary to carry out the goals identified in this BID Plan, or designate this to a responsible organization.
- D. To receive a contribution from the City, and from other interested parties, in the amounts shown in Section VI, below, and apply them to carrying out this BID Plan, or disperse those funds to a designated responsible organization.
- E. To maintain committees as deemed necessary by the BID Board to carry out the BID Plan.

SECTION V. BID BOARD

The BID Board shall consist of 5 members, the majority of which own or occupy real property in the BID. The property owners in the BID may suggest members to the Mayor. The Board members shall be appointed by the Mayor of the City, and confirmed by the City Council, before January 1 of the calendar year for which this Plan is adopted. The duty of the Board shall be to implement the current year's BID Plan.

Approved by Common Council: 11/07/2023

The Board shall fulfill the duties and responsibilities outlined in §66.1109 and comply with all applicable Open Meeting Laws and Open Records Laws. Any member resigning shall be replaced by the Mayor within 60 days of notice from the BID Board, in the same manner as identified above for appointment of members.

SECTION VI. METHOD OF FINANCING 2024 OPERATING PLAN AND SPECIAL ASSESSMENT METHOD

The projects proposed in the 2024 Operating Plan will be funded during the calendar year 2024 through the following:

- a) The payment of all funds generated by the special assessment process defined in the BID Statute, as applied below (the “BID Assessment”) (Approximately \$27,000);
- b) The payment of \$7,500.00 from the interest generated from the City’s Economic Development Fund, which the City commits to and allocates by adoption of this BID Plan, to be paid by the City to the BID Fund, on or before March 15, 2024, to be applied to the expenditures identified in Section VII, below;
- c) By application of any other contributions received by the BID Board, and the proceeds of any special grants, or special financing discovered by the BID Board, to the items identified on Exhibit A as “Contingent Expenditures”.

The BID Assessment is hereby levied by the City, which shall be a lien against each of the tax parcels of real property contained in the BID, unless exempted as identified herein, under the power of §66.0717, Wis. Stats., (2015-16), calculated as follows. The current year’s BID Assessment for each parcel of real estate in the BID is as shown on Exhibit B. The BID is divided into Zones as defined below. The BID Assessment was calculated by multiplying the assessed value of each tax parcel of real property, as shown in the official records of the City Assessor on January 1 of the previous year for which the BID Plan is adopted, by the following rates per thousand dollars of valuation, subject to the minimums and caps defined below:

- A. For Zone 1 \$3.50
- B. For Zone 2 \$3.25
- C. For Zone 3 \$3.00
- D. For Zone 4 \$0.00

Zone 1 consists of all tax parcels of real estate bordering Main Street. Zone 2 consists of all tax parcels of real estate not bordering on Main Street, but bordering on a street, which intersects and is adjacent to Main Street. Zone 4 consists of lots that are used solely for residential purposes, vacant lots and parking lots within the BID. Zone 3 consists of all

tax parcels in the BID, which is not in Zone 1, Zone 2, or Zone 4. The definition of a tax parcel shall be a parcel of real estate with a separate tax key number on January 1 of the year for which the BID Plan was adopted.

The calculation of the assessment, using this per thousand formula, was further adjusted as follows, to acknowledge the differing benefit conferred on each such parcel. Each parcel in Zone 1 has a minimum assessment of \$250.00 and a cap of \$1500.00 per year. Each parcel in Zone 2 has a minimum assessment of \$200.00 and a cap of \$1,000.00 per year. Each parcel in Zone 3 has a minimum assessment of \$150.00 and a cap of \$750.00 per year.

The calculation of the assessment was further adjusted for the Cap formula, which follows, to acknowledge the differing benefit conferred on each such parcel. If the calculation of the special assessment using this formula would result in an assessment of more than \$1,500.00 ("Cap") for any one tax key number in Zone 1, then the assessment for such tax key number was calculated to be \$1,500.00. If the calculation of the special assessment using this formula would result in an assessment of more than \$1,000.00 ("Cap") for any one tax key number in Zone 2, then the assessment for such tax key number was calculated to be \$1,000.00. If the calculation of the special assessment using this formula would result in an assessment of more than \$750.00 ("Cap") for any one tax key number in Zone 3, then the assessment for such tax key number was calculated to be \$750.00.

If more than one tax key number is owned by the identical entity or person, and is used as one functional unit, the owner of such parcels may apply to the BID Board for a determination that such parcels are effectively one economic unit, and the Cap formula shall apply to such parcels as if they were one tax parcel with one tax key number.

Such BID Assessments are special assessments, which are hereby levied by the City by adoption of this BID Plan. The amount of the BID Assessment shall be given to the City at least 90 days before the commencement of the year for which the new BID Plan is adopted, and the City shall insert the amount of the BID Assessment on the tax bill for each tax parcel in the BID. The BID Assessment shall then be due with the first installment of real estate taxes, and shall carry the same penalties and interest if not so paid.

The City shall collect such BID Assessments. While the City is holding such BID Assessment funds, they shall be held in a segregated account. The City shall release funds equivalent to 50% of the total approved annual BID operating budget to the Downtown Association no later than March 1st of each year. The Downtown Association may request BID funds equivalent to the remaining balance of the approved annual BID operating budget, in whole or in part, as needed. The Downtown Association shall maintain all receipts related to expenses reimbursed with BID funds. Said receipts shall be retained by the Downtown Association for a period of seven (7) years and available to the City upon request.

BID Assessments will be levied against all parcels of real property in the BID, except that property used exclusively for residential purposes shall not be assessed. All parcels of real property within the BID are located within the City's boundaries. Property used exclusively for manufacturing purposes will be subject to BID Assessments. All interest earned by virtue of temporary investment of funds in the City's BID account, shall remain in the account for activities delineated on the approved BID Operating Plan.

SECTION VII. EXPENDITURES-2024

The expenditures presented in this 2024 operating plan, all of which will occur in 2024, and in, or for the benefit of the BID, are as shown on Exhibit A. Certain of those expenditures are defined as "Contingent Expenditures" which shall only be incurred if funds are received by the BID Board as defined in paragraph c of Section VI, above.

SECTION VIII. GENERAL

The BID is within the City, and is composed of contiguous parcels subject to general real estate taxes. Parcels of property located within the boundaries of the BID not subject to general real estate taxes, on January 1 of the previous year for which the BID Plan is adopted by the City Council are hereby excluded from the BID by definition, and are not assessed.

The Downtown Association shall prepare and present to the BID Board each year, as required by the BID Statute and no later than September 1st, an annual report describing the current status of the BID, including the following: current year-to-date expenditures and revenues, an accounting of funds previously expended, a reviewed financial statement for the most recently completed fiscal year which shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant, a proposed budget and Operating Plan for the following calendar year containing such amendments as they feel are proper, and recommendations for any seats on the BID Board becoming vacant.

Business Improvement District 2024 Budget

REVENUES	2022/2023	2023/2024	VARIANCE
2023 BID Assessment	\$ 26,967.96	\$ 27,083.54	\$ 115.58
City Contribution from Economic Development Fund	\$ 7,500.00	\$ 7,500.00	\$ -
Total Revenues	\$ 34,467.96	\$ 34,583.54	\$ 115.58

EXPENSES			
Improvement Grant	\$ 9,500.00	\$ 9,500.00	\$ -
Office Administrator	\$ 3,900.00	\$ 3,900.00	\$ -
Contracted services (web site)	\$ 850.00	\$ 850.00	\$ -
Accounting fees	\$ 1,760.00	\$ 1,760.00	\$ -
Office Supplies / Equipment	\$ 600.00	\$ 600.00	\$ -
Telephone / Internet	\$ 540.00	\$ 540.00	\$ -
Postage / Shipping	\$ 200.00	\$ 200.00	\$ -
Marketing Design / Professional Services	\$ -	\$ -	\$ -
Advertising / Business Promotion	\$ 9,500.00	\$ 9,500.00	\$ -
Signage	\$ -	\$ -	\$ -
Connect Communities	\$ 200.00	\$ 200.00	\$ -
Karner Blue Garden Club	\$ -	\$ -	\$ -
Insurance	\$ 1,500.00	\$ 1,500.00	\$ -
Special Events Karner Blue BF	\$ -	\$ -	\$ -
Special Events Oktoberfest	\$ -	\$ -	\$ -
Special Events Christkindl	\$ -	\$ -	\$ -
Special Events Art Festival	\$ -	\$ -	\$ -
Maintenance - Trees/Signs/Decorations/Etc.	\$ 4,667.96	\$ 4,783.54	\$ 115.58
Storage Shed Rental	\$ 1,250.00	\$ 1,250.00	\$ -
Total Expenses	\$ 34,467.96	\$ 34,583.54	\$ 115.58

Approved by Common Council: 11/07/2023

BLACK RIVER FALLS
BID Properties
Collection Year: 2024
(VALUATION BASED ON 2023 TAX ROLL)

Tax Key	Location	Owner	Mailing Address	Address 2	Business	Total Value	Zone	Mult	Assessment
495	21 North First Street	Smiley Bear Design LLC	21 N 1st Street	Black River Falls, WI 54615	Smiley Bear Design LLC	\$ 74,400	2	0.00325	\$ 241.80
496	43 Main Street	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Little Vinny's	\$ 145,800	1	0.00350	\$ 510.30
497	39 Main Street	Jeff McDonald	P.O. Box 114	Black River Falls, WI 54615	H & R Block	\$ 73,200	1	0.00350	\$ 256.20
498	33 Main Street	PL Moe Property Management LLC	424 Pine Street	Black River Falls, WI 54615	Moe Hardware	\$ 196,900	1	0.00350	\$ 689.15
499	19 Main Street	PL Moe Property Management LLC	424 Pine Street	Black River Falls, WI 54615	Sandhill Tattoo	\$ 96,700	1	0.00350	\$ 338.45
500	17 Main Street	Ryan & Carolyn Johnson	N6616 Simonson Road	Black River Falls, WI 54615	Greater Insurance	\$ 83,600	1	0.00350	\$ 292.60
501	13 Main Street	WISD Properties, LLP	2556 Broadway Avenue	Slayton, MN 56172	ProCellular	\$ 101,400	1	0.00350	\$ 354.90
502	1 Main Street	Freewater Enterprises, LLC - Lance R. Ott	311 Pine Street	Black River Falls, WI 54615	Various	\$ 323,800	1	0.00350	\$ 1,133.30
503	24 North Water Street	Sharon Trujillo	N587 North Bend Dr.	Melrose, WI 54642	Mr. Pita	\$ 75,600	2	0.00325	\$ 245.70
504	56 N First Street	TBIK, LLC	N2742 W Sunnyvale Rd	Black River Falls, WI 54615	Sunnyside Café, LLC	\$ 97,100	2	0.00325	\$ 315.58
505	42 N. First Street	Nicholas Respicio	42 N 1st Street	Black River Falls, WI 54615	Rozario's Pizza Pasta Pub	\$ 87,400	2	0.00325	\$ 284.05
507	22 N. First Street	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Vacant	\$ 59,200	2	0.00325	\$ 200.00
508	103 Main Street	Hayley & Brad Honish	23593 Box Elder Ave	Warrens, WI 54666	Vacant	\$ 92,300	1	0.00350	\$ 323.05
509	107 Main Street	Radcliffe Leasing, LLC	131 Main Street	Black River Falls, WI 54615	Radcliffe Law Firm	\$ 136,500	1	0.00350	\$ 477.75
510	109 Main Street	Rosa E Valencia	109 Main Street	Black River Falls, WI 54615	Viva Cinco De Mayo	\$ 96,500	1	0.00350	\$ 337.75
511	119 Main Street	K&R McGillivray, LLC	514 Forrest Street	Black River Falls, WI 54615	Stag & Lion Pub. LLC	\$ 216,200	1	0.00350	\$ 756.70
513	127 Main Street	Liquid Eyes LLC	N4852 Robinson Rd	Black River Falls, WI 54615	Art of Optometry	\$ 175,200	1	0.00350	\$ 613.20
514	131 Main Street	Tande's Thrive LLC	N3640 Staffon Road	Black River Falls, WI 54615	JC Democratic Party	\$ 83,100	1	0.00350	\$ 290.85
515	133 Main Street	Lahmayer Trust - Al Lahmayer	P.O. Box 249	Black River Falls, WI 54615	Edward Jones	\$ 152,800	1	0.00350	\$ 534.80
516	25 North Second	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Custom Heating and A/C	\$ 152,400	2	0.00325	\$ 495.30
522	203 Main Street	Waumandee State Bank	S2021 Co Rd U	Waumandee, WI 54622	Waumandee State Bank	\$ 339,400	1	0.00350	\$ 1,187.90
523	221 Main Street	Black River Country Bank	221 Main	Black River Falls, WI 54615	Black River Country Bank	\$ 1,130,200	1	0.00350	\$ 1,500.00
534	304 Main Street	Saddlecreek Properties LLC	1808 E. Main Street	Onalaska, WI 54650-8756	Gardipee Building - Various	\$ 169,800	1	0.00350	\$ 594.30
536	320 Main Street	James Rittland	W11177 Roningen Rd	Black River Falls, WI 54615	Rittland Photography / The Lunchbox	\$ 47,500	1	0.00350	\$ 250.00
538	332 Main Street	Red Stone Invesmtnets, LLC	1014 W Main Street	Sparta, WI 54656	Vacant	\$ 66,200	1	0.00350	\$ 250.00
539	338 Main Street	Andrea Danielson	N2651 Old Cty Rd I	Black River Falls, WI 54615	Embers & Ash Photography	\$ 42,400	1	0.00350	\$ 250.00
541	348 Main Street	Robyn Matousek	P.O. Box 517	Black River Falls, WI 54615	Matousek Law	\$ 54,200	1	0.00350	\$ 250.00
549	104 Main Street	WYSWYSIA, LLC	321 Market Street	Wisconsin Rapids, WI 54494	Law Offices	\$ 179,900	1	0.00350	\$ 629.65
550	13 S. First Street	Revitalize Our Hometown LLC	N7977 Allen Creek Road	Black River Falls, WI 54615	Photography	\$ 68,100	1	0.00350	\$ 250.00
551	106 Main Street	Susan R. Sampson	W11564 Spaulding Rd	Black River Falls, WI 54615	Sampson Art Gallery	\$ 77,600	1	0.00350	\$ 271.60
552	118 Main Street	Danyal Durman	118 Main Street	Black River Falls, WI 54615	Vacant	\$ 84,000	1	0.00350	\$ 294.00
553	124 Main Street	Tysac Holdings A, LLC	515 E. Center Street	Merrillan, WI 54754-9034	Vacant	\$ 190,700	1	0.00350	\$ 667.45
554	130 Main Street	Tysac Holdings A, LLC	515 E. Center Street	Merrillan, WI 54754-9034	Attorney at Law	\$ 79,600	1	0.00350	\$ 278.60
556	202 Main Street	Arnold Creek North Investments, LLC	N469 Arnold Creek Rd	Merrillan, WI 54754-7916	Rural Insurance	\$ 99,700	1	0.00350	\$ 348.95
557	15 South Second	J.K.M. Supplemental Trust	28 Main Street	Black River Falls, WI 54615	Vacant	\$ 39,900	2	0.00325	\$ 200.00
559	208 Main Street	Threesix, LLC	212 E. 5th PO Box 106	Neillsville, WI 54456	Black River Country Abstract	\$ 91,700	1	0.00350	\$ 320.95
560	212 Main Street	Laura L Lindow	212 Main Street	Black River Falls, WI 54615	Reflections on Water	\$ 79,800	1	0.00350	\$ 279.30
561	216 Main Street	Darren L Durman	221 N 3rd Street	Black River Falls, WI 54615	The Merchant General Store	\$ 57,200	1	0.00350	\$ 250.00

BLACK RIVER FALLS
BID Properties
Collection Year: 2024
(VALUATION BASED ON 2023 TAX ROLL)

Tax Key	Location	Owner	Mailing Address	Address 2	Business	Total Value	Zone	Mult	Assessment
562	224 Main Street	David Hatch & Janine Casey	N3813 Staffon Road	Black River Falls, WI 54615	Karma Consignment	\$ 84,200	1	0.00350	\$ 294.70
563	221 Fillmore	George Gardipee	1235 Harrison	Black River Falls, WI 54615	CCLS	\$ 45,100	3	0.00300	\$ 150.00
564	21 S. Second Street	Pa Kou Yang	23 S 2nd Street Apt D	Black River Falls, WI 54615	Living Free Fitness, LLC	\$ 133,800	2	0.00325	\$ 434.85
565	25 S. Second Street	James Holt	N6433 Rye Bluff Road	Black River Falls, WI 54615	Various	\$ 171,900	2	0.00325	\$ 558.68
568	20 S. Second Street	Robert A Carpenter	W10803 Hannon Road	Black River Falls, WI 54615-5	Carpi's	\$ 58,300	2	0.00325	\$ 200.00
569	26 S Second Street	Robert A Carpenter	W10803 Hannon Road	Black River Falls, WI 54615	Vacant	\$ 134,600	2	0.00325	\$ 437.45
571	113 Fillmore Street	Robert A Carpenter	W10803 Hannon Road	Black River Falls, WI 54615	Vacant	\$ 76,700	2	0.00325	\$ 249.28
572	107 Fillmore	Edward Davis III & Patricia Davis	N4873 Morken Road	Melrose, WI 54642	Davis Furniture	\$ 67,700	3	0.00300	\$ 203.10
573	35 South First Street	Edward Davis III & Patricia Davis	N4873 Morken Road	Melrose, WI 54642	Vacant	\$ 70,000	2	0.00325	\$ 227.50
574	21 South First Street	Edward Davis III & Patricia Davis	N4873 Morken Road	Melrose, WI 54642	First Fruits Market	\$ 50,600	2	0.00325	\$ 200.00
576	8 Main Street	Security Financial Bank	P. O. Box 490	Black River Falls, WI 54615	Security Financial Bank	\$ 1,503,000	1	0.00350	\$ 1,500.00
577	14 Main Street	New To You Properties, LLC	P.O. Box 416	EauClaire, WI 54703		\$ 170,700	1	0.00350	\$ 597.45
579	26 South First Street	L.A. Industries, LLC	Road	Black River Falls, WI 54615	Vacant Lot	\$ 101,500	2	0.00325	\$ 329.88
580	34 South First Street	M&K Investments, LLC	166 Second Street	Hixton, WI 54635	Vacant	\$ 80,500	2	0.00325	\$ 261.63
595	126 S. Second Street	Holliday & Volk LLC	126 South Second Street	Black River Falls, WI 54615	Black River Chiropractic	\$ 127,500	3	0.00300	\$ 382.50
596	106 S. Second Street	Torkelson Properties LLC	2224 S. Superior Ave	Tomah, WI 54660-2834	Buswell Funeral Home	\$ 300,200	3	0.00300	\$ 750.00
597	112 Fillmore Street	Timothy K Cook	1080 Gale Drive	WI Dells, WI 53965-8813	Black River Laundromat	\$ 114,500	3	0.00300	\$ 343.50
1351	26 North Water Street	Sharon E Trujillo	N587 North Bend Dr.	Melrose, WI 54642	Nicks Pawn	\$ 76,900	2	0.00325	\$ 249.93
1351	36 North Water Street	Joshua Trujillo	36 N Water St	Black River Falls, WI 54615	Triple T	\$ 85,700	2	0.00325	\$ 278.53
1353	44 Main Street	Revitalize Our Hometown LLC	N7977 Allen Creek Road	Black River Falls, WI 54615	Vacant	\$ 201,300	1	0.00350	\$ 704.55
1354	22 South First Street	Leah Ann Walker	Road	Black River Falls, WI 54615	Vacant	\$ 80,300	2	0.00325	\$ 260.98
1355	38 Main Street	Revolution Coffee, LLC	W8211 Forest Lane	Merrillan, WI 54754	Revolution	\$ 80,000	1	0.00350	\$ 280.00
1356	34 Main Street	Revitalize Our Hometown LLC	N7977 Allen Creek Rd	Black River Falls, WI 54615	Millie J's	\$ 112,900	1	0.00350	\$ 395.15
1358	30 Main Street	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Black River Cigar	\$ 65,200	1	0.00350	\$ 250.00
1359	28 Main Street	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Black River Tattoo	\$ 61,700	1	0.00350	\$ 250.00
1361	17 North Water Street	Triple T Tire & Lube, LLC	36 N Water Street	Black River Falls, WI 54615	D's Nuts & Bolts	\$ 163,000	2	0.00325	\$ 529.75
TOTALS					Total Assessed Value 2023	\$ 9,635,800			\$ 27,083.54

	<u>Minimum</u>	<u>Maximum</u>		<u>Rate per Thousand \$ of Valuation</u>				
Zone 1	\$250	\$1,500.00		\$3.50	Main Street			
Zone 2	\$200	\$1,000.00		\$3.25	Side street intersecting \$ adjacent to Main			
Zone 3	\$150	\$750.00		\$3.00	Others within BID			
Zone 4	Exempt Property							

Business Improvement Reimbursement Grants

Reimbursement grants are available to local business and property owners in the downtown Business Improvement District (BID). Grants are for exterior rehabilitation to existing commercial buildings and signage within the BID. Rehabilitations and signs must be in accordance with the City of Black River Falls design guidelines.

Grants will provide a business or property owner reimbursement up to a maximum of \$1,000 per project for facade improvements and up to \$750 per project for signage. Receipts for expenses are a requirement and must be submitted with the application. Only one grant may be awarded per assessed address per application period from March 1 to December 31 annually.

Building and Signage Permits

Building or signage permits may be required by the City of Black River Falls. Grant applications should either include a building or signage permit with the application or a letter from the City of Black River Falls indicating no permit is required. Applications will not be approved without this information included. To obtain permits or see if a permit is required please contact the City of Black River Falls.

Funding

Grant Applications will be made available from March 1 of each year until the funds have expired. A limited amount of funding is available under this program and funds will be awarded on a first come, first served basis.

Applications

Applications can be submitted online. Property owners or their business tenants may apply. If you are unable to apply online, contact us to have an application emailed to you.



Black River Falls
Downtown Association

Business Signage Grant Application

Business Improvement Signage Grant Application

Business Name *(Required)*

Business Name

Name *(Required)*

First

Last

Address *(Required)*

Street Address

Address Line 2



City

State

ZIP Code

Phone *(Required)*



Black River Falls Downtown Association

Email

Project Designer

First

Last

Name of Building Owner *(Required)*

First

Last

Phone Number of Building Owner *(Required)*

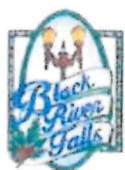
Proposed Project Start and Completion Dates: *(Required)*

The following documents are required: (a) Two copies of signed contractor's estimate or two copies of itemized project cost estimate prepared by building or business owner. (b) Two copies of rendered or photographic description of the improvement project. (c) If tenant, two copies of letter of permission from building owner for the proposed project. *(Required)*

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Max. file size: 50 MB.



Black River Falls Downtown Association

The undersigned applicant(s) affirms that the information submitted herein is true and accurate to the best of my knowledge. *(Required)*

☐ I understand checking this box represents a legal signature.

I understand work must be completed prior to being issued the grant.

☐ Yes

Date *(Required)*

mm/dd/yyyy

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Contact Information

 715.735.4222

 info@blackriverfalls.org

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Black River Falls
Downtown Association

Business Facade Improvement Application

Business Improvement Facade Grant Application

Business Name *(Required)*

Business Name

Name *(Required)*

First

Last

Address *(Required)*

Street Address

Address Line 2



City

State

ZIP Code

Phone *(Required)*



Black River Falls Downtown Association

Email

Project Designer

First

Last

Name of Building Owner *(Required)*

First

Last

Phone Number of Building Owner *(Required)*

Proposed Project Start and Completion Dates: *(Required)*

The following documents are required: (a) Two copies of signed contractor's estimate or two copies of itemized project cost estimate prepared by building or business owner. (b) Two copies of rendered or photographic description of the improvement project. (c) If tenant, two copies of letter of permission from building owner for the proposed project. *(Required)*

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- ☐ Second Choice
- ☐ Third Choice

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