

Business Improvement District (BID) Board

AGENDA

City Hall, 101 S. Second Street, Black River Falls, WI

Wednesday, October 30, 2024 – 5:30pm

Join Zoom Meeting:

<https://us02web.zoom.us/j/81928066147?pwd=DMlrCMd9Iw2Xhp1UoDmqNahX88BubT.1>

OR Dial: 1 312 626 6799

Meeting ID: 819 2806 6147

Passcode: downtown

1. Call to Order
2. Roll Call
3. BRF Downtown Association financials & inventories – Discussion & Possible Action
4. Decorative street lamps update and additional options – Discussion & Possible Action
5. Signage Grant Application from Reflections on Water – Action
6. Façade Grant Application from Mans Ruin, LLC – Action
7. Christkindl – Discussion & Possible Action
8. Purchase wreaths & roping at a cost of \$738.50 – Action
9. 2024 Property Listing – Action
10. Proposed 2025 BID Budget – Action
11. Proposed 2025 BID Operating Plan – Action
12. Set next meeting date and time if applicable – Action
13. Adjourn

Posted: October 22, 2024

Brad Chown

From: Kevin LaValley <klavalley@brfmw.org>
Sent: Monday, October 14, 2024 8:40 AM
To: Brad Chown; Street Superintendent
Subject: FW: 10-13-24 RE: 10-01-24. Re: 09-12-24 King Fixture update to Black River Falls Wisc.
Importance: High

From: Terry Roth <Terry@frescoinc.net>
Sent: Sunday, October 13, 2024 10:49 AM
To: Kevin LaValley <klavalley@brfmw.org>
Cc: Terry Roth <Terry@frescoinc.net>
Subject: 10-13-24 RE: 10-01-24. Re: 09-12-24 King Fixture update to Black River Falls Wisc.
Importance: High

Hi Kevin,

Late last week King came back with this..

The current capitals for all post top fixture like the one at Black River Falls don't have set screws to secure the globe anymore. All capitals attach the Globe by a "Roto Lock" design. So King can't sell the old style set screw capitals. Although King can still produce HPS ballast assemblies.. The lead time is about 22-24 weeks and the price is more than LED... and this HID product will be discontinued completely in about 1 ½ years.

So now we are back to a new fixture.. and the capital would fit on 4"-3 1/3" tenons.. So if the city accepts your idea of going to a single fixture on all poles.. You would be replacing only the fixtures.. and in this case I would go with a 2700 kelvin color LED light source.. The price is what I quoted below for a fixture only.. \$1995 Plus freight..

I can probably get a sample to put up .. Lead time is about 6-8 weeks for a sample..

Terry Roth
Fresco Inc.
3600 Arrowhead Drive
Unit #4
Medina, MN 55340
612-791-1901 Cell

From: Kevin LaValley <klavalley@brfmw.org>
Sent: Wednesday, October 2, 2024 2:04 PM
To: Terry Roth <Terry@frescoinc.net>
Subject: RE: 10-01-24. Re: 09-12-24 King Fixture update to Black River Falls Wisc.

Terry,

I spoke Darryl and Brad. Brad is off Monday but is available Tuesday. If you can make Tuesday work, that would be better for Brad. Let me know.

Thanks

Kevin LaValley
Line Superintendent

Black River Falls Municipal Utilities
349 S. McKinley Street
Black River Falls, WI 54615
715-284-9463
klavalley@brfmu.org



From: Terry Roth <Terry@frescoinc.net>
Sent: Tuesday, October 1, 2024 12:24 AM
To: Kevin LaValley <klavalley@brfmu.org>
Cc: Terry Roth <Terry@frescoinc.net>
Subject: 10-01-24. Re: 09-12-24 King Fixture update to Black River Falls Wisc.

Hi Kevin, I received both of your vm .. I'm coming back from Europe today.. I have been on vacation for the past 2 weeks.. I will call you either later today or tomorrow. Terry
Sent from my iPhone

On Sep 12, 2024, at 11:44 PM, Terry Roth <Terry@frescoinc.net> wrote:

I think we have this figured out..

1. New Acorn fixture (drawing attached can be modified to fit over a 3 ½" and 4" OD pole top tenon.
2. If you choose to go to a single fixture on all the poles, you will need to cut the pole top tenon to a length of about 3 ½ " in length.. This should be pretty easy to do.
3. The fixture attached we quoted earlier in an email **LED Version... #K199R-R1AR-V-60(SSL)-1042—120:277-K14-PR-4K-TB-GR-#4-FALLS River Brown.. \$1995 each.. Plus some freight.**

What do you think?

Terry Roth
Fresco Inc.
3600 Arrowhead Drive
Unit #4
Medina, MN 55340
612-791-1901 Cell

From: Kevin LaValley <klavalley@brfmua.org>
Sent: Wednesday, September 4, 2024 3:02 PM
To: Terry Roth <Terry@frescoinc.net>
Cc: Street Superintendent <brf.streets@blackriverfallswi.gov>; Brad Chown
<brad.chown@blackriverfallswi.gov>
Subject: New

Kevin LaValley
Line Superintendent

Black River Falls Municipal Utilities
349 S. McKinley Street
Black River Falls, WI 54615
715-284-9463
klavalley@brfmua.org

<Old pole top tenon Length.JPG>





Business Improvement District - Signage Grant Application

* Indicates Required Fields

Business Name:* Reflections on WaterName:* First: Laura Last: LindowAddress:* Street Address: 212 Main Street

Address Line 2: _____

City/State/Zip: BRF, WI 54605Phone:* (715) 284-2826Email:* reflections on water brf@gmail.comProject Designer:* Smiley Bear

Name of Building Owner *

First: Laura Last: LindowPhone: (715) 299 4346 Email: lauralindow@gmail.comProposed Project Start Date:* ASAPProposed Completion Date:* as soon as approved, I will scheduleAmount Requested:* \$633.00 with Lyall

Project Description:*

address, business name, phone & hours on
new door.
Services listed around the windows.

* Indicates Required Fields

The following documents are REQUIRED for ALL applications:
(Check all that are attached)

- ☒ Building permit or documentation confirming a building permit is not required. *not required for vinyl*
- ☒ Copy of signed contractor's estimate or a copy of itemized project cost estimate prepared by building or business owner.
- ☒ Copy of rendered or photographic description of the improvement project.

If applicant is not the property owner, the following documents is also REQUIRED:

- ☒ Copy of letter of permission from building owner for the proposed project.

I own building

By signing below, I/We affirm that the information submitted herein is true and accurate to the best of my/our knowledge and acknowledge that this is a reimbursement grant program and therefore, if awarded, grant funds will not be distributed until the work is completed and all invoices are paid.

Applicant:

Signature:*

Laura Lindow

Print Name:*

Laura Lindow

Date:*

5/1/24

Co-Applicant

Signature: _____

Print Name: _____

Date: _____

Reflections on Water
window vinyl signage
Graphics and Install \$600



QUOTE SHEET

Smiley Bear Design

21 North First St. Black River Falls, WI 54615

715-284-0027

bear@smileybear.net

QUOTE SHEET

Reflections on Water Signage

White vinyl lettering for windows and door.
Graphics will be applied on doors and around windows.

Graphics, Design and install \$600
Plus Tax

Installation will be completed in timely fashion after final design
approval and vinyl sign fabrication.

FOR INSPECTIONS CALL (608) 697-7774		C.T.7 GENERAL BUILDING PERMIT APPLICATION GENERAL ENGINEERING COMPANY P.O. BOX 340 PORTAGE WI 53901 OFFICE (608) 745-4070				PERMIT # 24-0068-27-206 EXPIRATION 8/28/2026	
Parcel number :		City of Black River Falls, Jackson County, WI				Mun. Number 27-206	
PROJECT DESCRIPTION (Submit Building Plans & Site Plan) SIGN						Does this project require any additional approvals or permits? No	
Building Address 212 Main St.				Responsible Party Email lauralindow@gmail.com		Finished Project Value \$700	
Zoning District(s):	Zoning Permit No:	Corner Lot ☐ Yes ☐ No	Bldg. Height	Setbacks:	Front:	Rear:	Left: Right:
Owner's Name Address Laura Lindow		306 Tamarac St, Black River Falls, Wi, 54615				Phone & email (715) 299-4346 lauralindow@gmail.com	
Construction contractor WI Lic. No & Exp. Date Address OWNER		0000000 3/2/2028	See owner's mailing address, See owner's mailing address, See			Phone & email (000) 000-0000 See owner's email	
Dwelling constr. qualifier WI Lic. No & Exp. Date Address						Phone & email	
HVAC contractor WI Lic. No & Exp. Date Address						Phone & email	
Electrical contractor WI Lic. No & Exp. Date Address						Phone & email	
Master electrician WI Lic. No & Exp. Date Address						Phone & email	
Plumbing contractor WI Lic. No & Exp. Date Address						Phone & email	

RESIDENTIAL Single Family/Duplex	Addition: ☐ Electrical ☐ Plumbing ☐ HVAC ☐ Erosion Control ☐ Construction	
	Detached Accessory Building: ☐ Electrical ☐ Plumbing ☐ HVAC ☐ Construction	
	Remodel: ☐ Electrical ☐ Plumbing ☐ HVAC ☐ Construction	
	Other: ☐ Fence ☐ Plumbing ☐ Removal of Structure (Raze) ☐ Electrical Service Upgrade ☐ Erosion Control ☐ HVAC ☐ Electrical ☐ Construction	
COMMERCIAL	New Commercial Building: ☐ Electrical ☐ Plumbing ☐ HVAC ☐ Construction ☐ Erosion Control	
	Commercial Addition/Alteration: ☐ Electrical ☐ HVAC ☐ Erosion Control ☒ Sign ☐ Building Sq. Ft. ☐ Plumbing ☐ Construction ☐ Fence ☐ Removal of Structure (Raze)	
	State of Wisconsin Plan Approval Needed: ☐ Yes ☒ No (Approved plans must be submitted with permit application)	
	Zoning – When applicable, must obtain a copy of setback information regarding height, lot coverage, etc. I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If I am an owner applying for an erosion control or construction permit, I have read the cautionary statement regarding contractor financial responsibility on the reverse side of the last ply of this application. I expressly grant the building inspector or the inspector's authorized agent permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done. It is the Owner/Contractors Responsibility to Call in ALL INSPECTIONS to the Inspector.	

APPLICANT'S SIGNATURE	DATE SIGNED
APPROVAL CONDITIONS This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. ☐ See attached for conditions of approval.	
Follow all sign ordinances	

FEES:	PERMIT(S) ISSUED	PERMIT ISSUED BY:
Construction Paid Plumbing 1056 Electrical HVAC Zoning Other Administrative 9.18.24 \$55.00 Total Permit Fee \$55.00	☐ Constr. ☐ HVAC ☐ Electric ☐ Plumbing ☐ Erosion Control ☒ Other	Name ADAM PILLARD Date 8/28/2024 Telephone (608) 697-7774 Cert. No 1167642

Business Improvement District - Facade Grant Application

* Indicates Required Fields

Business Name:* Mans Ruin LLC Db- Adelaides Delicatessen

Name:* First: Vincent Last: Meyer

Address:* Street Address: 44 Main st

Address Line 2: _____

City/State/Zip: Black River Falls, Wi 54615

Phone:* 13059423224

Email:* vinnymeyer169@yahoo.com

Project Designer:* Jeff Martin Custom Creations LLC

Name of Building Owner *

First: Vincent Last: Meyer

Phone: 13059423224 Email: vinnymeyer169@yahoo.com

Proposed Project Start Date:* 6/2024

Proposed Completion Date:* 6/2024

Amount Requested:* \$1000

Project Description:*

tuck point and paint for front of 44 main st

* Indicates Required Fields

The following documents are **REQUIRED** for **ALL** applications:
(Check all that are attached)

- ☐ Building permit or documentation confirming a building permit is not required.
- ☒ Copy of signed contractor's estimate or a copy of itemized project cost estimate prepared by building or business owner.
- ☐ Copy of rendered or photographic description of the improvement project.

If applicant is not the property owner, the following documents is also **REQUIRED**:

- ☐ Copy of letter of permission from building owner for the proposed project.

By signing below, I/We affirm that the information submitted herein is true and accurate to the best of my/our knowledge and acknowledge that this is a reimbursement grant program and therefore, if awarded, grant funds will not be distributed until the work is completed and all invoices are paid.

Applicant:

Signature:* vincent meyer

Print Name:* vincent meyer

Date:* 5/14/2024

Co-Applicant

Signature: _____

Print Name: _____

Date: _____

JEFF **MARTIN**
CUSTOM CONSTRUCTION, LLC

Specializing in custom design and interior finish projects

Jeff Martin, Owner

Phone: 608-790-3555

ADD 105

44 MAIN ST

BLACK RIVER FALLS WI

54615

5/10/24

GRIND OUT MORTAR, TUCK POINT,
PRIME, PAINT BRICKWORK AS
CUSTOMER REQUEST

\$8500.00

Brad Chown

From: Vinny Meyer <vinnymeyer169@yahoo.com>
Sent: Wednesday, May 22, 2024 9:42 AM
To: Brad Chown
Subject: Fwd: Permit questions for Addie's.

Magically sent from my iPhone 📱

Begin forwarded message:

From: Adam Pillard <apillard@generalengineering.net>
Date: May 22, 2024 at 8:06:20 AM CDT
To: Vinny Meyer <vinnymeyer169@yahoo.com>
Subject: RE: Permit questions for Addie's.

Good morning, Vinny. My answers are below in CAPS

Adam Pillard
Building Inspector | **General Engineering Company**
916 Silver Lake Drive | PO Box 340 | Portage, WI 53901
P 608-742-2169 | C 608-697-7774
apillard@generalengineering.net
www.generalengineering.net

GENERAL ENGINEERING COMPANY DISCLAIMER

This email and any electronic media transmitted with it are provided solely for the use of the addressee. Data, plans, specifications, reports, documents, and other information recorded on or transmitted as electronic media are subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, all such documents recorded on or transmitted as electronic media are being provided to the addressee for informational purposes only, and not as an end product or as a record document. Any reliance on documents recorded on or transmitted as electronic media is deemed to be unreasonable and unenforceable. Neither the information contained nor the opinions expressed in this email are intended to be or shall be construed as legal or engineering advice. GENERAL ENGINEERING COMPANY accepts no liability or responsibility for the consequences of any actions taken on the basis of the information or opinions contained in this email.

If you have received this email in error please notify the system manager. Finally, the recipient should check this email and any attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus transmitted by this email

From: Vinny Meyer <vinnymeyer169@yahoo.com>
Sent: Tuesday, May 21, 2024 12:37 PM
To: Adam Pillard <apillard@generalengineering.net>
Subject: Permit questions for Addie's.

[You don't often get email from vinnymeyer169@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hey Adam. A couple of permit questions for you;

1) do I need a permit for tuck pointing and repainting the parts of the building that are already painted at Addies? NO

2) do I need a permit to re-vinyl windows that previously had vinyls on them? The clarification for this question came up at the last bid board meeting. IF THE NEW VINLY IS THE SAME SIZE AS THE OLD, NO PERMIT NECESSARY. IF THE NEW VINLY IS LARGER THAN THE OLD DESIGN, YOU NEED A PERMIT. OR IF YOU ARE PUTTING UP NEW VINLY WHERE THERE WASN'T ANY PREVIOUSLY, A PERMIT IS NEEDED.

3) do I need a permit to add metal awnings to the windows and doorway on S 1st st. ? That afternoon sun is brutal coming through that side. Similar to what I have on the hold fast building. YES. ALL AWNINGS NEED PERMITS TO ENSURE COMPLIANCE WITH THE ORDINANCES









Downtown Trick or Treating \$925

Pumpkin \$250

Guess the Weight Prizes \$225

Candy \$500 (did \$350 last year and ran out in less than an hour) business DO have to buy their own as well

up to \$975 Approved 8/29/24
reimburse off receipts

Small Business Saturday \$1,200

Approved 8/29/24 up to \$1,200

At least 40 businesses x \$30 each, last year we did 36 businesses at \$1080 total

Christkindl \$4,500-5,000 depending on animals

Chamber of Commerce \$200

Sponsor Letters (copies, stamps, envelopes, labels, etc.) \$130 last year

Copies \$70 (full color save the dates, princess applications, soup ballots, window decorating, etc.)

The Print Shop \$400

Posters (Christkindl \$176 last year + add maps back)

Melanie Berg \$400

Horse-Drawn Trolley Rides

Animals

Reindeer ~ add back in this year? \$1,400 last I checked

Lyall alpacas?

Sarah Lindow goats?

Coronation \$1,225 last year, maybe \$1,400?

Reflections on Water \$800 last year crowns, sashes, parade banners, hoodies, décor, judges gifts, craft for tea ~ will be a little higher this year

Kellie Gazdecki \$300 last year for food for interviews and princess tea

Smores \$125 last year

\$50 gift card to wherever we hold the coronation (last year Vinny)

Window Decoration Winners \$175 last year

Photographer gift \$65 last year

Tree Lighting

Northern donates tree

Carolers are free

Maybe some new lights and an extension cord, \$100?

Raffles \$500

We tried donations but it was just easier to buy the prizes and tickets ~broke even the last 2 years, not really a money-maker

Parade \$100 for sure

VFW \$100 donation to lead us

Prize for best float? Cash prize or chamber bucks?

Soup Contest \$550

Supplies \$200 last year ~ we used disposable cupcake tins for sampling,
spoons, crackers, napkins

CCU Generator is free

Prizes \$350 last year (1st 2nd 3rd fan favorite)

Community Band \$100?

We've donated to them every year they have come and played, always
depends on the temperature for them

Warming Kettles \$100?

Firewood

Vendors this year?

Invoice

Falls Florist & Greenhouse
704 Main St.
Black River Falls, WI 54615
(715) 284-2821
fallsflorist@outlook.com

Invoice #: 005448
Invoice Date: 10/17/2024
Transaction Date: 11/10/2023
Customer ID: 315
Reference/Contact: Chad D.

Bill To: City of Black River Falls
101 S. 2nd St
Black River Falls, WI 54615

Order#	Del. Date	Recipient	Qty.	Description	Price	Discount	Ext. Price
47073	11/10/2023		7	Wreaths & Roping- 100 footers at special pricing	\$100.00	0.00%	\$700.00
Subtotal							\$700.00
Delivery Fee							\$0.00
Service Fee							\$0.00
Tax							\$38.50
Order Total							\$738.50

Monies Tendered	\$0.00
Original Invoice Total	\$738.50

Invoice Transactions

Payment - Check #073337 (12/9/2023):	(\$738.50)
Invoice Balance Due	\$0.00

Due Upon Receipt

BLACK RIVER FALLS
BID Properties
Collection Year: 2025
(VALUATION BASED ON 2024 TAX ROLL)

Tax Key	Location	Owner	Mailing Address	Address 2	Business	Total Value	Zone	Mult	2024	2023	\$
									Assessment	Assessment	Change
206-0495.0000	21 North First Street	Smiley Bear Design LLC	21 N 1st Street	Black River Falls, WI 54615	Smiley Bear Design LLC	\$ 135,100	2	0.00225	\$ 303.98	\$ 241.80	\$ 62.18
206-0496.0000	43 Main Street	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Little Vinny's	\$ 205,000	1	0.00250	\$ 512.50	\$ 510.30	\$ 2.20
206-0497.0000	39 Main Street	Jeff McDonald	P.O. Box 114	Black River Falls, WI 54615	H & R Block	\$ 103,200	1	0.00250	\$ 258.00	\$ 256.20	\$ 1.80
206-0498.0000	33 Main Street	PL Moe Property Management LLC	424 Pine Street	Black River Falls, WI 54615	Moe Hardware	\$ 322,500	1	0.00250	\$ 806.25	\$ 689.15	\$ 117.10
206-0499.0000	19 Main Street	PL Moe Property Management LLC	424 Pine Street	Black River Falls, WI 54615	Sandhill Tattoo	\$ 132,300	1	0.00250	\$ 330.75	\$ 338.45	\$ (7.70)
206-0500.0000	17 Main Street	Ryan & Carolyn Johnson	N6616 Simonson Road	Black River Falls, WI 54615	Greater Insurance	\$ 123,500	1	0.00250	\$ 308.75	\$ 292.60	\$ 16.15
206-0501.0000	13 Main Street	WISD Properties, LLP	2556 Broadway Avenue	Slayton, MN 56172	ProCellular	\$ 132,100	1	0.00250	\$ 330.25	\$ 354.90	\$ (24.65)
206-0502.0000	1 Main Street	Freewater Enterprises, LLC - Lance R. Ott	311 Pine Street	Black River Falls, WI 54615	Various	\$ 468,000	1	0.00250	\$ 1,500.00	\$ 1,133.30	\$ 366.70
206-0503.0000	24 North Water Street	Sharon Trujillo	N587 North Bend Dr.	Melrose, WI 54642	Mr. Pita	\$ 117,700	2	0.00225	\$ 264.83	\$ 245.70	\$ 19.13
206-0504.0000	56 N First Street	TBIK, LLC	N2742 W Sunnyvale Rd	Black River Falls, WI 54615	Sunnyside Café, LLC	\$ 123,600	2	0.00225	\$ 278.10	\$ 315.58	\$ (37.48)
206-0505.0000	42 N. First Street	Nicholas Respicio	42 N 1st Street	Black River Falls, WI 54615	Rozario's Pizza Pasta Pub	\$ 188,400	2	0.00225	\$ 423.90	\$ 284.05	\$ 139.85
206-0507.0000	22 N. First Street	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Vacant	\$ 119,200	2	0.00225	\$ 268.20	\$ 200.00	\$ 68.20
206-0508.0000	103 Main Street	Hayley & Brad Honish	23593 Box Elder Ave	Warrens, WI 54666	Vacant	\$ 148,000	1	0.00250	\$ 370.00	\$ 323.05	\$ 46.95
206-0509.0000	107 Main Street	Radcliffe Leasing, LLC	131 Main Street	Black River Falls, WI 54615	Radcliffe Law Firm	\$ 139,700	1	0.00250	\$ 349.25	\$ 477.75	\$ (128.50)
206-0510.0000	109 Main Street	Rosa E Valencia	109 Main Street	Black River Falls, WI 54615	Viva Cinco De Mayo	\$ 124,500	1	0.00250	\$ 311.25	\$ 337.75	\$ (26.50)
206-0511.0000	119 Main Street	K&R McGillivray, LLC	514 Forrest Street	Black River Falls, WI 54615	Stag & Lion Pub. LLC	\$ 221,600	1	0.00250	\$ 554.00	\$ 756.70	\$ (202.70)
206-0513.0000	127 Main Street	Liquid Eyes LLC	N4852 Robinson Rd	Black River Falls, WI 54615	Art of Optometry	\$ 163,900	1	0.00250	\$ 409.75	\$ 613.20	\$ (203.45)
206-0514.0000	131 Main Street	Tande's Thrive LLC	N3640 Staffon Road	Black River Falls, WI 54615	JC Democratic Party	\$ 123,400	1	0.00250	\$ 308.50	\$ 290.85	\$ 17.65
206-0515.0000	133 Main Street	Lahmayer Trust - Al Lahmayer	P.O. Box 249	Black River Falls, WI 54615	Edward Jones	\$ 203,300	1	0.00250	\$ 508.25	\$ 534.80	\$ (26.55)
206-0516.0000	25 North Second	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Custom Heating and A/C	\$ 154,600	2	0.00225	\$ 347.85	\$ 495.30	\$ (147.45)
206-0522.0000	203 Main Street	Waumandee State Bank	S2021 Co Rd U	Waumandee, WI 54622	Waumandee State Bank	\$ 485,900	1	0.00250	\$ 1,500.00	\$ 1,187.90	\$ 312.10
206-0523.0000	221 Main Street	Black River Country Bank	221 Main	Black River Falls, WI 54615	Black River Country Bank	\$ 1,657,200	1	0.00250	\$ 1,500.00	\$ 1,500.00	\$ -
206-0534.0000	304 Main Street	Saddlecreek Properties LLC	1808 E. Main Street	Onalaska, WI 54650-8756	Gardipee Building - Various	\$ 246,700	1	0.00250	\$ 616.75	\$ 594.30	\$ 22.45
206-0536.0000	320 Main Street	James Ritland	W11177 Roningen Rd	Black River Falls, WI 54615	Ritland Photography / The Lunchbox	\$ 75,500	1	0.00250	\$ 250.00	\$ 250.00	\$ -
206-0538.0000	332 Main Street	Red Stone Invesmtnets, LLC	1014 W Main Street	Sparta, WI 54656	Vacant	\$ 110,000	1	0.00250	\$ 275.00	\$ 250.00	\$ 25.00
206-0539.0000	338 Main Street	Andrea Danielson	N2651 Old Cty Rd I	Black River Falls, WI 54615	Embers & Ash Photography	\$ 57,300	1	0.00250	\$ 250.00	\$ 250.00	\$ -
206-0541.0000	348 Main Street	Robyn Matousek	P.O. Box 517	Black River Falls, WI 54615	Matousek Law	\$ 80,400	1	0.00250	\$ 201.00	\$ 250.00	\$ (49.00)
206-0549.0000	104 Main Street	WYSWYSIA, LLC	321 Market Street	Wisconsin Rapids, WI 54494	Law Offices	\$ 258,400	1	0.00250	\$ 646.00	\$ 629.65	\$ 16.35
206-0550.0005	13 S. First Street	Revitalize Our Hometown LLC	N7977 Allen Creek Road	Black River Falls, WI 54615	Photography	\$ 98,300	1	0.00250	\$ 250.00	\$ 250.00	\$ -
206-0551.0000	106 Main Street	Susan R. Sampson	W11564 Spaulding Rd	Black River Falls, WI 54615	Sampson Art Gallery	\$ 145,900	1	0.00250	\$ 364.75	\$ 271.60	\$ 93.15
206-0552.0000	118 Main Street	Danyal Durman	118 Main Street	Black River Falls, WI 54615	Vacant	\$ 169,100	1	0.00250	\$ 422.75	\$ 294.00	\$ 128.75
206-0553.0000	124 Main Street	Tysac Holdings A, LLC	515 E. Center Street	Merrillan, WI 54754-9034	Vacant	\$ 271,900	1	0.00250	\$ 679.75	\$ 667.45	\$ 12.30
206-0554.0000	130 Main Street	Tysac Holdings A, LLC	515 E. Center Street	Merrillan, WI 54754-9034	Attorney at Law	\$ 123,500	1	0.00250	\$ 308.75	\$ 278.60	\$ 30.15
206-0556.0000	202 Main Street	Arnold Creek North Investments, LLC	N469 Arnold Creek Rd	Merrillan, WI 54754-7916	Rural Insurance	\$ 146,900	1	0.00250	\$ 367.25	\$ 348.95	\$ 18.30
206-0557.0000	15 South Second	J.K.M. Supplemental Trust	28 Main Street	Black River Falls, WI 54615	Vacant	\$ 50,700	2	0.00225	\$ 200.00	\$ 200.00	\$ -
206-0559.0000	208 Main Street	Threesix, LLC	212 E. 5th PO Box 106	Neillsville, WI 54456	Black River Country Abstract	\$ 122,900	1	0.00250	\$ 307.25	\$ 320.95	\$ (13.70)
206-0560.0000	212 Main Street	Laura L Lindow	212 Main Street	Black River Falls, WI 54615	Reflections on Water	\$ 126,300	1	0.00250	\$ 315.75	\$ 279.30	\$ 36.45
206-0561.0000	216 Main Street	Darren L Durman	221 N 3rd Street	Black River Falls, WI 54615	The Merchant General Store	\$ 97,400	1	0.00250	\$ 250.00	\$ 250.00	\$ -
206-0562.0000	224 Main Street	David Hatch & Janine Casey	N3813 Staffon Road	Black River Falls, WI 54615	Karma Consignment	\$ 139,900	1	0.00250	\$ 349.75	\$ 294.70	\$ 55.05
206-0563.0000	221 Fillmore	George Gardipee	1235 Harrison	Black River Falls, WI 54615	CCLS	\$ 61,700	3	0.00200	\$ 150.00	\$ 150.00	\$ -
206-0564.0000	21 S. Second Street	Pa Kou Yang	23 S 2nd Street Apt D	Black River Falls, WI 54615	Living Free Fitness, LLC	\$ 227,500	2	0.00225	\$ 511.88	\$ 434.85	\$ 77.03
206-0565.0000	25 S. Second Street	James Holt	N6433 Rye Bluff Road	Black River Falls, WI 54615	Various	\$ 303,200	2	0.00225	\$ 682.20	\$ 558.68	\$ 123.52
206-0568.0000	20 S. Second Street	Robert A Carpenter	W10803 Hannon Road	Black River Falls, WI 54615-5	Carpi's	\$ 74,300	2	0.00225	\$ 200.00	\$ 200.00	\$ -
206-0569.0000	26 S Second Street	Robert A Carpenter	W10803 Hannon Road	Black River Falls, WI 54615	Vacant	\$ 167,300	2	0.00225	\$ 376.43	\$ 437.45	\$ (61.02)

206-0571.0000	113 Fillmore Street	Robert A Carpenter	W10803 Hannon Road	Black River Falls, WI 54615	Vacant	\$ 99,400	2	0.00225	\$ 223.65	\$ 249.28	\$ (25.63)
206-0572.0000	107 Fillmore	Edward Davis III & Patricia Davis	N4873 Morken Road	Melrose, WI 54642	Davis Furniture	\$ 88,600	3	0.00200	\$ 177.20	\$ 203.10	\$ (25.90)
206-0573.0000	35 South First Street	Edward Davis III & Patricia Davis	N4873 Morken Road	Melrose, WI 54642	Vacant	\$ 102,600	2	0.00225	\$ 230.85	\$ 227.50	\$ 3.35
206-0574.0000	21 South First Street	Edward Davis III & Patricia Davis	N4873 Morken Road	Melrose, WI 54642	First Fruits Market	\$ 108,000	2	0.00225	\$ 243.00	\$ 200.00	\$ 43.00
206-0576.0000	8 Main Street	Jackson County Bank	P. O. Box 490	Black River Falls, WI 54615	Security Financial Bank	\$ 2,206,000	1	0.00250	\$ 1,500.00	\$ 1,500.00	\$ -
206-0577.0000	14 Main Street	New To You Properties, LLC	P.O. Box 416	EauClaire, WI 54703		\$ 275,500	1	0.00250	\$ 688.75	\$ 597.45	\$ 91.30
206-0579.0000	26 South First Street	L.A. Industries, LLC	Road	Black River Falls, WI 54615	Vacant Lot	\$ 17,600	2	0.00225	\$ 200.00	\$ 329.88	\$ (129.88)
206-0580.0000	34 South First Street	M&K Investments, LLC	166 Second Street	Hixton, WI 54635	Vacant	\$ 101,400	2	0.00225	\$ 228.15	\$ 261.63	\$ (33.48)
206-0595.0000	126 S. Second Street	Holliday & Volk LLC	126 South Second Street	Black River Falls, WI 54615	Black River Chiropractic	\$ 209,300	3	0.00200	\$ 418.60	\$ 382.50	\$ 36.10
206-0596.0000	106 S. Second Street	Torkelson Properties LLC	2224 S. Superior Ave	Tomah, WI 54660-2834	Buswell Funeral Home	\$ 443,200	3	0.00200	\$ 750.00	\$ 750.00	\$ -
206-0597.0000	112 Fillmore Street	Timothy K Cook	1080 Gale Drive	WI Dells, WI 53965-8813	Black River Laundromat	\$ 177,000	3	0.00200	\$ 354.00	\$ 343.50	\$ 10.50
206-1351.0000	26 North Water Street	Sharon E Trujillo	N587 North Bend Dr.	Melrose, WI 54642	Nicks Pawn	\$ 120,200	2	0.00225	\$ 270.45	\$ 249.93	\$ 20.52
206-1351.0005	36 North Water Street	Joshua Trujillo	36 N Water St	Black River Falls, WI 54615	Triple T	\$ 130,000	2	0.00225	\$ 292.50	\$ 278.53	\$ 13.97
206-1353.0000	44 Main Street	Revitalize Our Hometown LLC	N7977 Allen Creek Road	Black River Falls, WI 54615	Vacant	\$ 330,000	1	0.00250	\$ 825.00	\$ 704.55	\$ 120.45
206-1354.0000	22 South First Street	Leah Ann Walker	Road	Black River Falls, WI 54615	Vacant	\$ 76,500	2	0.00225	\$ 200.00	\$ 260.98	\$ (60.98)
206-1355.0000	38 Main Street	Revolution Coffee, LLC	W8211 Forest Lane	Merrillan, WI 54754	Revolution	\$ 144,200	1	0.00250	\$ 360.50	\$ 280.00	\$ 80.50
206-1356.0000	34 Main Street	Revitalize Our Hometown LLC	N7977 Allen Creek Rd	Black River Falls, WI 54615	Millie J's	\$ 174,500	1	0.00250	\$ 436.25	\$ 395.15	\$ 41.10
206-1358.0000	30 Main Street	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Black River Cigar	\$ 120,400	1	0.00250	\$ 301.00	\$ 250.00	\$ 51.00
206-1359.0000	28 Main Street	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Black River Tattoo	\$ 105,200	1	0.00250	\$ 263.00	\$ 250.00	\$ 13.00
206-1361.0000	17 North Water Street	Triple T Tire & Lube, LLC	36 N Water Street	Black River Falls, WI 54615	D's Nuts & Bolts	\$ 182,200	2	0.00225	\$ 409.95	\$ 529.75	\$ (119.80)
Total Assessed Value 2024						\$ 13,959,600			\$ 28,092.47	\$ 27,083.54	\$ 1,008.93

	<u>Minimum</u>	<u>Maximum</u>		<u>Rate per Thousand \$ of Valuation</u>	
Zone 1	\$250	\$1,500.00		\$2 50	Main Street
Zone 2	\$200	\$1,000.00		\$2 25	Side street intersecting \$ adjacent to Main
Zone 3	\$150	\$750.00		\$2 00	Others within BID
Zone 4	Exempt Property			0	

Business Improvement District 2025 Budget

REVENUES	2023/2024	2024/2025	VARIANCE
2023 BID Assessment	\$ 27,083.54	\$ 28,092.47	\$ 1,008.93
City Contribution from Economic Development Fund	\$ 7,500.00	\$ 7,500.00	\$ -
Total Revenues	\$ 34,583.54	\$ 35,592.47	\$ 1,008.93
EXPENSES			
Improvement Grant	\$ 9,500.00	\$ 9,500.00	\$ -
Office Administrator	\$ 3,900.00	\$ 2,400.00	\$ (1,500.00)
Contracted services (web site)	\$ 850.00	\$ -	\$ (850.00)
Accounting fees	\$ 1,760.00	\$ 1,750.00	\$ (10.00)
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	\$ 12,500.00	\$ 3,000.00
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.	\$ 4,783.54	\$ 5,152.47	\$ 368.93
Storage Shed Rental	\$ 1,250.00	\$ 1,250.00	\$ -
Total Expenses	\$ 34,583.54	\$ 35,592.47	\$ 1,008.93

Approved by Common Council: __/__/2024

**CITY OF
BLACK RIVER FALLS**

**BUSINESS IMPROVEMENT
DISTRICT**

**OPERATING PLAN
FOR 2025**

2025
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 2025. 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 **BID Board, or designated organization**, 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. 2025 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: __/__/2024

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 2025 OPERATING PLAN AND SPECIAL ASSESSMENT METHOD

The projects proposed in the 2025 Operating Plan will be funded during the calendar year 2025 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 \$28,000);
- 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, 2025, 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 \$2.50
- B. For Zone 2 \$2.25
- C. For Zone 3 \$2.00
- 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

Approved by Common Council: __/__/2024

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 as approved by the BID Board.

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.

Approved by Common Council: __/__/2024

SECTION VII. EXPENDITURES-2025

The expenditures presented in this 2025 operating plan, all of which will occur in 2025, 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 BID Board, or designated organization, shall prepare and present to the Common Council 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.