

Business Improvement District (BID) Board

AGENDA - REVISED

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

Thursday, November 13, 2025 – 5:30pm

Join Zoom Meeting:

<https://us02web.zoom.us/j/85443550871?pwd=nNBAibdFwNhOZY3buxvNE952hLxy2i.1>

OR Dial: 1 312 626 6799 Meeting ID: 854 4355 0871 Passcode: downtown

1. Call to Order
2. Roll Call
3. 2025 BID annual report to Council – Action
4. 2025 Property listing – Action
5. 2026 BID Operating Budget – Action
6. 2026 BID Operating Plan – Action
7. Recommendations for 2026 BID Board appointments – Action
8. Informational I-94 signage – Discussion & Possible Action
9. Adjourn

Posted: November 12, 2025

11/12/2025

9:01 AM

Transactions Detail Report - Full Description

Page: 1

Dated From: 1/01/2025

From Account: 201-00-42000-000-000

ACCT

Thru: 11/12/2025

Thru Account: 201-00-48920-000-000

Type of Account: Active

Fund # 201 - BUSINESS IMPROVEMENT DISTRICT

Debit

Credit

201-00-42000-000-000

BID ASSESSMENT

Posting ----- Transaction -----

Date Type Number Date

8/21/2025 JE JE-3855 8/21/2025 TSF FUNDS TO BID 28,092.47

BID Special Assessments 2025

Ending Balance:

28,092.47

201-00-48500-000-000

FESTIVAL / EVENT DONATIONS

Posting ----- Transaction -----

Date Type Number Date

1/03/2025 RCP 47696 1/02/2025 CAROL MARTIN 300.00

2024 CHRISTKINDL

1/03/2025 RCP 47697 1/02/2025 HO-CHUNK NATION 300.00

2024 CHRISTKINDL

Ending Balance:

600.00

201-00-48920-000-000

TRANSFER IN

Posting ----- Transaction -----

Date Type Number Date

8/21/2025 JE JE-3855 8/21/2025 TSF FUNDS TO BID 7,500.00

TSF From EDF to BID 2025

Ending Balance:

7,500.00

Fund Totals:

Beginning

0.00

0.00

0.00

36,192.47

Ending

0.00

36,192.47

11/12/2025

9:02 AM

Transactions Detail Report - Full Description

Page: 1

Dated From: 1/01/2025

From Account: 201-00-56000-000-000

ACCT

Thru: 11/12/2025

Thru Account: 201-00-59000-000-000

Type of Account: Active

Fund # 201 - BUSINESS IMPROVEMENT DISTRICT

Debit

Credit

201-00-56000-000-000

BID EXPENSE

Posting Date	Type	Transaction Number	Date		
1/07/2025	DIS	75097	1/07/2025	SUNRISE SECURITY STORAGE	780.00
				ANNUAL RENT FOR JAN - DEC 2025	
1/21/2025	DIS	75134	1/21/2025	APPLIED MAINTENANCE	264.00
				WASHERS & NUTS FOR LIGHT POLES	
				INV 7031304481	
2/03/2025	JE	JE-3724	2/03/2025	TO REIMBURSE PARKS & REC FOR LIGHTS	294.47
				Replace Downtown Christmas Lights	
2/04/2025	DIS	75200	2/04/2025	SCHOLZE ACE	83.51
				BID - DOWNTOWN LIGHTS	
2/11/2025	DIS	75228	2/11/2025	MOE HARDWARE	67.22
				BID - PARTS FOR LIGHT POST REPAIR	
2/18/2025	DIS	75249	2/18/2025	JOHN DEERE FINANCIAL	37.96
				ANCHOR WEDGE FOR LIGHT POLE	
2/25/2025	DIS	75273	2/25/2025	CAPITAL ONE	8.16
				USPS - BID PACKETS	
3/04/2025	DIS	75292	3/04/2025	AUTO VALUE BLACK RIVER FALLS	124.76
				ACETYLENE / OXYGEN - LIGHT POLE REPAIR	
3/25/2025	DIS	75381	3/25/2025	CAPITAL ONE	8.85
				USPS - BID BOARD PACKETS	
6/10/2025	DIS	75705	6/10/2025	FRESCO INC	11,285.55
				DECORATIVE STREET LAMP UNIT	
				INV 66562	
8/19/2025	DIS	76009	8/19/2025	ED & PAT DAVIS FAMILY TRUST	750.00
				SIGNAGE GRANT - 34 S 1ST STREET	
9/23/2025	DIS	76152	9/23/2025	CAPITAL ONE	8.41
				POSTAGE - BID BOARD PACKETS	
11/11/2025	DIS	76307	11/04/2025	BLACK RIVER AREA CHAMBER OF COMMERCE	1,000.00
				DOWNTOWN TRICK OR TREAT CANDY	
11/11/2025	DIS	76355	11/11/2025	LAMAR COMPANIES	3,512.00
				BID BILLBOARD I-94	
				INV 117537730	
				Ending Balance:	18,224.89

201-00-58500-000-000

FESTIVAL / EVENT EXPENSE

Posting Date	Type	Transaction Number	Date		
1/07/2025	DIS	75063	1/07/2025	BLACK RIVER AREA CHAMBER OF COMMERCE	2,027.23
				2024 CHRISTKINDL	
				Ending Balance:	2,027.23

Fund Totals:

Beginning

0.00

0.00

20,252.12

0.00

Ending

20,252.12

0.00

11/12/2025

9:02 AM

Transactions Detail Report - Full Description

Page: 1

Dated From: 1/01/2025

From Account: 201-00-11100-000-000

ACCT

Thru: 11/12/2025

Thru Account: 201-00-11100-000-000

Type of Account: Active

Fund # 201 - BUSINESS IMPROVEMENT DISTRICT

Debit

Credit

201-00-11100-000-000

BID TREASURER'S CASH

Posting Date	Type	Transaction Number	Date			
1/01/2025	BAL		1/02/2025	Beginning Balances Posted 01/02/2025	34,036.95	
				From Account 201-00-11100-000-000		
1/03/2025	CMP		1/03/2025	Receipts Posted 01/03/2025	600.00	
1/07/2025	CMP		1/07/2025	Checks Posted 01/07/2025		3,189.73
1/07/2025	DIS	75093	1/07/2025	RADCLIFFE LAW OFFICE SC	382.50	
				INV 1200 LEGAL SERVICES - DECEMBER		
1/21/2025	CMP		1/21/2025	Checks Posted 01/21/2025		264.00
1/31/2025	JE	JE-3738	1/31/2025	REVERSE JE-3720 NO EXP TO APPLY TO IN 2024		382.50
1/31/2025	JE	JE-3738	1/31/2025	REVERSE JE-3720 NO EXP TO APPLY TO IN 2024		382.50
				MOVE TO VOUCHERS PAYABLE ACCOUNT		
1/31/2025	JE	JE-3739	1/31/2025	CORRECT JE-3738	382.50	
1/31/2025	JE	JE-3739	1/31/2025	CORRECT JE-3738	382.50	
				MOVE TO VOUCHERS PAYABLE ACCOUNT		
1/31/2025	JE	JE-3740	1/31/2025	MARK RADCLIFFE VP		382.50
2/03/2025	JE	JE-3724	2/03/2025	TO REIMBURSE PARKS & REC FOR LIGHTS		294.47
				Replace Downtown Christmas Lights		
2/04/2025	CMP		2/04/2025	Checks Posted 02/04/2025		83.51
2/11/2025	CMP		2/11/2025	Checks Posted 02/11/2025		67.22
2/18/2025	CMP		2/18/2025	Checks Posted 02/18/2025		37.96
2/25/2025	CMP		2/25/2025	Checks Posted 02/25/2025		8.16
3/04/2025	CMP		3/04/2025	Checks Posted 03/04/2025		124.76
3/25/2025	CMP		3/25/2025	Checks Posted 03/25/2025		8.85
6/10/2025	CMP		6/10/2025	Checks Posted 06/10/2025		11,285.55
8/19/2025	CMP		8/19/2025	Checks Posted 08/19/2025		750.00
8/21/2025	JE	JE-3855	8/21/2025	TSF FUNDS TO BID	7,500.00	
				TSF From EDF to BID 2025		
8/21/2025	JE	JE-3855	8/21/2025	TSF FUNDS TO BID	28,092.47	
				BID Special Assessments 2025		
9/23/2025	CMP		9/23/2025	Checks Posted 09/23/2025		8.41
11/11/2025	CMP		11/11/2025	Checks Posted 11/11/2025		4,512.00
				Ending Balance:	49,594.80	

Fund Totals:

Beginning

0.00

0.00

71,376.92

21,782.12

Ending

49,594.80

0.00

BLACK RIVER FALLS
BID Properties
Collection Year: 2026
(VALUATION BASED ON 2025 TAX ROLL)

Tax Key	Location	Owner	Total Value	Zone	Mult	2025 Assessment	2024 Assessment	\$ Change
206-0495.0000	21 North First Street	Smiley Bear Design LLC	\$ 135,100	2	0.00225	\$ 303.98	\$ 303.98	\$ -
206-0496.0000	43 Main Street	Hold Fast Properties, LLC - Vincent Meyer	\$ 210,200	1	0.00250	\$ 525.50	\$ 512.50	\$ 13.00
206-0497.0000	39 Main Street	Jeff McDonald	\$ 105,200	1	0.00250	\$ 263.00	\$ 258.00	\$ 5.00
206-0498.0000	33 Main Street	PL Moe Property Management LLC	\$ 328,900	1	0.00250	\$ 822.25	\$ 806.25	\$ 16.00
206-0499.0000	19 Main Street	Joel & Kathleen Peterson	\$ 135,000	1	0.00250	\$ 337.50	\$ 330.75	\$ 6.75
206-0500.0000	17 Main Street	Ryan & Carolyn Johnson	\$ 126,000	1	0.00250	\$ 315.00	\$ 308.75	\$ 6.25
206-0501.0000	13 Main Street	WISD Properties, LLP	\$ 134,800	1	0.00250	\$ 337.00	\$ 330.25	\$ 6.75
206-0502.0000	1 Main Street	Freewater Enterprises, LLC - Lance R. Ott	\$ 478,300	1	0.00250	\$ 1,195.75	\$ 1,500.00	\$ (304.25)
206-0503.0000	24 North Water Street	Sharon Trujillo	\$ 120,000	2	0.00225	\$ 270.00	\$ 264.83	\$ 5.17
206-0504.0000	56 N First Street	TBIK, LLC	\$ 123,600	2	0.00225	\$ 278.10	\$ 278.10	\$ -
206-0505.0000	42 N. First Street	Nicholas Respicio	\$ 188,400	2	0.00225	\$ 423.90	\$ 423.90	\$ -
206-0507.0000	22 N. First Street	Hold Fast Properties, LLC - Vincent Meyer	\$ 119,700	2	0.00225	\$ 269.33	\$ 268.20	\$ 1.13
206-0508.0000	103 Main Street	Refined Properties, LLC	\$ 151,000	1	0.00250	\$ 377.50	\$ 370.00	\$ 7.50
206-0509.0000	107 Main Street	Radcliffe Leasing, LLC	\$ 142,500	1	0.00250	\$ 356.25	\$ 349.25	\$ 7.00
206-0510.0000	109 Main Street	Rosa E Valencia	\$ 127,000	1	0.00250	\$ 317.50	\$ 311.25	\$ 6.25
206-0511.0000	119 Main Street	K&R McGillivray, LLC	\$ 225,700	1	0.00250	\$ 564.25	\$ 554.00	\$ 10.25
206-0513.0000	127 Main Street	Liquid Eyes LLC	\$ 167,000	1	0.00250	\$ 417.50	\$ 409.75	\$ 7.75
206-0514.0000	131 Main Street	Tande's Thrive LLC	\$ 125,900	1	0.00250	\$ 314.75	\$ 308.50	\$ 6.25
206-0515.0000	133 Main Street	Lahmayer Trust - Bruce Lahmayer	\$ 207,600	1	0.00250	\$ 519.00	\$ 508.25	\$ 10.75
206-0516.0000	25 North Second	Hold Fast Properties, LLC - Vincent Meyer	\$ 154,600	2	0.00225	\$ 347.85	\$ 347.85	\$ -
206-0522.0000	203 Main Street	Waumandee State Bank	\$ 495,800	1	0.00250	\$ 1,239.50	\$ 1,500.00	\$ (260.50)
206-0523.0000	221 Main Street	Black River Country Bank	\$ 1,694,900	1	0.00250	\$ 1,500.00	\$ 1,500.00	\$ -
206-0534.0000	304 Main Street	Saddlecreek Properties LLC	\$ 251,700	1	0.00250	\$ 629.25	\$ 616.75	\$ 12.50
206-0536.0000	320 Main Street	James Ritland	\$ 75,500	1	0.00250	\$ 250.00	\$ 250.00	\$ -
206-0538.0000	332 Main Street	Red Stone Invesmtnets, LLC	\$ 112,200	1	0.00250	\$ 280.50	\$ 275.00	\$ 5.50
206-0539.0000	338 Main Street	Serenity Point, LLC	\$ 57,600	1	0.00250	\$ 250.00	\$ 250.00	\$ -
206-0541.0000	348 Main Street	Robyn Matousek	\$ 80,400	1	0.00250	\$ 250.00	\$ 201.00	\$ 49.00
206-0549.0000	104 Main Street	WYSWYSIA, LLC	\$ 263,800	1	0.00250	\$ 659.50	\$ 646.00	\$ 13.50
206-0550.0005	13 S. First Street	Revitalize Our Hometown LLC	\$ 100,300	1	0.00250	\$ 250.75	\$ 250.00	\$ 0.75
206-0551.0000	106 Main Street	Susan R. Sampson	\$ 148,700	1	0.00250	\$ 371.75	\$ 364.75	\$ 7.00
206-0552.0000	118 Main Street	Danyal Durman	\$ 172,400	1	0.00250	\$ 431.00	\$ 422.75	\$ 8.25
206-0553.0000	124 Main Street	Tysac Holdings A, LLC	\$ 277,500	1	0.00250	\$ 693.75	\$ 679.75	\$ 14.00
206-0554.0000	130 Main Street	Tysac Holdings A, LLC	\$ 126,000	1	0.00250	\$ 315.00	\$ 308.75	\$ 6.25
206-0556.0000	202 Main Street	Arnold Creek North Investments, LLC	\$ 149,900	1	0.00250	\$ 374.75	\$ 367.25	\$ 7.50

206-0557.0000	15 South Second	J.K.M. Supplemental Trust	\$ 51,700	2	0.00225	\$ 200.00	\$ 200.00	\$ -
206-0559.0000	208 Main Street	Threesix, LLC	\$ 125,300	1	0.00250	\$ 313.25	\$ 307.25	\$ 6.00
206-0560.0000	212 Main Street	Laura L Lindow	\$ 128,800	1	0.00250	\$ 322.00	\$ 315.75	\$ 6.25
206-0561.0000	216 Main Street	Darren L Durman	\$ 99,300	1	0.00250	\$ 250.00	\$ 250.00	\$ -
206-0562.0000	224 Main Street	David Hatch & Janine Casey	\$ 142,600	1	0.00250	\$ 356.50	\$ 349.75	\$ 6.75
206-0563.0000	221 Fillmore	George Gardipee	\$ 62,900	3	0.00200	\$ 150.00	\$ 150.00	\$ -
206-0564.0000	21 S. Second Street	Pa Kou Yang	\$ 227,500	2	0.00225	\$ 511.88	\$ 511.88	\$ -
206-0565.0000	25 S. Second Street	Jonesez, LLC	\$ 337,100	2	0.00225	\$ 758.48	\$ 682.20	\$ 76.28
206-0568.0000	20 S. Second Street	Tysac Holdings A, LLC	\$ 75,800	2	0.00225	\$ 200.00	\$ 200.00	\$ -
206-0569.0000	26 S Second Street	Tysac Holdings A, LLC	\$ 170,500	2	0.00225	\$ 383.63	\$ 376.43	\$ 7.20
206-0571.0000	125 Fillmore Street	Tysac Holdings A, LLC	\$ 101,300	2	0.00225	\$ 227.93	\$ 223.65	\$ 4.28
206-0572.0000	107 Fillmore	Raivin Rentals, LLC	\$ 90,500	3	0.00200	\$ 181.00	\$ 177.20	\$ 3.80
206-0573.0000	35 South First Street	Davis Family Trust - Ed & Pat Davis	\$ 104,600	2	0.00225	\$ 235.35	\$ 230.85	\$ 4.50
206-0574.0000	21 South First Street	Davis Family Trust - Ed & Pat Davis	\$ 108,000	2	0.00225	\$ 243.00	\$ 243.00	\$ -
206-0576.0000	8 Main Street	Jackson County Bank	\$ 2,254,200	1	0.00250	\$ 1,500.00	\$ 1,500.00	\$ -
206-0577.0000	14 Main Street	Scott & Yvette Murphy	\$ 281,100	1	0.00250	\$ 702.75	\$ 688.75	\$ 14.00
206-0579.0000	26 South First Street	L.A. Industries, LLC	\$ 17,600	2	0.00225	\$ 200.00	\$ 200.00	\$ -
206-0580.0000	34 South First Street	Davis Family Trust - Ed & Pat Davis	\$ 101,500	2	0.00225	\$ 228.38	\$ 228.15	\$ 0.23
206-0595.0000	126 S. Second Street	Holliday & Volk LLC	\$ 208,200	3	0.00200	\$ 416.40	\$ 418.60	\$ (2.20)
206-0596.0000	106 S. Second Street	Torkelson Properties LLC	\$ 443,200	3	0.00200	\$ 750.00	\$ 750.00	\$ -
206-0597.0000	112 Fillmore Street	Timothy K Cook	\$ 177,000	3	0.00200	\$ 354.00	\$ 354.00	\$ -
206-1351.0000	26 North Water Street	Sharon E Trujillo	\$ 122,300	2	0.00225	\$ 275.18	\$ 270.45	\$ 4.73
206-1351.0005	36 North Water Street	Joshua Trujillo	\$ 132,400	2	0.00225	\$ 297.90	\$ 292.50	\$ 5.40
206-1353.0000	44 Main Street	Hold Fast Properties, LLC - Vincent Meyer	\$ 337,000	1	0.00250	\$ 842.50	\$ 825.00	\$ 17.50
206-1354.0000	22 South First Street	Leah Ann Walker	\$ 146,600	2	0.00225	\$ 329.85	\$ 200.00	\$ 129.85
206-1355.0000	38 Main Street	Revolution Coffee, LLC	\$ 147,200	1	0.00250	\$ 368.00	\$ 360.50	\$ 7.50
206-1356.0000	34 Main Street	Revitalize Our Hometown LLC	\$ 177,900	1	0.00250	\$ 444.75	\$ 436.25	\$ 8.50
206-1358.0000	30 Main Street	Hold Fast Properties, LLC - Vincent Meyer	\$ 122,900	1	0.00250	\$ 307.25	\$ 301.00	\$ 6.25
206-1359.0000	28 Main Street	Hold Fast Properties, LLC - Vincent Meyer	\$ 107,400	1	0.00250	\$ 268.50	\$ 263.00	\$ 5.50
206-1361.0000	17 North Water Street	Triple T Tire & Lube, LLC	\$ 185,200	2	0.00225	\$ 416.70	\$ 409.95	\$ 6.75
			\$ 14,300,800			\$ 28,086.84	\$ 28,092.47	\$ (5.63)

<u>Minimum</u>		<u>Maximum</u>	
\$250	Zone 1	\$750	Main Street
\$200	Zone 2	\$1,000	Side street intersecting \$ adjacent to Main
\$150	Zone 3	\$1,500	Others within BID
Exempt	Zone 4	Exempt Property	

Business Improvement District 2026 Budget

REVENUES	2024/2025	2025/2026	VARIANCE
2025 BID Assessment	\$ 28,092.47	\$ 28,086.84	\$ (5.63)
City Contribution from Economic Development Fund	\$ 7,500.00	\$ 7,500.00	\$ -
Total Revenues	\$ 35,592.47	\$ 35,586.84	\$ (5.63)
EXPENSES			
Improvement Grant	\$ 9,500.00	\$ 9,500.00	\$ -
Office Administrator	\$ 2,400.00		\$ (2,400.00)
Contracted services (web site)	\$ -		\$ -
Accounting fees	\$ 1,750.00		\$ (1,750.00)
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	\$ 12,500.00	\$ 22,000.00	\$ 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.	\$ 5,152.47	\$ 3,106.84	\$ (2,045.63)
Storage Shed Rental	\$ 1,250.00	\$ 780.00	\$ (470.00)
Total Expenses	\$ 35,592.47	\$ 35,586.84	\$ (5.63)
		\$ -	

Approved by Common Council: __/__/2025

**CITY OF
BLACK RIVER FALLS**

**BUSINESS IMPROVEMENT
DISTRICT**

**OPERATING PLAN
FOR 2026**

2026
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 2026. 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. 2026 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

Approved by Common Council: __/__/2025

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.

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 2026 OPERATING PLAN AND SPECIAL ASSESSMENT METHOD

The projects proposed in the 2026 Operating Plan will be funded during the calendar year 2026 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, 2026, 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 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.

SECTION VII. EXPENDITURES-2026

The expenditures presented in this 2026 operating plan, all of which will occur in 2026, 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 October 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.

MAYOR'S APPOINTMENTS 2025-2026

CDBG HOUSING COMMITTEE			
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Jay Eddy	Mayor	Jacob Peloquin	Aldersperson
Erin Rave	Aldersperson	Desiree Gearing-Lancaster	Aldersperson

HIRING COMMITTEE			
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Jay Eddy	Brad Chown	Justin Dougherty	Gary Ammann
Desiree Gearing-Lancaster			

CONTRACT NEGOTIATING COMMITTEE			
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Jay Eddy	Joel Busse
Brad Chown	Gary Ammann

BOARD OF REVIEW			
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Jay Eddy	Mayor	Justin Dougherty	Aldersperson - Alternate
Brad Chown	City Clerk	Anneliese Eddy	Citizen - Alternate
Mike Rave	Aldersperson		

ADMINISTRATIVE REVIEW APPEALS BOARD		
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Jay Eddy - Mayor	Desiree Gearing Lancaster - Alder	Ron Danielson - City Resident 1-Year Term
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BUSINESS IMPROVEMENT DISTRICT (BID) BOARD					
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<u>Term Ends</u>			<u>Term Ends</u>		
Kylee Wussow	1-Year	2026	Andrea Hoffman	2-Year	2027
Duane Johnson	2-Year	2027	Vincent Meyer	2-Year	2026
Mark Hanson	2-Year	2026			

HISTORICAL PRESERVATION COMMISSION			
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<u>Term Ends</u>		<u>Term Ends</u>	
Jacob Peloquin	2026	Darren Durman	2027
Mary Woods	2028	Jim Hoffman	2026
Barb Simonis	2028	Dana Olson	2026
Joe Gaier	2027		

RURAL FIRE BOARD ~ Justin Dougherty

CITY FIRE INSPECTOR ~ Fire Chief

TOURISM COMMISSION ~ Erin Rave

JACKSON COUNTY FAIR PARK ASSOCIATION ~ City Parks Director

MILT LUNDA MEMORIAL ARENA COMMITTEE ~ City Parks Director

LUNDA COMMUNITY PARK ADVISORY BOARD ~ City Parks Director



Brad Chown

From: Tumaniec, Richard - DOT <Richard.Tumaniec@dot.wi.gov>
Sent: Monday, November 3, 2025 11:33 AM
To: Brad Chown
Cc: Reddy, Matthew - DOT
Subject: FW: I-94 Sign
Attachments: TEOpS 02-06 historic downtown signing.pdf; DOA-6453 STAR Customer Setup and Change Information.pdf; REV Guide Sign Request Form (highlights).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Brad

See the email below for instructions. Matt can answer any additional questions you may have.

Rick Tumaniec
DTSD NW Region Traffic

From: Reddy, Matthew - DOT <Matthew.Reddy@dot.wi.gov>
Sent: Monday, November 3, 2025 11:29 AM
To: Tumaniec, Richard - DOT <Richard.Tumaniec@dot.wi.gov>
Subject: RE: I-94 Sign

Hi Rick

Yes, it is if they have a Historic District that is on the National Register. See the attached policy.

These are type I signs that would be installed on IH 94 and the cost is approximately \$20,000 per sign. The City would be responsible for those costs and maintenance costs.
IF they want to move forward, they would need to fill out the highlighted portions of the request form and section 2 of the STAR form and return those to me. Those forms are attached.
We will also need an official document affirming the National and State designations of the Historic District.

Once I receive these documents, I would contact BTO to start the process of ordering these signs.

Matt

Matthew A. Reddy, PE
Traffic/Signing/Pavement Marking Engineer
Phone: (715) 577-4495
E-mail: matthew.reddy@dot.wi.gov

Wisconsin Department of Transportation
Eau Claire Sign Shop
5009 USH 53 South
Eau Claire, WI 54701

Search Properties Listed in the National Register of Historic Places

This is a table of properties listed in the National Register of Historic Places. It includes the:

reference number, property name, reference number, if it is restricted, state, county city, address, date listed, NHL designation date, architects, federal agency, other name, NPS Park Name, significance person(s), level of significance, and if the file has been scanned there is a link to the file. You can also download this as an [excel spreadsheet](#) or click the "download dataset" below to get the file as a .csv file.

Show entries

Search:

Ref#	Prefix	Property Name	State	County	City	Street & Number	Status	Request Type	Restricted Address	Acreage of Property	Area of Significance	Category of Property
100006789	SG	Black River Falls Commercial Historic District	WISCONSIN	Jackson	Black River Falls	Generally bounded by Harrison, North Water, Fillmore, and North 3rd Sts.	Listed	Single	FALSE	7.8	ARCHITECTURE; COMMERCE	district

11/03/2025

11:42 AM

Transactions Detail Report - Full Description

Page: 1

Dated From: 1/01/2025

From Account: 201-00-11100-000-000

ACCT

Thru: 11/03/2025

Thru Account: 201-00-11100-000-000

Type of Account: Active

Fund # 201 - BUSINESS IMPROVEMENT DISTRICT

Debit

Credit

201-00-11100-000-000

BID TREASURER'S CASH

Posting Date	Type	Transaction Number	Date			
1/01/2025	BAL		1/02/2025	Beginning Balances Posted 01/02/2025	34,036.95	
				From Account 201-00-11100-000-000		
1/03/2025	CMP		1/03/2025	Receipts Posted 01/03/2025	600.00	
1/07/2025	CMP		1/07/2025	Checks Posted 01/07/2025		3,189.73
1/07/2025	DIS	75093	1/07/2025	RADCLIFFE LAW OFFICE SC	382.50	
				INV 1200 LEGAL SERVICES - DECEMBER		
1/21/2025	CMP		1/21/2025	Checks Posted 01/21/2025		264.00
1/31/2025	JE	JE-3738	1/31/2025	REVERSE JE-3720 NO EXP TO APPLY TO IN 2024		382.50
1/31/2025	JE	JE-3738	1/31/2025	REVERSE JE-3720 NO EXP TO APPLY TO IN 2024		382.50
				MOVE TO VOUCHERS PAYABLE ACCOUNT		
1/31/2025	JE	JE-3739	1/31/2025	CORRECT JE-3738	382.50	
1/31/2025	JE	JE-3739	1/31/2025	CORRECT JE-3738	382.50	
				MOVE TO VOUCHERS PAYABLE ACCOUNT		
1/31/2025	JE	JE-3740	1/31/2025	MARK RADCLIFFE VP		382.50
2/03/2025	JE	JE-3724	2/03/2025	TO REIMBURSE PARKS & REC FOR LIGHTS		294.47
				Replace Downtown Christmas Lights		
2/04/2025	CMP		2/04/2025	Checks Posted 02/04/2025		83.51
2/11/2025	CMP		2/11/2025	Checks Posted 02/11/2025		67.22
2/18/2025	CMP		2/18/2025	Checks Posted 02/18/2025		37.96
2/25/2025	CMP		2/25/2025	Checks Posted 02/25/2025		8.16
3/04/2025	CMP		3/04/2025	Checks Posted 03/04/2025		124.76
3/25/2025	CMP		3/25/2025	Checks Posted 03/25/2025		8.85
6/10/2025	CMP		6/10/2025	Checks Posted 06/10/2025		11,285.55
8/19/2025	CMP		8/19/2025	Checks Posted 08/19/2025		750.00
8/21/2025	JE	JE-3855	8/21/2025	TSF FUNDS TO BID	7,500.00	
				TSF From EDF to BID 2025		
8/21/2025	JE	JE-3855	8/21/2025	TSF FUNDS TO BID	28,092.47	
				BID Special Assessments 2025		
9/23/2025	CMP		9/23/2025	Checks Posted 09/23/2025		8.41
				Ending Balance:	54,106.80	
Fund Totals:				Beginning	0.00	0.00
					71,376.92	17,270.12
				Ending	54,106.80	0.00