



CITY OF MARSHFIELD
MEETING NOTICE

AGENDA
MEETING OF THE DOWNTOWN MARSHFIELD
BUSINESS IMPROVEMENT DISTRICT BOARD
8:00 A.M.
Wednesday, August 20, 2014
Room 108, City Hall Plaza

1. Call to Order - Chairman Al Nystrom
2. Approval of July 16, 2014 minutes
3. Continue discussion/approval of 2015 BID Operating Plan
4. Approval of Resolution 2014-46
5. Determine date/time/agenda for next meeting
6. Adjournment

NOTICE

It is possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Deb M. Hall, City Clerk at 630 South Central Avenue or by calling (715) 384-3636.

Business Improvement District Board
Minutes of the July 16, 2014

Meeting called to order by Al Nystrom, Chairman, at 8:00 am in Room 108 of City Hall.

Board Members Present: Carol Knauf, Tom Buttke, Scott Koran, Duane Schutz, and Al Nystrom

Board Members Absent: Pat Schreiner and Shelly Babcock

Others Present: Lois TeStrake, Jason Angell, Keith Strey, Angie Dieringer, Steve Barg, Bill Sennholz, and Amy Krogman.

Angie Dieringer introduced herself to the committee.

BID14-05 Motion by Koran, second by Knauf to approve the minutes of the May 6, 2014 meeting.

Motion carried

Bill Sennholz, Chairman of the Economic Development Board, updated the Board on what the EDB was working on and how the budget process would work.

Dieringer submitted the financial statements through June 30, 2015.

BID14-06 Motion by Knauf, second by Schutz to accept the financial records as presented.

Motion carried

Dieringer has been working with Karen Issacson from MACCI to meet with businesses. Issues she has heard are:

Parking issues

Hard winter – higher heating bills, lower sales

Dieringer updated the Board on promotional events. The first annual block party was recently held. It was well attended. Hub City Days will be held July 26th. Hub City Hoops has 20 team signed up so far. They are very pleased with the response.

New businesses:

Pampered Pooch Emporium and Dog Barkery

Indigo Bloom

Echo Means Body Contouring

Closed businesses:

R & R Graphics

Bacci

There are currently 5 commercial spaces available.

Angell reported on the asbestos removal for the News Herald building. \$50,000 was budgeted, bid was \$24,000. Asbestos abatement will be completed by September 1st. Site is currently being used by Nikolai Construction while working on Penny Court. He will be in contact with them to see when their equipment will be moved. The goal is still to have the News Herald and the professional building on 2nd Street demolished by the end of the year.

Angell updated the committee on the Downtown Master Plan. The first community meeting has been scheduled for September 17th from 5 p.m. -- 7 p.m.

Barg reported on the Maple Avenue railroad crossing closing. The crossing is open at the present time and nothing has been heard from the railroad whether or not they are going to close it permanently. There will be a hearing before the crossing is closed.

Dieringer will be attending new director training at the end of July.

The committee discussed the 2015 budget and the 2015 Operating Plan. Main Street Marshfield asked for direction from the committee as to what they would like to see in this plan. Nystrom asked the members of the Board to contact Dieringer by July 31st regarding any suggestions that they have.

Next meeting date will be Wednesday, August 20th at 8 a.m.

Motion by Knauf, second by Schutz to adjourn at 8:55 a.m.

Respectfully submitted by:

Amy Krogman
Administrative Assistant III

**BUSINESS IMPROVEMENT DISTRICT
DOWNTOWN MARSHFIELD, WISCONSIN
2015 PRELIMINARY OPERATING PLAN**

**Operating Plan for the Calendar Year 2015
Business Improvement District
of the City of Marshfield, Wisconsin**

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I. INTRODUCTION

In order to maintain the vitality of Downtown Marshfield, downtown property owners in 1990 proposed the creation of a Business Improvement District (BID). The creation of the BID enables the downtown business community to organize and implement improvement plans and promotional activities through the Main Street organization that will benefit the central commercial district and ultimately the entire Marshfield community.

The BID is an essential entity to the Central Business District of Marshfield. The BID has maintained its initial premise to promote the downtown, as well as proactively supports revitalization efforts. Through the BID, property owners assess themselves to pay for improvements and activities that will enhance and improve the downtown and to bring customers to the area.

The downtown continues to change as the mix of residential, commercial and professional customers fill the district. The BID welcomes these changes as opportunities to continue economic development in our central city.

II. BID LAW

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

The formation of a Business Improvement District allows downtown business people, property owners, merchants, City officials and others to work together to determine what needs to be done to upgrade and strengthen the downtown and to pay the cost of those efforts, in whole or in part. It is a way for downtown stakeholders to decide what they want and to finance it.

A BID is the best available method for business people to organize, coordinate marketing and promotion efforts, provide management and maintenance programs, and encourage business development. It affords property owners and business people a viable role in directing those affairs within the district. It also ensures that all beneficiaries of District programs participate in the funding of the programs.

III. OPERATING PLAN

A. Plan Objectives

The objective of the Main Street Marshfield is to further promote the development, redevelopment, operation and promotion of the BID for the economic benefit of all businesses and property owners within the BID. Main Street Marshfield's will continue

efforts to maintain and develop new initiatives in line with the 4 Point Approach, effectively supporting our overall mission.

Our Mission is to enhance our community identity and heritage, to foster a center of activity and to ensure economic stability for the heart of Marshfield through concentrated efforts of organization, promotion, design and economic restructuring.

Main Street will utilize work plans as a way to track and accomplish the projects that directly affect the development and promotion the BID.

B. Proposed Activities

With the funding from the BID, the Main Street Program is planning the following projects for 2015. Some of the projects involve collaborative efforts with the City of Marshfield, Convention and Visitors Bureau, and MACCI.

I. Organization

- a. Develop an annual budget and annual report to publicize Main Street's accomplishments for the year
- b. Publish and distribute Main Street Ink - Main Street Marshfield's quarterly newsletter.
- c. Meet with City officials on a consistent basis to guarantee municipal support
- d. Conduct an annual evaluation of the Main Street Marshfield Executive Director
- e. Recruit and retain businesses in the downtown, by working with city staff members, MACCI, MEDA and others.
- f. Coordinate a customer satisfaction survey of Main Street Marshfield stakeholders to establish a baseline data for Main Street performance
- g. Jointly implement special fundraising events with Promotion Committee; Hot Time in the City, Hub City Hoops, Spring/Summer Block Party
- h. Develop a program for recognition of businesses and special happenings.
- i. Develop a volunteer recruitment program and system to track and reward volunteers

II. Promotions

- To promote a positive image to current and potential downtown Marshfield shoppers.
- Develop a program of special events and cultural activities appealing to the local and regional trade area and out-of-town visitors.
 - *Farmers Market*
 - *Hot Time in the City, Hub City Hoops, Hub City Days*
 - *Downtown Trick or Treat*
 - *Holiday Parade, Reindeer Day*
 - *Hot Chocolate Run*
- Continue to assist in coordinating retail activities with other entities in the community that enhance and support our goals.
- Coordinate promotional activities to reflect a consistent, quality image and theme, through graphic image and medium, promoting Main Street and downtown Marshfield.

- Develop Marketing Strategies for each event by solidifying a strong relationship with media, setting standards for each event and identifying target markets for each promotion.

III. Economic Restructuring

- a. Continue to do 6 to 8 quality planned face to face visits per month that require forethought and reflection. Share information and concerns of both business and residential sectors in the Main Street district.
- b. Continue to promote business clusters as they become available downtown.
- c. Update retention, expansion, and recruitment plans to fill the gaps identified. Use Downtown Master Plan as guiding document.
- d. Work with WEDC Downtown Development Staff and local Realtors for referrals and updates on business needs.
- e. Identify services, products, and public amenities which will enhance the downtown's attractiveness to the identified target markets.
- f. Help identify and promote state and city, national and private grant funds to assist with downtown redevelopment.
- g. Assist business and property owners with any grant opportunities as they become available.
- h. Develop system for referrals to fill vacancies in downtown properties. (Contact with Realtors Association, etc).
- i. Review of Retail/Service space needs and how upper floor revitalization can fill our retail, service and housing needs
- j. Analyze available market survey information to determine: the downtown's current image as perceived by different consumer groups in our market area, and the reasons why they frequently do or do not patronize downtown

IV. Design

- a. Continue to work with property owners and storeowners interested in building improvements.
- b. Continue with efforts to enhance the downtown with flower pot plantings, parking lot improvements, Veteran's Parkway and other special spaces as identified by "Flower Power" coordinators.
- c. Update historic walking tour brochure.
- d. Coordinate the efforts between City Plan Commission and Main Street Ad Hoc Committees for Central Avenue and Veteran's Parkway Enhancements
- e. Work with downtown businesses to identify options for backdoor access.
- f. Work with city staff members to identify options for travel routes and parking for downtown businesses, and develop way finding signage for selected routes.
- g. Work with realtors in finding appropriate developers and/or businesses for specific locations in the downtown
- h. In collaboration with city staff, guide or assist correct building structures to be placed in the downtown
- i. For possible exploration in 2015: Educational program on the value of historic preservation with schools, media, downtown property owners, contractors and realtors, during Preservation month (May) and at other events when appropriate.

Based on the resources, time and BID Board discretion, some of these programs may not be fully implemented. The BID Board acknowledges that the Main Street Program may conduct other activities similar to those above, to carry out the objectives identified above.

C. Expenditures and Financing Method

The operating budget for the District is 66,000, which will be collected through the BID assessment. The BID expenditure represents the partial funding of the 2015 Main Street Program. The projected revenue and expenditures for the year 2015 of the Main Street Program are identified on Appendix D. The actual budget will be adjusted if the actual revenue received is less than projected. The adjustments could include revising or eliminating certain budget line items as determined by the BID Board of Directors. Any surplus at the end of the year will result in the monies being carried over for expenditures in subsequent years.

D. Organization of the BID Board

According to Section 66.1109(3), Wisconsin Statutes, a Downtown Business Improvement District Board has been appointed by the Mayor and confirmed by the Common Council. The board is required to have at least five members and that majority of the Board members shall either own or occupy real property in the BID.

The Board shall be structured and operate as follows:

1. Board Size -- 7 members
2. Composition --
 - 0 Non-Occupant Owners
 - 6 Owners/Occupants
 - 1 Common Council representative

A roster of the 2014 BID Board members and Secretary of board is included as Appendix B.

3. Term -- The distribution of non-occupant owners and owners/occupants may vary from time to time, as members are appointed to staggering three (3) year terms. The Common Council representative is appointed annually.
4. Open Meeting Law - As a City entity, the Board will conduct its affairs under the open meetings law and public record requirements. A City staff representative shall serve as the Secretary of the Board.
6. Record Keeping -- Files and records of the Board's affairs shall be kept pursuant to the Wisconsin Public Records Law
7. Meetings - The BID Board will hold regular meetings on at least a quarterly basis, and they will expect Main Street leadership to be present at these meetings
8. A Main Street Executive Board Member will attend all BID Board meetings with the Executive Director.

IV. BID ASSESSMENT METHOD

The activities of the BID are funded by special assessment of properties and parcels within the BID area. Based on the funding details outlined in the Program Categories (totaling \$66,000), and the current assessed valuation for the BID area (estimated \$48,343,300), the anticipated 2015 BID assessment will be \$1.37 per \$1,000 valuation. This special assessment will be levied and collected by the City along with annual real estate taxes.

The assessment rate for 2015 is recommended by the BID Board of Directors and submitted for approval by the Common Council. The rate is dependent upon the BID budget and the value of the property within the BID area. The 2015 BID Program Budget is attached.

V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY

Under Wisconsin Statutes section 66.1109 (1)(f) 4, this Operating Plan is required to specify how the creation of the District promotes the orderly development of the City.

City Role in District Operation

1. Maintain services to Main Street at their current levels
2. Provide funding for Economic Development based on the EDB's assessment and approval of Main Street's work plans
3. Handle the billing and collection of the BID assessment as provided herein
4. In collaboration with Main Street, implement a Downtown Master Plan that will effectively encourage more commerce in the City

VII. FUTURE YEAR OPERATING PLANS

A. Changes

Wisconsin Statutes Section 66.1109(3)(b) requires the Board and the City to annually consider and make changes to the Operating Plan and submit the Operating Plan to the Common Council for approval. A copy of the proposed Operating Plan will also be provided to the EDB for consideration in developing the City's annual economic development budget.

Appendice A

Main Street Marshfield, Inc. Slate of Officers & Directors 2013-2014

Officers

| Name | Position | Term Expires | Term on Board |
|------------------|--------------------------|--------------|-----------------|
| Lois TeStrake | President | 2016 | 6 th |
| C.W. Mitten | Vice President | 2014 | 1 st |
| Trina Ignatowski | Secretary | 2014 | 1 st |
| Josh Kilty | Treasurer | 2014 | 1 st |
| Tom Henseler | Immediate Past President | 2016 | 5 th |

Directors

| Name | Term Expires | Term |
|--------------|--------------|-----------------|
| Nick Arnoldy | 2016 | 2 nd |
| Cindy Cole | 2015 | 2 nd |
| Scott Koran | 2016 | 2 nd |
| Mike Eberl | 2015 | 1 st |
| Ryan Baer | 2016 | 2 nd |
| Jenna Hanson | 2016 | 1 st |
| Kelly Korth | 2015 | 1 st |
| Tony Abney | 2016 | 1 st |
| | | |
| | | |
| | | |

Ex-Officio Members

| Name | |
|---------------|-------------------------------|
| Chris Meyer | Mayor |
| Steve Barg | City Administrator |
| Jason Angell | Economic Development Director |
| Scott Larson | Executive Director/MACCI |
| Gary Cummings | Aldermen |

Terms begin October 1st of each year.

| Downtown Businesses | Non-Downtown Businesses |
|----------------------------|--------------------------------|
| Cindy Cole | Lois TeStrake |
| Trina Ignatowski | Tom Henseler |
| Nick Arnoldy | Kelly Korth |
| CW Mitten | |
| Scott Koran | |
| Josh Kilty | |
| Tony Abney | |
| Ryan Baer | |
| Mike Eberl | |
| Jenna Hanson | |

In accordance of the Memorandum of Understanding, Main Street Marshfield will include at least one BID Board member on the Main Street Marshfield Board at all times and ensure that a majority of MSM Board members own or occupy property in the BID District.

APPENDIX B

MARSHFIELD BUSINESS IMPROVEMENT DISTRICT BOUNDARY DESCRIPTION

Located in parts of Section 7 and Section 8, Town 25 North, Range 3 East, City of Marshfield, Wood County, Wisconsin, Bound by the following described line:

Beginning at the centerline intersection of Arnold Street and Walnut Avenue; then southeasterly to the centerline intersection of Arnold Street and Maple Avenue; then southwesterly to the intersection of the centerline of Maple Avenue and the southerly right-of-way extended to the centerline of Cedar Avenue; then southwesterly to the centerline intersection of Cedar Avenue and Second Street; then northwesterly to the centerline intersection with the alley between Maple Avenue and Cedar Avenue; then southwesterly along said alley centerline to the centerline intersection of Sixth Street; then southeasterly to the centerline intersection of Cedar Avenue; then southwesterly along the centerline of Cedar Avenue 232.4 feet; then southwest parallel with the former railroad right-of-way to the centerline extended of the alley between Central Avenue and Maple Avenue; then southwesterly along the said alley centerline to the centerline intersection with Ninth Street; then northwesterly and then southwesterly on the centerline of Ninth Street to the intersection with the centerline (extended from the north) of Spruce Avenue; then northwesterly along the centerline (extended from the north) of Spruce Avenue 230 feet to the north line of the former railroad right-of-way; then northeasterly along said north line 450 feet; then northwesterly parallel with Spruce Avenue 130 feet; then northeasterly parallel with former railroad right-of-way 75 feet; then northwesterly parallel with Spruce Avenue 210 feet to the center line of Park Street; then southwesterly along the centerline of Park Street to the west boundary line (extended) of Veteran's Memorial Park; then northwesterly along the west boundary of said park to the intersection with the centerline of Walnut Avenue; then northeasterly along the said centerline of Walnut Avenue to the centerline intersection with Arnold Street, and that being the point of beginning.



This is not a legal survey document. This map was prepared by the City of Marshfield. It is intended for informational purposes only and should not be used for legal or financial purposes. The City of Marshfield does not assume any liability for the accuracy of this information.

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BID District

Marshfield, Wisconsin
3/28/2007

| | |
|-----------------------|-------------------|
| BID District Boundary | Proposed ROW |
| Placed Linework | Proposed Widening |
| Open ROW | Vacated ROW |
| Unopened ROW | |

APPENDIX C

Downtown Marshfield Business Improvement District Board Members

| Board Member | Category | Term Expires |
|---------------------|---------------------|---------------------|
| Al Nystrom | Owner/Occupant | 2015 |
| Shelley Babcock | Owner/Occupant | 2016 |
| Duane Schutz | Owner/Occupant | 2016 |
| Carol Knauf | Owner/Occupant | 2015 |
| Patrick Schreiner | Owner/Occupant | 2014 |
| Scott Koran | Owner/Occupant | 2014 |
| Rebecca Spiros | Common Council Rep. | 2014 |

BID Board Secretary (Non-Voting Member)
Administrative Assistant III from Mayor/Administration

| Main Street Marshfield BUDGET FOR 2014 | | Proposed Budget 2015 | Budget 2014 | 2013 Actual |
|---|--------------------------------------|-------------------------|---------------------|---------------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| | 4000 · BID | \$66,000.00 | \$66,000.00 | \$68,240.78 |
| | 4050 · City of Marshfield | \$12,050.00 | \$7,500.00 | \$15,775.00 |
| | 4300 · Interest Income | \$150.00 | \$150.00 | \$109.53 |
| | 4100 - Downtown Donations | | | \$200.00 |
| | 4400 · Promotion Income | | | |
| | 4440 · Catch The Magic of Christmas | | | |
| | 4442 · Wagon/Buggy | \$1,000.00 | \$650.00 | \$1,150.00 |
| | 4444 · Reindeer & Santa Day | \$550.00 | \$550.00 | \$509.74 |
| | 4446 · Holiday Parade | \$1,500.00 | \$2,500.00 | \$1,300.00 |
| | 4447 Hot Chocolate run | \$6,000.00 | \$3,000.00 | \$6,074.00 |
| | 4448 · Misc. Christmas | \$500.00 | \$1,000.00 | \$500.00 |
| | 4475 · PROW Income | \$50.00 | \$20.00 | \$45.00 |
| | 447. - Other Promotion Income | | | \$330.00 |
| | 4480 - Mini Golf | | | \$270.00 |
| | 4600 · Fundraising Income | | | |
| | 4660 · Hub City Days Income | \$42,000.00 | \$42,000.00 | \$21,342.75 |
| | 4662 - Duathlon Income | | | \$400.00 |
| | 4670 · Hot Time | \$2,500.00 | \$2,000.00 | \$2,747.00 |
| | 4810 · Flower Power Income | | \$500.00 | \$600.00 |
| | 4814 - Flower Power Raffle | | | \$1,840.00 |
| | 4855 - Imagine Marshfield | | | \$5.00 |
| | - Hub City Hoops | \$6,000.00 | \$0.00 | |
| | - Spring & Summer Block Party | \$5,000.00 | \$0.00 | |
| | 4951 - Organizational Income | | | |
| | 4951 - Associate Membership | | | \$500.00 |
| Total Income | | \$143,300.00 | \$125,870.00 | \$121,938.80 |
| Expense | | | | |
| | 5000 · Advertising Expense | | | |
| | 5056 · Image | \$800.00 | \$1,000.00 | \$574.95 |
| | 5057 · Web Hosting/Advertising | \$2,000.00 | \$1,250.00 | \$470.00 |
| | 5058- Misc. Advertising | | | \$1,492.84 |
| | 5100 · Fundraising Costs | | | |
| | 5160 · Hub City Days Expenses | \$28,000.00 | \$33,500.00 | \$21,431.28 |
| | 5170 · Hot Time Costs | \$700.00 | \$1,000.00 | \$755.51 |
| | 5300 · Image Event Expense | | | |
| | 5315 · Customer Appreciation Expense | \$1,000.00 | \$1,000.00 | |
| | 5320 · Flower Power Expenses | \$6,500.00 | \$6,500.00 | \$5,006.35 |
| | 5324 - Flower Power Raffle Expenses | | | \$800.00 |
| | 5335 · Annual Meeting Expenses | \$1,430.00 | \$1,000.00 | \$1,558.46 |
| | 5340 · Fall Decorating | \$250.00 | \$250.00 | \$264.16 |
| | 5345 - Discover Downtown | \$500.00 | \$500.00 | |
| | 5365 · State Mtgs & Awards Banquet | \$750.00 | \$750.00 | \$13.87 |
| | 5370 · Misc. Image Expense | \$1,000.00 | \$1,000.00 | \$915.22 |
| | 5385 · Halloween Expenses | \$1,000.00 | \$1,500.00 | \$944.59 |
| | 5500 · Promotion Expenses | | | |
| | 5520 · Farmer's Market | \$100.00 | \$100.00 | \$39.39 |
| | 5540 · Catch the Magic of Christmas | | | |
| | 5542 · Wagon/Buggy | \$1,500.00 | \$1,500.00 | \$800.00 |
| | 5544 · Reindeer Day | \$500.00 | \$500.00 | \$743.20 |
| | 5546 · Holiday Parade | \$2,000.00 | \$2,000.00 | \$1,222.26 |

| | | | | | |
|--|--|---|---------------------|---------------------|---------------------|
| | | 5547 - Hot chocolate run | \$3,000.00 | \$3,000.00 | \$3,112.68 |
| | | 5548 - Christmas Supplies | \$500.00 | \$500.00 | \$409.74 |
| | | 5565 - Mini Golf Expenses | | | \$270.71 |
| | | 5570- Block Party Expense | \$1,400.00 | | |
| | | 5580 - Other Promotional Expenses/Kiosk | | \$11,500.00 | |
| | | 5100 - Fundraising Costs | | | |
| | | 5162 - Hub City Hoops | \$3,000.00 | \$0.00 | |
| | | 6000 - Organization expense | \$750.00 | \$750.00 | \$162.93 |
| | | 6500 - Design Expenses | \$2,500.00 | \$250.00 | \$134.33 |
| | | 6515 - Other Design Expenses | | | -\$250.00 |
| | | 7000 - Economic Restructuring Expenses | | | \$5,280.81 |
| | | 7150 - Depreciation Expense | \$500.00 | \$500.00 | \$0.00 |
| | | 7160 - Dues and Subscriptions | \$1,500.00 | \$1,500.00 | \$1,123.00 |
| | | 7180 - Insurance | \$5,000.00 | \$3,600.00 | \$4,489.00 |
| | | 7250 - Postage and Delivery | \$2,000.00 | \$2,000.00 | \$1,119.61 |
| | | 7260 - Printing and Reproduction | | | |
| | | 7261 - MS Newsletters | \$1,500.00 | \$2,000.00 | \$1,359.40 |
| | | 7262 - MS Brochures | \$400.00 | \$750.00 | \$262.00 |
| | | 7263 - Printing & Reproduction Other | \$300.00 | \$300.00 | \$28.00 |
| | | 7270 - Professional Fees (Statement & Tax Prep) | \$1,500.00 | \$1,750.00 | \$1,050.00 |
| | | 7290 - Rent | \$8,100.00 | \$8,100.00 | \$8,100.00 |
| | | 7295 - Utilities | \$1,500.00 | \$1,500.00 | \$1,081.32 |
| | | 7300 - Equipment & Maintenance Repairs | \$1,500.00 | \$1,500.00 | \$2,209.21 |
| | | 7340 - Telephone/Internet Expenses | | | |
| | | 7341 - Telephone | \$800.00 | \$800.00 | \$934.14 |
| | | 7342 - Internet Access | \$700.00 | \$800.00 | \$629.40 |
| | | 7343 - Cell Phone | \$300.00 | \$1,300.00 | \$1,465.13 |
| | | 7350 - Travel & Education Expense | | | |
| | | 7353 - Travel & Education | \$2,000.00 | \$2,000.00 | \$369.00 |
| | | 7355 - Mileage | \$1,000.00 | \$1,000.00 | \$2,393.73 |
| | | 7357 - Meals | \$250.00 | \$250.00 | \$530.54 |
| | | 7354 - Hotel/Car Res. | \$1,000.00 | \$1,000.00 | \$442.72 |
| | | 7400 - Supplies | | | |
| | | 7430 - Office Supplies | \$4,000.00 | \$4,000.00 | \$2,590.24 |
| | | 7500 - Payroll Expenses Summary | \$50,000.00 | \$40,500.00 | \$49,013.93 |
| | | 7760 - Recognition Plaques | \$200.00 | \$200.00 | \$216.90 |
| | | 7880 - Personal Property Tax | \$70.00 | \$70.00 | \$54.13 |
| | | Downtown Master Plan | | | \$0.00 |
| | | Façade | | | \$10,000.00 |
| | | Total Expense | \$143,300.00 | \$144,770.00 | \$135,614.68 |
| | | Net Ordinary Income | \$0.00 | -\$18,900.00 | -\$13,675.88 |

BID VALUES 2014 ROLL

| Amount To Collect | 2013 | 2014 | \$66,000 |
|---------------------|------|------|--------------|
| 2013 Assessed Value | 2013 | 2014 | \$48,343,300 |
| 2013 Rate | 2013 | 2014 | 0.001365236 |
| Parcels | 2013 | 2014 | 136 |
| | | | \$1.37 |

| PARCEL | BID Tax | OWNER | PROPERTY ADDRESS | LAND \$ | IMPT \$ | TOTAL | MAILING ADDRESS | CITY | STATE | ZIP | |
|--------|----------|------------|-----------------------------------|-----------------------------------|-----------|-------------|-----------------|----------------------------|------------|-----|-------|
| 1 | 3300035 | \$257.48 | Next Generation Investments LLC | 148 N Central Ave | \$98,400 | \$90,200 | \$188,600 | 148 N Central Ave | Marshfield | WI | 54449 |
| 2 | 3300037A | \$2,582.21 | Compass Properties LLC | 112-146 N Central Ave | \$331,200 | \$1,550,200 | \$1,881,400 | 22 E Wiffiin st Suite 1000 | Madison | WI | 53708 |
| 3 | 3300045 | \$2,191.20 | Convenience Store Investments | 101 N Central Ave & 100 N Maple | \$406,600 | \$1,198,400 | \$1,605,000 | 1626 Oak St | La Crosse | WI | 54602 |
| 4 | 3300048 | \$123.14 | Convenience Store Investments | 137 N Central Ave | \$80,600 | \$9,600 | \$90,200 | 1626 Oak St | LaCrosse | WI | 54601 |
| 5 | 3300090 | \$526.16 | MKR Properties | 171 S Central Ave | \$119,200 | \$266,200 | \$385,400 | 171 S Central Ave | Marshfield | WI | 54461 |
| 6 | 3300094 | \$116.73 | KMDARR LLC | 145 S Central Ave | \$19,900 | \$65,600 | \$85,500 | 8113 Jackson St | Pittsville | WI | 54466 |
| 7 | 3300095 | \$153.86 | Benjamin M Beyerl | 141 S Central Ave | \$19,900 | \$92,800 | \$112,700 | 141 S Central Ave | Marshfield | WI | 54449 |
| 8 | 3300096 | \$91.61 | TKI Enterprises LLC | 137-139 S Central Ave | \$19,900 | \$47,200 | \$67,100 | PO Box 62 | Arpin | WI | 54410 |
| 9 | 3300097 | \$86.15 | Joel D Lutz | 135 S Central Ave | \$19,900 | \$43,200 | \$63,100 | 1413 S Washington Ave | Marshfield | WI | 54449 |
| 10 | 3300098 | \$277.83 | Do-Bee Multiservices Inc | 121-133 S Central Ave | \$39,700 | \$163,800 | \$203,500 | 1126 W Ives St | Marshfield | WI | 54449 |
| 11 | 3300099 | \$345.00 | Christopher M Howard & Erin Reich | 111A&B-121 S Central Ave | \$51,400 | \$201,300 | \$252,700 | 402 W Park St | Marshfield | WI | 54449 |
| 12 | 3300100 | \$149.77 | Daniel J & Susan R Geldernick | 107 & 107A S Central Ave | \$14,900 | \$94,800 | \$109,700 | W509 Pine Creek Rd | Chili | WI | 54420 |
| 13 | 3300102 | \$470.87 | Central City Station LLC | 103 S Central Ave | \$46,900 | \$298,000 | \$344,900 | PO Box 211 | Marshfield | WI | 54449 |
| 14 | 3300105 | \$260.21 | Central City Station LLC | 112 E Veterans Parkway | \$28,600 | \$162,000 | \$190,600 | PO Box 211 | Marshfield | WI | 54449 |
| 15 | 3300107 | \$48.60 | Central City Station LLC | 102 S Maple Ave | \$31,100 | \$4,500 | \$35,600 | P O Box 211 | Marshfield | WI | 54449 |
| 16 | 3300112 | \$198.78 | 3rd Avenue Properties LLC | 111 E 2nd St | \$44,300 | \$101,300 | \$145,600 | 1602 E Wausau Ave | Wausau | WI | 54403 |
| 17 | 3300118A | \$66.35 | Integrity Properties LLC | 1088 W 1st St | \$14,400 | \$34,200 | \$48,600 | W434 Elm St | Marshfield | WI | 54449 |
| 18 | 3300119 | \$118.23 | PI JB's LLC | 122 S Central Ave | \$20,900 | \$65,700 | \$86,600 | PO Box 4709 | Cove Creek | WI | 83527 |
| 19 | 3300120 | \$194.82 | K & K Properties of Mfld, LLC | 126-132 S Central Ave | \$40,500 | \$102,200 | \$142,700 | 706 S Cypress Ave | Marshfield | WI | 54449 |
| 20 | 3300121 | \$53.93 | K & K Mfd Properties, LLC | 106 W 1st St | \$39,500 | \$0 | \$39,500 | 706 S Cypress Ave | Marshfield | WI | 54449 |
| 21 | 3300123 | \$112.09 | Thomas A Gilbertson | 136 S Central Ave | \$20,200 | \$61,900 | \$82,100 | 136 S Central Ave | Marshfield | WI | 54449 |
| 22 | 3300124 | \$108.40 | Integrity Properties LLC | 138-140 S Central Ave | \$20,200 | \$59,200 | \$79,400 | W434 Elm St | Marshfield | WI | 54449 |
| 23 | 3300125 | \$81.91 | Integrity Properties LLC | 144 S Central Ave | \$20,200 | \$39,800 | \$60,000 | W434 Elm Street | Marshfield | WI | 54449 |
| 24 | 3300127 | \$64.79 | Integrity Properties LLC | 148-156 S Central Ave | \$60,700 | \$206,500 | \$267,200 | W434 Elm St | Marshfield | WI | 54449 |
| 25 | 3300128 | \$131.88 | Arthur D & Valorie L Scottberg | 160-164 S Central Ave | \$20,200 | \$76,400 | \$96,600 | 500 E Grant St | Marshfield | WI | 54449 |
| 26 | 3300129 | \$111.68 | Readwell LLC | 166 S Central Ave | \$20,200 | \$61,600 | \$81,800 | 1112 W State St | Marshfield | WI | 54449 |
| 27 | 3300130 | \$203.32 | Patrick J Baer | 103-113 W 2nd & 168-170 S Central | \$74,500 | \$520,500 | \$595,000 | PO Box 628 | Marshfield | WI | 54449 |
| 28 | 3300134 | \$203.15 | Donald Nikolai | 211 W 2nd St | \$50,000 | \$98,800 | \$148,800 | 8867 E 29th St | Marshfield | WI | 54449 |
| 29 | 3300135 | \$172.43 | Jeffrey & Juliet J Will | 206 W 1st St | \$44,000 | \$82,300 | \$126,300 | 500 W Magee St | Marshfield | WI | 54449 |
| 30 | 3300136 | \$225.67 | July 1st LLC | 104-106 S Chestnut Ave | \$32,100 | \$133,200 | \$165,300 | W241 Sugarbush Ln | Marshfield | WI | 54449 |
| 31 | 3300137 | \$311.96 | Scotty's of Marshfield LLC | 100 S Chestnut Ave | \$30,100 | \$198,400 | \$228,500 | 710 S Apple Ave | Marshfield | WI | 54449 |
| 32 | 3300139 | \$440.29 | Bakus Properties | 110 S Chestnut Ave | \$93,300 | \$229,200 | \$322,500 | 409 S Chestnut Ave | Marshfield | WI | 54449 |
| 33 | 3300140 | \$115.36 | Badger Housing Associates VI LLC | 207 W 2nd St | \$25,600 | \$58,900 | \$84,500 | 1111 W Veterans Pkwy | Marshfield | WI | 54449 |
| 34 | 3300144 | \$77.95 | Donald G Wolgram | 108 W 2nd St | \$10,100 | \$47,000 | \$57,100 | 1914 E Fillmore St | Marshfield | WI | 54449 |
| 35 | 3300144A | \$175.98 | PSE Properties LLC | 200 S Central Ave | \$40,500 | \$88,400 | \$128,900 | PO Box 188 | Marshfield | WI | 54449 |
| 36 | 3300145 | \$443.16 | High Street Real Estate LLC | 210 S Central Ave | \$50,600 | \$274,000 | \$324,600 | W136 Panther Creek Rd | Marshfield | WI | 54420 |
| 37 | 3300147 | \$368.75 | Payson Properties LLC | 222 S Central Ave | \$53,400 | \$216,700 | \$270,100 | 6409 West Main St | Arpin | WI | 54410 |
| 38 | 3300148 | \$232.64 | Franklin Building LLC | 230 S Central Ave | \$31,300 | \$139,100 | \$170,400 | D2978 Grand Meadow Rd | Stratford | WI | 54484 |
| 39 | 3300149 | \$168.74 | William I Gratzek | 236 S Central Ave | \$16,600 | \$107,000 | \$123,600 | 507 E Edison St | Marshfield | WI | 54449 |
| 40 | 3300150 | \$230.18 | San-Rey LLC | 240-242 S Central Ave | \$23,900 | \$144,700 | \$168,600 | 1126 W Ives St | Marshfield | WI | 54449 |
| 41 | 3300151 | \$147.58 | Alan Billings | 248 S Central Ave | \$23,000 | \$85,100 | \$108,100 | N10046 Park Lane Ave | Loyal | WI | 54446 |

| PARCEL | BID Tax | OWNER | PROPERTY ADDRESS | LAND \$ | IMPT \$ | TOTAL | MAILING ADDRESS | CITY | STATE | ZIP | |
|--------|----------|------------|--|----------------------------------|-----------|-------------|-----------------|----------------------------|------------|-----|-------|
| 42 | 3300152 | \$295.85 | Green Roof Investments LLP | 252 S Central Ave | \$19,100 | \$197,600 | \$216,700 | 1213 S Central Ave Suite C | Marshfield | WI | 54449 |
| 43 | 3300153 | \$29.08 | Guy A & Irene M Boucher | 107 W 3rd St | \$5,100 | \$16,200 | \$21,300 | 301 S Linden Ave | Marshfield | WI | 54449 |
| 44 | 3300153A | \$115.36 | Lazy Meadows Homes, LLC | 105 W 3rd St | \$9,800 | \$74,700 | \$84,500 | 402 W Park St | Marshfield | WI | 54449 |
| 45 | 3300156 | \$316.60 | West Second Investments LLC | 214 W 2nd St | \$61,700 | \$170,200 | \$231,900 | PO Box 917 | Marshfield | WI | 54449 |
| 46 | 3300161 | \$247.38 | Chestnut Ave Center For The Arts Inc | 208 S Chestnut Ave | \$120,300 | \$60,900 | \$181,200 | 208 S Chestnut Ave | Marshfield | WI | 54449 |
| 47 | 3300164 | \$160.28 | Kim Swensen | 211 W 3rd St | \$23,400 | \$94,000 | \$117,400 | 211 W 3rd St | Marshfield | WI | 54449 |
| 48 | 3300865 | \$316.46 | Baby Wooding Homes, LLC | 253 S Central Ave | \$24,400 | \$207,400 | \$231,800 | 402 W Park St | Marshfield | WI | 54449 |
| 49 | 3300866 | \$209.56 | Lazoo Building LLC | 249 S Central Ave | \$24,400 | \$129,100 | \$153,500 | 4396 Becker Rd | Abundant | WI | 54412 |
| 50 | 3300867 | \$207.24 | Muelier Investments Properties LLC | 243 S Central Ave | \$30,700 | \$121,100 | \$151,800 | 243 S Central Ave | Marshfield | WI | 54449 |
| 51 | 3300868 | \$540.22 | Central WI Coin Co Inc | 227-233 S Central Ave | \$79,400 | \$316,300 | \$395,700 | PO Box 266 | Marshfield | WI | 54449 |
| 52 | 3300871 | \$163.15 | Gorski & Wittman Real Estate LLC | 223-225 S Central Ave | \$24,400 | \$95,100 | \$119,500 | 223 S Central Ave | Marshfield | WI | 54449 |
| 53 | 3300872 | \$124.51 | Duwayne Dahlke | 217 S Central Ave | \$16,200 | \$75,000 | \$91,200 | EP614 Eau Claire St | Stratford | WI | 54484 |
| 54 | 3300873 | \$314.55 | The Accola Limited Partnership | 209-211 S Central Ave | \$39,700 | \$190,700 | \$230,400 | 8330 Cty Rd V East | Marshfield | WI | 54449 |
| 55 | 3300874 | \$283.83 | Mount View III LLC | 201-203 S Central Ave | \$124,300 | \$401,500 | \$525,800 | N666 County Rd K & Q | Merrill | WI | 54452 |
| 56 | 3300875 | \$717.84 | Thomas & Sandra King Charitable Unitrust | 108-112 E 2nd St | \$62,200 | \$6,800 | \$69,000 | 200 E 4th St | Marshfield | WI | 54449 |
| 57 | 3300954 | \$94.20 | Robert J & Garry P Schmitzler | 201 E 4th St | \$39,700 | \$296,100 | \$335,800 | 8427 Cty Hwy V | Marshfield | WI | 54449 |
| 58 | 3300967 | \$458.45 | Four Seasons Real Estate LLC | 355 S Central Ave & 107 E 4th St | \$69,200 | \$59,100 | \$79,300 | 345 S Central Ave | Marshfield | WI | 54449 |
| 59 | 3300968 | \$107.85 | Thomas F & Carol J Knaut | 345 S Central Ave | \$19,900 | \$78,900 | \$98,800 | 343 S Central Ave | Marshfield | WI | 54449 |
| 60 | 3300969 | \$134.89 | John H & Patricia J Keel Revocable Trust | 343 S Central Ave | \$19,900 | \$78,900 | \$98,800 | 343 S Central Ave | Marshfield | WI | 54449 |
| 61 | 3300970 | \$295.57 | Arlon & Gail M Heessly | 333 S Central Ave | \$39,700 | \$176,800 | \$216,500 | 1306 N Shawano Dr | Marshfield | WI | 54449 |
| 62 | 3300971 | \$124.10 | Anderson B Connor | 331 S Central Ave | \$21,700 | \$69,200 | \$90,900 | 1301 W 5th St | Marshfield | WI | 54449 |
| 63 | 3300972 | \$142.80 | Libertine Enterprises LLC | 327 S Central Ave | \$19,000 | \$85,600 | \$104,600 | 310 W Clark St | Unhy | WI | 54488 |
| 64 | 3300973 | \$273.59 | Johnsrud LLC | 319-321 S Central Ave | \$39,700 | \$160,700 | \$200,400 | 10556 Patton Dr | Marshfield | WI | 54449 |
| 65 | 3300974 | \$141.71 | William J & Luann M Streur 'Trustees' | 315 S Central Ave | \$18,100 | \$85,700 | \$103,800 | 1000 S Lymdale Dr | Appleton | WI | 54914 |
| 66 | 3300975 | \$116.18 | CDR LLC | 307 S Central Ave | \$21,700 | \$63,400 | \$85,100 | 8484 Hegeford Ln | Marshfield | WI | 54449 |
| 67 | 3300976 | \$341.99 | Heritage Bank | 301-305D S Central Ave | \$39,700 | \$210,800 | \$250,500 | 907 N Central Ave | Marshfield | WI | 54449 |
| 68 | 3300977 | \$219.80 | Third Street of Marshfield LLC | 108-118 E 3rd St | \$39,700 | \$121,300 | \$161,000 | 111 W Upham St | Marshfield | WI | 54449 |
| 69 | 3300978 | \$151.54 | DMU LLC | 302 S Maple Ave | \$24,200 | \$86,800 | \$111,000 | 111 W Upham St | Marshfield | WI | 54449 |
| 70 | 3300979C | \$39.59 | Arlon & Gail M Heessly | 306 S Maple Ave | \$10,100 | \$18,900 | \$29,000 | 1306 N Shawano Dr | Marshfield | WI | 54449 |
| 71 | 3300981 | \$296.26 | B & B Investments of Marshfield LLP | 111-113 E 4th St | \$79,400 | \$137,600 | \$217,000 | 111 E 4th St | Marshfield | WI | 54449 |
| 72 | 3300982 | \$5,853.99 | Wilton Avenue Purdy LLP | 305 S Chestnut Ave | \$243,900 | \$4,044,000 | \$4,287,900 | 250 W Bellline Hwy | Madison | WI | 53715 |
| 73 | 3300991 | \$2,773.89 | Citizens National Bank & Trust | 101 W 4th St | \$282,200 | \$1,749,600 | \$2,031,800 | PO Box 650 | Marshfield | WI | 54449 |
| 74 | 3301064 | \$2,262.61 | Citizens National Bank & Trust | 400 S Chestnut Ave | \$251,500 | \$1,405,800 | \$1,657,300 | 433 Main Street | Green Bay | WI | 54301 |
| 75 | 3301081 | \$167.65 | Stroetz Investment Properties LLC | 110 W 4th St | \$25,300 | \$97,500 | \$122,800 | 110 W 4th St | Marshfield | WI | 54449 |
| 76 | 3301082A | \$169.43 | Zimmermann Properties LLC | 108 W 4th St | \$25,800 | \$98,300 | \$124,100 | 915 W Arnold St | Marshfield | WI | 54449 |
| 77 | 3301084 | \$445.48 | Seven K's LLC | 400 S Central & 104 W 4th St | \$60,700 | \$265,600 | \$326,300 | 8308 County Rd Y | Marshfield | WI | 54449 |
| 78 | 3301085 | \$264.99 | William & Luann Streur 'Trustees' | 414 S Central Ave | \$61,200 | \$132,900 | \$194,100 | 1000 S Lymdale Dr | Appleton | WI | 54911 |
| 79 | 3301086 | \$242.47 | 426 South Central LLC | 426-428 S Central Ave | \$40,400 | \$137,200 | \$177,600 | 426 S Central Ave | Marshfield | WI | 54449 |
| 80 | 3301087 | \$241.78 | 3rd Avenue Properties LLC | 434 S Central Ave | \$40,500 | \$136,600 | \$177,100 | 1602 E Wausau Ave | Marshfield | WI | 54403 |
| 81 | 3301088 | \$157.28 | Skender & Adem Ademi | 440 S Central Ave | \$20,200 | \$95,000 | \$115,200 | 443 S Central Ave | Marshfield | WI | 54449 |
| 82 | 3301089A | \$144.17 | XY Inc | 444 S Central Ave | \$24,800 | \$80,800 | \$105,600 | 444 S Central Ave | Marshfield | WI | 54449 |
| 83 | 3301090 | \$99.25 | Lasting Investments LLC | 450 S Central Ave | \$17,500 | \$55,200 | \$72,700 | EP1245 CV Rd V | Osseo | WI | 54758 |
| 84 | 3301091 | \$125.19 | James W & Judith Benson | 105-107 W 05th St | \$11,400 | \$80,300 | \$91,700 | 1410 S Ethison Ave | Marshfield | WI | 54449 |
| 85 | 3301091A | \$94.20 | Rodney Feltz | 454 S Central Ave | \$7,100 | \$61,900 | \$69,000 | 9712 Hwy 13 South | Marshfield | WI | 54449 |
| 86 | 3301093 | \$149.90 | Batus Properties | 411 S Chestnut Ave | \$66,700 | \$43,100 | \$109,800 | 409 S Chestnut Ave | Marshfield | WI | 54449 |
| 87 | 3301094A | \$225.40 | Batus Properties LLP | 409 S Chestnut Ave | \$21,300 | \$143,800 | \$165,100 | 409 S Chestnut Ave | Marshfield | WI | 54449 |
| 88 | 3301095 | \$219.67 | Rogers Cinema Inc | 451-453 S Central & 105 E 5th | \$39,700 | \$121,200 | \$160,900 | 407 S Maple Ave | Marshfield | WI | 54449 |

| PARCEL | BID Tax | OWNER | PROPERTY ADDRESS | LAND \$ | IMPT \$ | TOTAL | MAILING ADDRESS | CITY | STATE | ZIP |
|--------|----------|---|-----------------------------------|-----------|-------------|-------------|--------------------------|------------|-------|-------|
| 89 | 3301096 | \$213.66 Skender Ademi | 443 S Central Ave | \$39,700 | \$116,800 | \$156,500 | 443 S Central Ave | Marshfield | WI | 54449 |
| 90 | 3301097 | \$220.08 Marshfield Monument Properties LLC | 421-435 S Central Ave | \$47,500 | \$113,700 | \$161,200 | 433 S Central Ave | Marshfield | WI | 54449 |
| 91 | 3301099 | \$1,315.13 Rogers Cinema Inc | 419 S Central Ave | \$111,100 | \$852,200 | \$963,300 | PO Box 280 | Marshfield | WI | 54449 |
| 92 | 3301101 | \$136.66 J & J Adventures LLP | 405 S Central Ave | \$20,800 | \$79,300 | \$100,100 | 106 E 4th St | Marshfield | WI | 54449 |
| 93 | 3301101A | \$196.32 Schneider's Inc | 401 S Central Ave | \$19,000 | \$124,800 | \$143,800 | 106 E 4th St | Marshfield | WI | 54449 |
| 94 | 3301102 | \$142.53 J & J Adventures LLP | 112 E 4th St | \$34,200 | \$70,200 | \$104,400 | 106 E 4th St | Marshfield | WI | 54449 |
| 95 | 3301103 | \$117.82 J & J Adventures LLP | 108 E 4th St | \$17,000 | \$69,300 | \$86,300 | 106 E 4th St | Marshfield | WI | 54449 |
| 96 | 3301111 | \$102.67 Rogers Cinema Inc | 407 S Maple Ave | \$31,100 | \$44,100 | \$75,200 | PO Box 280 | Marshfield | WI | 54449 |
| 97 | 3301112 | \$49.83 Rogers Cinema Inc | 405 S Maple Ave | \$31,100 | \$5,400 | \$36,500 | PO Box 280 | Marshfield | WI | 54449 |
| 98 | 3301113 | \$121.10 Rogers' Cinema Inc | 403 S Maple Ave | \$31,100 | \$57,600 | \$88,700 | 407 S Maple Ave | Marshfield | WI | 54449 |
| 99 | 3301114 | \$158.64 Robert J Schnitzler & | 200 E 4th St | \$31,100 | \$85,100 | \$116,200 | 200 E 4th St | Marshfield | WI | 54449 |
| 100 | 3301210 | \$157.28 Thomas Hvizdak | 551 S Central Ave | \$52,400 | \$62,800 | \$115,200 | 1876 Elderberry Rd | Marshfield | WI | 54426 |
| 101 | 3301211 | \$1,134.78 Baltus Properties | 539 S Central Ave | \$170,400 | \$660,800 | \$831,200 | 408 S Chestnut Ave | Marshfield | WI | 54449 |
| 102 | 3301215 | \$102.26 Duane M & Lisa A Schutz | 511 S Central Ave | \$19,900 | \$55,000 | \$74,900 | 107 S Schmidt Ave | Marshfield | WI | 54449 |
| 103 | 3301216 | \$31.26 Duane M Schutz | 505 S Central Ave | \$18,100 | \$4,800 | \$22,900 | 107 S Schmidt Ave | Marshfield | WI | 54449 |
| 104 | 3301217 | \$209.15 Crabby Properties LLC | 501 S Central Ave | \$21,700 | \$131,500 | \$153,200 | 8639 Richfield Dr | Marshfield | WI | 54449 |
| 105 | 3301219 | \$46.69 Marshfield Monument Inc | 112 E 5th St | \$16,200 | \$18,000 | \$34,200 | 433 S Central Ave | Marshfield | WI | 54449 |
| 106 | 3301223 | \$140.89 Longview Realty LLC | 109 E 6th St | \$103,200 | \$0 | \$103,200 | 2700 W Veterans Parkway | Marshfield | WI | 54449 |
| 107 | 3301226 | \$72.77 Kim K Rice | 503 S Chestnut Ave | \$13,900 | \$39,400 | \$53,300 | 2709 W 5th St | Marshfield | WI | 54449 |
| 108 | 3301226A | \$149.08 Junner & Wolfgram LLC | 114 W 5th St | \$16,400 | \$92,800 | \$109,200 | PO Box 1178 | Marshfield | WI | 54449 |
| 109 | 3301227 | \$114.95 Western View LLC | 507 S Chestnut Ave | \$17,200 | \$67,000 | \$84,200 | 507 S Chestnut Ave | Marshfield | WI | 54449 |
| 110 | 3301228 | \$430.73 Fifth Street Rental Group | 112 W 5th St | \$60,700 | \$254,800 | \$315,500 | 112 W 5th St | Marshfield | WI | 54449 |
| 111 | 3301230 | \$59.52 National Retail Properties LP | 108 W 5th St | \$39,000 | \$4,600 | \$43,600 | 450 Orange Ave Suite 500 | Orlando | FL | 32801 |
| 112 | 3301232 | \$297.89 Christopher & Erin Howard | 500-504 S Central & 104-106 W 5th | \$40,500 | \$177,700 | \$218,200 | 402 W Park St | Marshfield | WI | 54449 |
| 113 | 3301233 | \$260.90 National Retail Properties LP | 510-522 S Central Ave | \$40,500 | \$150,600 | \$191,100 | 450 Orange Ave Suite 500 | Orlando | FL | 32801 |
| 114 | 3301234 | \$63.89 National Retail Properties LP | S Central Ave | \$40,500 | \$6,300 | \$46,800 | 450 Orange Ave Suite 500 | Orlando | FL | 32801 |
| 115 | 3301238A | \$115.50 Randy A & Joyce A Gersham | 554 S Central Ave | \$6,700 | \$77,900 | \$84,600 | PO Box 1016 | Marshfield | WI | 54449 |
| 116 | 3301243 | \$510.05 Traditions on Chestnut LLC | 113-115 W 6th St | \$77,800 | \$295,800 | \$373,600 | 9218 Lincoln Ave | Marshfield | WI | 54449 |
| 117 | 3301244 | \$255.16 Walter R Minder Etal | 214 W 5th St | \$19,100 | \$167,800 | \$186,900 | 214 W 5th St | Marshfield | WI | 54449 |
| 118 | 3301252 | \$337.90 Smiley Rentals LLC | 502-504 S Chestnut Ave | \$19,400 | \$228,100 | \$247,500 | 504 S Chestnut Ave | Marshfield | WI | 54449 |
| 119 | 3301257 | \$685.76 RYA Properties LLC | 208 W 5th St | \$131,300 | \$371,000 | \$502,300 | 1907 Wildflower Dr | Marshfield | WI | 54449 |
| 120 | 3301258 | \$3,415.00 Forward Financial Bank | 207 W 6th St | \$242,000 | \$2,259,400 | \$2,501,400 | PO Box 608 | Marshfield | WI | 54449 |
| 121 | 3301700 | \$8,085.88 Investors Assoc-Watertown Crossing LLC | 641-725 S Central Ave | \$806,200 | \$5,116,500 | \$5,922,700 | PO Box 147 | Marshfield | WI | 53052 |
| 122 | 3301700A | \$450.94 Mueller Investments Properties LLC | 601-601A S Central Ave | \$56,400 | \$273,900 | \$330,300 | 243 S Central Ave | Marshfield | WI | 54449 |
| 123 | 3301702 | \$226.63 Pioneer Bank | 735 S Central Ave | \$100,600 | \$65,400 | \$166,000 | 5738 Main St | Auburndale | WI | 54412 |
| 124 | 3301703A | \$156.59 PJ Properties of Marshfield LLC | 701 S Central Ave | \$53,100 | \$61,600 | \$114,700 | 106 E 4th St | Marshfield | WI | 54449 |
| 125 | 3301704 | \$1,403.05 Phillip D & Jill P Hiller | 751 S Central Ave | \$308,200 | \$719,500 | \$1,027,700 | 401 N Anton Ave | Marshfield | WI | 54449 |
| 126 | 3301710 | \$540.50 Marshfield Area Chamber Fnd Inc | 700 S Central Ave | \$127,900 | \$268,000 | \$395,900 | 700 S Central Ave | Marshfield | WI | 54449 |
| 127 | 3301715 | \$7,772.29 Marshfield Development LLC | 750-820 S Central Ave | \$712,100 | \$4,980,900 | \$5,693,000 | 750 S Central Ave | Marshfield | WI | 54449 |
| 128 | 3301909 | \$102.39 Gaffney Plumbing Inc | 851 S Central Ave | \$31,100 | \$43,900 | \$75,000 | 851 S Central Ave | Marshfield | WI | 54449 |
| 129 | 3301910 | \$42.46 Darrell C Gates | 845 S Central Ave | \$31,100 | \$0 | \$31,100 | 837 S Central Ave | Marshfield | WI | 54449 |
| 130 | 3301911 | \$18.43 Bryan Eckes | S Central Ave | \$13,500 | \$0 | \$13,500 | 1134 Penny Ln | Marshfield | WI | 54449 |
| 131 | 3301911A | \$107.31 Darrell C Gates | 837 S Central Ave | \$17,700 | \$60,900 | \$78,600 | 837 S Central Ave | Marshfield | WI | 54449 |
| 132 | 3301912 | \$59.52 Bryan Eckes | 823 S Central Ave | \$31,100 | \$12,500 | \$43,600 | 1134 Penny Ln | Marshfield | WI | 54449 |
| 133 | 3301913 | \$125.60 Bryan Eckes | 817 S Central Ave | \$44,500 | \$47,500 | \$92,000 | 1134 Penny Ln | Marshfield | WI | 54449 |
| 134 | 3301914 | \$310.05 Duane Schutz | 809 S Central Ave | \$62,300 | \$164,800 | \$227,100 | 107 S Schmidt Ave | Marshfield | WI | 54449 |
| 135 | 3301939 | \$368.07 Thomas M & Anita Werthman | 113 W 9th St | \$118,100 | \$151,500 | \$269,600 | PO Box 488 | Marshfield | WI | 54449 |

| PARCEL | BID Tax | OWNER | PROPERTY ADDRESS | LAND \$ | IMPT \$ | TOTAL | MAILING ADDRESS | CITY | STATE | ZIP |
|--------|---------|---------------------------------|------------------|-----------|-----------|-----------|----------------------------|---------|-------|-------|
| 136 | 3303556 | \$896.82 Compass Properties LLC | 12 N Central Ave | \$205,400 | \$454,500 | \$656,900 | 22 E Mifflin St Suite 1000 | Madison | WI | 53703 |

REMOVED FROM ACTIVE LIST FOR 2014

| | | | | | | | | | | |
|-----------------|----------|--------------------------|-----------------------|-----------|-----------|------------|-------------------------|------------|----|-------|
| 1 | 3300098A | Do-Bee Multiservices Inc | 121-133 S Central Ave | \$19,500 | \$78,000 | \$97,500 | Combined with parcel 98 | Marshfield | WI | 54449 |
| 2 | 3300143 | City of Marshfield | 110 W 2nd St | \$22,800 | \$54,800 | \$77,600 | Inactive for 2014 | Marshfield | WI | 54449 |
| 3 | 3300154 | City of Marshfield | 111 W 3rd St | \$124,200 | \$121,400 | \$245,600 | Inactive for 2014 | Marshfield | WI | 54449 |
| Roll Difference | | | | \$166,500 | \$254,200 | \$420,700 | | | | |
| | | | | | | -\$222,100 | | | | |

RESOLUTION NO. 2014-46

A Resolution adopting the 2015 operating plan for the Downtown Marshfield Business Improvement District of Marshfield, Wisconsin.

WHEREAS, the Common Council of the City of Marshfield created a Downtown Business Improvement District on November 27, 1990 and authorized an initial levy of assessments within the district in November, 1990 to finance the 1991 initial operating plan; and

WHEREAS, the Downtown Marshfield Business Improvement District Board met on August 20, 2014 to consider a proposed 2015 operating plan; and

WHEREAS, the Board voted to recommend a 2015 Business Improvement District operating plan to the Common Council for its adoption; and

WHEREAS, the 2016 B.I.D. operating plan provides for an estimated assessment rate of \$1.36 per \$1,000 valuation, generating assessments totaling \$66,000, based upon an estimated valuation of \$49,075,900. The rate per \$1,000 of assessed value will be adjusted to realize a collection of \$66,000 once the final assessed value is determined. The estimated valuation of \$48,343,300 does not include manufacturing properties.

NOW, THEREFORE, BE IT RESOLVED, that the 2015 operating plan of the Downtown Marshfield Business Improvement District (attached hereto) is hereby adopted by the Common Council, and that the related assessments be levied.

DATED THIS _____ DAY OF _____, 2012

ADOPTED: _____

Chris L. Meyer, Mayor

APPROVED: _____

Deb Hall, City Clerk