



Business Improvement District Board

335 South Broadway
De Pere, WI 54115
www.deperewi.gov

Regular Meeting

Agenda

Thursday, October 23, 2025

8:00 AM

Council Chambers and Virtual

Pursuant to Wisconsin Statute 19.84, Notice is hereby given to the public that a meeting of the **Business Improvement District Board** of the City of De Pere will be held on **October 23, 2025 at 8:00 AM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The Public or Members of the Business Improvement District Board, which may count toward an official quorum, may attend the meeting either in person in the Council Chambers or telephonically or electronically via video conferencing or other appropriate technological means. Telephonic or electronic access to the meeting is provided below:

Computer/smart phone accessing <https://www.gotomeet.me/DePere>

OR

You can also dial in using your phone.
United States (Toll Free): [1 866 899 4679](tel:18668994679)
United States: [+1 \(312\) 757-3117](tel:+13127573117)
Access Code: 154-883-285

This meeting may also be rebroadcast on TV throughout the week and available on demand at <https://deperewi.portal.civicclerk.com/>.

- I. Call to Order
 1. Roll Call
 2. Approval of the minutes of the September 30, 2025 BID Board meeting.
 3. Public Comment on Matters not on the Agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Business Improvement District Board. §6-3(f) DPMC
 4. Annual election of officers.
 5. Discuss meeting structure.
 6. Review 2025 DBID Plan highlights. Presentation by Tina Quigley, Executive Director Definitely De Pere.

7. Consideration and possible action regarding the 2026 De Pere Business Improvement District (DBID) Operating Plan.*
8. Adjournment.

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk's office at 339-4050 by Noon, the previous day so that arrangements can be made.

Agenda Sent To:

Alderspersons
City Manager
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce



City of De Pere, Wisconsin

I.2

**Request for Business Improvement District
Board Action**

MEETING DATE: October 23, 2025
DEPARTMENT: Development Services
FROM: Kelly Barker, Administrative Assistant
SUBJECT: Approval of the minutes of the September 30, 2025 BID Board meeting.
RECOMMENDED ACTION: Motion to approve.

ATTACHMENTS:
BID_Sep2025_Minutes_Draft



Business Improvement District Board

Regular Meeting

Minutes

335 South Broadway
De Pere, WI 54115
www.deperewi.gov

Tuesday, September 30, 2025

3:00 PM

112 N Broadway St, De Pere, WI
54115

I. Call to Order

1. Roll Call

Present: Brent Felchlin, Tom Gavic, Ryan Jennings, Rich Starry, Kim Flom

Absent:

Excused: Mary Boyd, Maya Romboy

Also present: Definitely De Pere Executive Director Tina Quigley and members of the public.

2. Approval of the minutes of the December 9, 2024 Business Improvement District Board meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rich Starry
SECONDER:	Brent Felchlin
AYES:	Brent Felchlin, Tom Gavic, Ryan Jennings, Rich Starry, Kim Flom

3. Public Comment on Matters not on the Agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Business Improvement District Board. §6-3(f) DPMC

There were no public comments.

4. Property Owner Introduction.

Meeting attendees introduced themselves and their business or property.

5. Discuss meeting structure.

Tom Gavic presented an updated meeting structure and calendar that would include a regular schedule of four meetings throughout the year that would each have different focus areas. The first meeting would be held in March to discuss the prior year in review, get an update from Definitely De Pere and to confirm current plan activities and identify items for small group work. The second meeting would be held in June for a current plan review and small group work (informing next year operating plan). The third meeting would be held in September to discuss the Draft Operating Plan to prioritize objective activities. The fourth meeting would be held in October to discuss current plan highlights and approve the next year's Operating Plan and forward to Common Council. Tom explained that this meeting schedule would allow Council approval of any plans in time to inform Brown County that the assessment could be in

place for the following year. Tom mentioned that the BID Board needs to take more ownership on the operating plan rather than Definitely De Pere and City staff. The proposed calendar is designed to facilitate the ownership of the plan. The BID currently has 7 members but could talk about evaluating the bylaws and the membership to determine if any changes are desired. Tom mentioned shrinking the Board to possibly 5 members rather than the current 7 members. There was general consensus among the group that they support the proposed meeting schedule. No formal action or vote was taken.

6. Draft Plan Operating Review.

Tom Gavic reviewed the small group discussions that occurred in June related to the 2025 BID Operating plan. The group recommended revising the plan to focus on three key areas. The goals are intended to stay the same with the activities changing from year to year.

Objective 1 – Grow the number of people experiencing Downtown De Pere from X to Y by 2030.

Possible data metrics:

- Placer.ai data
- Event Numbers
- Hotel and Short Term Stay Nights
- Data from Discover Green Bay Pilot

Tom noted that there is potential for small group work that could focus on this objective/and or the data metrics.

Objective 2 – Grow the number of people living and working in Downtown De Pere from X to Y by 2030.

Possible data metrics:

- # Living in Downtown
 - Single Family
 - Condos
 - Apartments
- # Working in Downtown
 - College
 - For Profit (could break down by industry)
 - Not for profit

Tom would like to explore including St Norbert College in the BID and would like to learn more about how that could work and benefits/considerations around having them in the BID.

Objective 3 - Grow property values from an average of X to Y (square footage) by 2030.

Possible data metrics:

- Average of appraisals across a consistent mix of building types
- Lease rates across a consistent mix of building types.
- Occupancy rates

Tom asked for comments/questions about the three objectives. Andy Krans asked about potentially expanding the BID footprint. Jason Tadych mentioned that expanding the boundary is an easy way to achieve Objective 3. City Manager Kim Flom will follow up with City staff to map out the process necessary to amend the BID Boundary. Information will be brought back to the BID Board and may be discussed in a small group.

Tom introduced a possible, but not listed fourth objective idea – downtown aesthetics. He noted that signage and sign compliance has been discussed at multiple meetings. This is another potential small group activity that Tom believes would help maintain the consistency of signage throughout Downtown.

Tom noted that an important next step is for all BID members to share potential activities and action items with Definitely De Pere Executive Director Tina Quigley. The March meeting will be an opportunity to review the ideas and prioritize them for work in that year.

7. Main Avenue Reconstruction Project Update and Q&A with Scott Thoresen, City of De Pere Director of Public Works.

Public Works Director Scott Thoresen provided a presentation on the Main Avenue and Reid Street Proposed Streetscape. He also introduced Josh Lang and Chuck Carroll as project partners. This project has been discussed for 15+ years. Construction is slated for 2028 but work will begin next year with the Mill Alley reconstruction. The City will do all the utility work necessary for the project in 2027. Streetscape Team includes the Department of Transportation, Tina Quigley, Tom Gavic, Shanna Koltz, Mayor Boyd, Eric Rakers, Andrew Krans, Lance Abts, Sue Walsh, Scott Thoresen and Quasan Shaw. The team has met three times since December of 2024. There is a full community meeting planned for the project on Monday, October 20th. Mailings will be sent to property owners along the corridor as well as a press release and emails to people on the email list. The meeting will be held at De Pere Middle School at 5PM.

Streetscape limits include:

- Main Avenue: Third to Fifth (both sides)
- Reid Street – Third to Fourth (north side)
- Reid Street – Fourth to Fifth (north side)

Streetscape items may include:

- Decorative lighting (Third to Sixth – both sides)
- Stamped colored concrete
- Trees
- Planter pots
- Revising planter beds at Third and Sixth

The City is currently obligated to pay about \$2.6M into the project as part of the partnership agreement with WiDOT. Much of the city share is proposed to be used for streetscape. Scott shared slides that included diagrams outlining the streetscape scope and proposal. The brick pavers will be removed and replaced with stamped concrete. The existing pots will be removed before construction but then will be placed strategically in order to ensure that plants can be at a level that can still be visible from vehicles. The clock tower will be removed for construction and may be relocated based on previously expressed visibility concerns. The project also includes a reconstruction of the rail crossing near Nicolet Restaurant. This area will also include a reconstruction of the pedestrian access across the tracks. Scott presented a diagram that showed the typical cross section for the project. The street is designed generally to have 12' travel lanes, a 5' bike lane next to an 8' parking lane and a 10' parking lane on the south side. The sidewalks are designed to accommodate a furniture zone and a sidewalk travel zone. Scott confirmed that the furniture zones would require a right-of-way permit and that the furniture will need to be brought in every night. Andy Krans asked about the anticipated completion date. Scott noted that the hope is to complete the project in one year but it may be slightly different than that based on conditions and scope refinement with the contractor.

The project is proposed to include five stages:

1. Prep for project
2. Close Reid St and Third St (one lane each way on Main Ave)
3. Under the railroad bridge from 8th to Fort Howard (limited to summer)
4. Close Main Ave (one lane each way on Reid St – and half of Eighth St)
5. Restoration and clean up

Some of the stages may overlap or specific pieces may move around. The message has always been possible completion in early 2029 with some finish work that could continue into 2029. Chuck Carroll noted that even during the road closure, business access must be maintained. However, that access may not be as convenient as it is when the street is open. Andy Krans mentioned the importance of good signage throughout the duration of the project. Dave from the Chamber is taking the lead on the connection with the businesses to coordinate the signage. Definitely De Pere will take the lead on marketing/communication with businesses. Josh mentioned that all businesses are encouraged to get ahead of the signage plans and communication plans for their customers to convey that downtown is still open even if the road is closed.

Scott mentioned that the City is currently working through the required right of way and easement acquisitions. Permanent right of way is only required from about five properties but several easements will be necessary. Tom Gavic asked what is planned to happen from generally today until construction. Scott replied that City utility work will start in 2027 and go through the full construction season. Department of Public Works plans on keeping one lane of traffic open at all times. Some sidewalks may also be impacted.

Tom thanked Scott for the presentation and noted that the BID can be a champion for the city project and help with the communication.

After the presentation, Tom asked Jason Tadych to give an update on the Shopko project. Jason said that there are two buildings currently under construction at the former Shopko site. The first five-story building will have 60 apartments over about 8000 square feet of commercial space. Building should be topped out by November 1st and is hopeful for a June 2026 construction completion. Street surfacing will happen in Spring of 2026, weather and condition dependent. The second building will be a 90-room five-story Marriott Townplace Suites hotel. Kineth Hospitality will operate the facility. The City is also going to be constructing a 3-story parking garage that will provide approximately 230 parking spaces to serve the hotel and multi-family building. The hotel is expected to be completed by October 2026.

Tom asked City Manager Kim Flom for any city updates and she provided an overview of the executive budget takeaways. Scott Thoresen gave a quick summary on the MSC expansion and the south bridge connector budget. Kim noted that Development Services Director Daniel Lindstrom and his team have been doing a great job mapping out the local share to maximize the use of TIDS. Kim gave an update on the Business Walk from last week.

Scott Thoresen mentioned that the BID may want to talk about a different snow removal solution rather than the current system. Tina Quigley noted that the last two years have generally gone smoothly with minimal complaints. Andy Krans noted that the last two winters have also been fairly mild. Tom Gavic suggested that a small group have a kick off/coordination meeting with Department of Public Works to talk about snow removal for the upcoming season.

8. Set meeting date and time for 2025 Annual BID Board meeting.

Tom Gavic stated that he would like to schedule the Annual Member meeting for the third week of October so the 2026 BID Operating Plan can be included in the documents sent to Council for the

November 4th Council meeting. He suggested a few dates for the meeting: either October 23rd or October 24th at 8AM. The meeting will be held at City Hall. Tom will update the members on the date once a date has been determined. Tom requested that Definitely De Pere Executive Director Tina Quigley be prepared to share highlights from the year, but it doesn't need to be the full Year in Review anticipated for March. Tom also plans to talk more about the signage proposal with the Board at the October meeting. The general idea is that the 2026 Plan will include the objectives, but the actual activities will be identified from November through March. Andy Krans asked when Definitely De Pere's Board turns over. Tina noted that this happens in the beginning of the year. Generally, 2-3 terms expire each year so there are only a few new members per year (11 member Board). Definitely De Pere sends out a call for nominations. Tom noted that the BID would like to have a voice in the composition of the Definitely De Pere Board as the main contractor.

9. Adjournment.

City Manager Kim Flom moved, seconded by Brent Felchlin, to adjourn the meeting at 4:45 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

I.3

**Request for Business Improvement District
Board Action**

MEETING DATE: October 23, 2025
DEPARTMENT: Development Services
FROM: Kelly Barker, Administrative Assistant
SUBJECT: Public Comment on Matters not on the Agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Business Improvement District Board. §6-3(f) DPMC
RECOMMENDED ACTION: Public Comment.

ATTACHMENTS:
None



City of De Pere, Wisconsin

I.4

**Request for Business Improvement District
Board Action**

MEETING DATE: October 23, 2025
DEPARTMENT: Development Services
FROM: Kelly Barker, Administrative Assistant
SUBJECT: Annual election of officers.
RECOMMENDED ACTION: Election of Officers.

ATTACHMENTS:
None



City of De Pere, Wisconsin

L5

**Request for Business Improvement District
Board Action**

MEETING DATE: October 23, 2025
DEPARTMENT: Development Services
FROM: Daniel Lindstrom, Development Services Director
SUBJECT: Discuss meeting structure.
RECOMMENDED ACTION: Discussion.

ATTACHMENTS:
None



City of De Pere, Wisconsin

I.6

**Request for Business Improvement District
Board Action**

MEETING DATE: October 23, 2025
DEPARTMENT: Development Services
FROM: Daniel Lindstrom, Development Services Director
SUBJECT: Review 2025 DBID Plan highlights. Presentation by Tina Quigley, Executive Director Definitely De Pere.
RECOMMENDED ACTION: Review.

ATTACHMENTS:
BID Presentation_Definitely De Pere

Downtown De Pere in 2025

Making Downtown a Destination



Goals for the District

The objective of the BID is to preserve and improve the social, economic, and physical environment in the District.

- Make downtown a vibrant destination that attracts more visitors and residents.
- Support businesses growth, private investment, and key niche development.
- Enhance the district through placemaking, public art, and events.
- Improve public spaces to create areas for enjoyment and events.
- Promote walkability and bikeability.
- Support redevelopment while preserving existing charm and character.

Downtown De Pere 2025 BID Highlights

Business Support

- Maintained a comprehensive building and business database.
- Provided technical assistance to businesses.
- Conducted business retention surveys and outreach.
- Assisted with funding opportunities & grant applications.
- Supported façade grant & historic tax credit opportunities.
- Recruited and assisted new businesses locating downtown.

Marketing/Branding

- Promoted downtown as a destination through a comprehensive marketing strategy.
- Produced and distributed the Downtown De Pere Guide.
- Maximized communication through newsletters, press releases and social media.
- Enhanced existing events and developed new opportunities to attract visitors.

Public Realm

- Developed the Urban Forest Walkway
- Supported ongoing beautification and streetscape enhancement efforts.
- Promoted and expanded public art installations throughout downtown.
- Activated public spaces to encourage community gatherings and outdoor enjoyment.

Special Events

Year-round events that drive traffic, support small businesses, and build community.

SPRING - Sip and Shop • Foodie Walk

SUMMER - Farmers Market • Art Nite
Music on the Plaza • Tour De Pere • Yoga
in the Park • Summer Sidewalk Sales

FALL - Soup Walk • Trick or Treat

WINTER - Sip and Shop • Small Business
Saturday • Holly Day • Winter Sales
Event

General/Operational

Managing key programs and partnerships to keep downtown running smoothly.

- Managed the Downtown Snow Removal program
- Collaborated with the City of De Pere and the De Pere Area Chamber of Commerce on the State of De Pere Event, Annual Business Walk, and joint projects.
- Coordinated annual planning, budgeting, and BID reporting in alignment with City initiatives.

Looking Ahead

Focus on initiatives that strengthen downtown's vitality, appeal and economic growth.

- Enhance marketing and communications to further promote downtown as a destination.
- Continue creative placemaking, public art, and cultural events to engage residents and visitors.
- Drive business success, target growth areas, specialized markets, and investment opportunities.

2024/25 by the Numbers





City of De Pere, Wisconsin

I.7

**Request for Business Improvement District
Board Action**

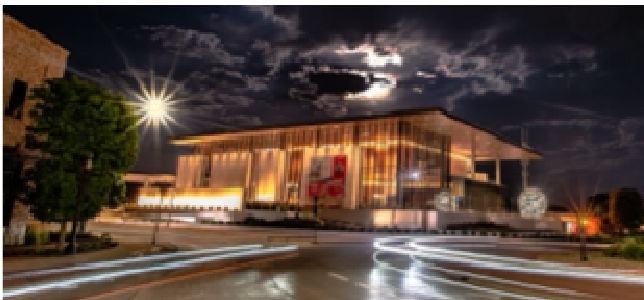
MEETING DATE: October 23, 2025
DEPARTMENT: Development Services
FROM: Daniel Lindstrom, Development Services Director
SUBJECT: Consideration and possible action regarding the 2026 De Pere Business Improvement District (DBID) Operating Plan.*
RECOMMENDED ACTION: Motion to approve.

ATTACHMENTS:
DBID OperatingPlan 2026 FINAL 10.22.25

De Pere Business Improvement District 2026 Operating Plan



Downtown De Pere



Approved by De Pere Business Improvement District: **10/23/2025 (scheduled)**
Approved by De Pere Common Council: **11/4/2025 (scheduled)**

The 2026 De Pere Business Improvement District (DBID) Plan was prepared by the BID Board and its members in collaboration with Downtown De Pere, Inc. (dba Definitely De Pere), and the city of De Pere.

DBID Board Members

Name	Position	Term Expiration	Role
Tom Gavic	Chairperson	2027	Office Representative
Rich Starry	Vice Chairperson	2028	Property Owner
Mary Boyd	Board Member	2027	Hospitality Representative
Brent Felchlin	Board Member	2026	Retail Representative
Maya Romboy	Board Member	2028	Community Representative
Ryan Jennings	Board Member	2027	Property Owner
Kim Flom	Secretary	2027	City of De Pere Representative

*All terms expire on June 30th of that year.

Downtown De Pere, Inc.
 Tina Quigley - Executive Director
 Brennan Hutjens - Board President (2025)

City of De Pere
 Daniel Lindstrom - Development Services Director
 Quasan Shaw - Community and Economic Development Specialist



**DE PERE
BUSINESS IMPROVEMENT DISTRICT OPERATING PLAN
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I. Introduction

Wisconsin Act 184, signed into law in 1984, gives Wisconsin municipalities the authority to create Business Improvement Districts (BIDs) within their communities. To do so, at least one property owner within the proposed district must petition the City to create a BID. The State Legislature created Wis. Stats. §66.1109 (the "BID Law") to provide a way for business properties within an established district to authorize voluntary assessments. The assessment funds are to be used for programs aimed at promoting, developing, redeveloping, managing, and maintaining that district. There are currently 88 active BIDs in the State of Wisconsin across 49 different communities.

Business Improvement Districts are quite like traditional special assessments where property owners are assessed for improvements or services that benefit them. Unlike traditional assessments, Business Improvement District assessments can be used to finance a wide range of activities, services, and improvements. Primarily BIDs have been used to attract merchants and business owners that in turn attract more customer traffic downtown. Some BIDs in Wisconsin have funded physical improvements like lighting or parking; others have funded promotional and marketing materials and events. The Operating Plan for each BID directs the use of funds and identifies projects, priority areas, etc.

II. Purpose and History of the BID

The property owners who were involved in the creation of the BID hoped to accomplish the goals and ideas presented in the De Pere Downtown Master Plan, Cultural District Master Plan, Comprehensive Plan, Historic Preservation Plan, Downtown Parking Study, West Downtown Vision Plan (pending) and the updated Comprehensive Plan, herein referred to as "Long Range Plans". The original De Pere Business Improvement District Operating Plan had been developed by De Pere BID proponents and the City of De Pere. This BID Operating Plan and future plans will be developed by the BID Board, the City of De Pere, and Downtown De Pere, Inc., along with input and discussion from the membership.

The BID Board, through the development of this Operating Plan, has coordinated with Downtown De Pere, Inc. and the membership for the work described in this plan. Downtown De Pere, Inc. and the BID provide for a system that has shared long-term goals, and results, that will benefit both the BID District and the City of De Pere.

As used herein, "DBID" shall refer to the De Pere Business Improvement District, and "District" shall refer to the properties located within the physical boundaries of the Business Improvement District, as provided herein in Appendix B.

The DBID was created to:

- Allow for private property owners to work together in conjunction with the City to develop the District.
- Enhance existing public funding sources to continue to maintain and promote the District. The DBID also empowers future investments generated through private resources in addition to existing public dollars.
- Provide for an equitable and fair mechanism for funding initiatives that will benefit all business and property owners in the District.
- Ensure the District will be preserved and will improve the social and economic environment of the District. This is a mechanism to bring together funding initiatives that will fulfill District improvement projects identified in the Long-Range Plans.

Use of a BID to develop the District was anticipated to work as follows:

- The DBID was created by the Common Council of the City of De Pere.
- An operating Board (DBID Board), comprised mostly of property and business owners within the District, has all powers necessary to implement the DBID Operating Plan.
- The City collects DBID assessments from District property owners following the approved assessment formula.
- Assessment collections are turned over to the DBID Board for distribution in accordance with the DBID Operating Plan by the 15th day of the month following such collection.

The original DBID (established in 2014) included 221 parcels with a total DBID value of over \$68,209,900. The boundaries include parcels in West and East De Pere's Downtown Business District. Out of the 221 parcels, 76 were tax-exempt or were used exclusively for residential purposes. The BID value of the remaining 145 parcels was assessed at \$1.75 for every \$1,000.00 in total value of the parcel.

III. Development Plans

The objective of the DBID is to preserve and improve the social, economic, and physical environment in the District, bring together appropriate partnerships of people, organizations, and funds, and to evaluate and implement District development projects identified by businesses and building owners in the Long-Range Plans. This section of the Plan shall be the DBID Operating Plan for 2026.

The DBID Operating Plan works towards creating Plan Goals, Activities, and Benefits that are measurable. As each year of the DBID evolves so must the Goals, Activities, and Benefits of the plan to find ways to measure success. The 2026 DBID Operating Plan is updating its plan goals, with the metrics and plan activities developed in more detail during the first quarter of plan year.

A. Plan Goals:

1. Grow the number people experiencing downtown De Pere from X to Y by 2030.
 - Placer.ai data (New data system purchased by city that we will be learning more about)
 - Event numbers
 - Hotel and Short-term Stay nights
 - Data from Discover Green Bay pilot – to be explored during 2026
2. Grow the number of people living and working in downtown De Pere from X to Y by 2030.
 - Number of people living in downtown
 - a. Single family
 - b. Condos
 - c. Apartments
 - Number of people working in downtown
 - a. College
 - b. For Profit (could breakdown by industry)

c. Not for Profit

3. Grow property values from an average of \$X/SF to \$Y/SF by 2030.

- Average of appraisals across a consistent mix of building types
- Lease rates across a consistent mix of building types
- Occupancy rate

B. Proposed Activities

General activities consistent with the above goals to be developed by the BID Board / Members and Definitely De Pere during the first quarter of the 2026 plan year. We will continue executing on the 2025 DBID Operating Plan activities until the new year activities are developed.

IV. MEASURES, BUDGET AND REVIEW

A. Benefits and Measures

The success of the DBID is determined by the level of satisfaction of those who create it and who control the DBID, as well as the level of customer satisfaction. Business and building owners have been surveyed annually in partnership with the Definitely De Pere, City of De Pere and the De Pere Area Chamber of Commerce. That review should be updated periodically and provided to the DBID Board for review and development of future DBID plans.

In addition to the evidence suggested above, the following benefits and measures will be established and evaluated as quantifiable measures of success:

- Help the District property owners secure and retain tenants.
 - a. Measured by business space occupancy rate in the District.
- Help increase the value of property in the District.
 - a. Measured by valuation and lease rates of properties in the District.
- Help support and strengthen existing businesses in the District.
 - a. Measured by periodic surveying of businesses in the District.

B. Budget

The 2025 DBID includes 215 parcels or parcel equivalents. Out of the 215 parcels, 46 are tax-exempt and 35 are used exclusively for residential purposes. Out of the remaining 134, the BID assessment is \$2.00 for every \$1,000 in total assessed value of the parcel, with parcels to have an assessment of no more than \$ 3,000 or less than \$275.

A map of the district boundaries is attached as Appendix B, and information for each parcel classification is listed in Appendix C. Funds collected through BID assessments shall be used to pay for this DBID Operating Plan in order to implement a sustainable District for the City of De Pere.

Estimated 2026 Assessment Income (from 2025 assessments): \$155,518.20

2026 Budget Allocation

Contract with Downtown De Pere, Inc.:	\$142,518.20
City of De Pere Administrative Costs:	\$3,000.00
<u>DBID Contingency Fund</u>	<u>\$10,000.00</u>
Total:	\$155,518.20

The DBID does not have independently paid staff and will use City of De Pere staff and contract with Downtown De Pere, Inc. for such services. The City of De Pere provides staff support to update the assessment numbers and working to complete and implement a new Downtown Master Plan.

Estimated expenditures for Downtown De Pere, Inc. and the City of De Pere are shown in Appendix A. Any unused funds remaining at the end of the year shall be deposited into contingency funds or designated for specific uses in the following DBID Operating Plan year. All physical improvements made with these funds shall be made in the District. The location of other expenditures shall be as determined by the DBID Board but shall be for the benefit of the District.

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

C. Annual Review

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

- A strategy session of representatives from the DBID Board, its members and Definitely De Pere will meet annually and will be responsible for developing the goals and priority activities of the DBID Operating Plan for the next plan year. (June and September Meetings)
- The DBID Board will review the proposed DBID Operating Plan and make recommendations to the Common Council. (October Meeting)
- The Common Council will act on the proposed DBID Operating Plan for the following plan year (at their November meeting).
- Appointment of new DBID Board members will be made 30 days before the expiration of outgoing DBID Board members' terms. The Board members are identified by the DBID Board and appointment is made by the Mayor and approved by the Common Council.

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

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

D. Relationship to Plans for Orderly Development of the City

According to Wisconsin Statutes §66.1109 (1)(f)(4), the DBID Operating Plan is required to specify how the creation of a BID promotes the orderly development of the City. The DBID will encourage commerce and increase business activity in the District. Orderly development is consistent with the Long Range Plans and will promote the orderly development of the City in general and the District in particular.

E. Powers

It is intended that the DBID Board shall have all powers authorized by law and this DBID Operating Plan, including, but not limited to, the following powers:

- i. To manage the affairs of the District.
- ii. To promote new investment and appreciation in the value of existing investments in the District.
- iii. To contract on behalf of the DBID when necessary to implement the DBID Operating Plan.
- iv. To develop, advertise, and promote the existing and potential benefits of the District.
- v. To acquire, improve, lease, and sell properties in the District and otherwise deal in real estate.
- vi. To annually consider and make changes to the DBID Operating Plan.
- vii. To undertake on its own account, public improvements and/or assist in development underwriting or guaranteeing public improvements in the District.
- viii. To apply for, accept, and use grants and gifts for these purposes.
- ix. To elect officers and contract out work as necessary to achieve its goals.
- x. To add to the security of the District.

F. Public Review Process - Wis. Stats. §1109(3) provides ample opportunities for public oversight of the BID, including:

- xi. The DBID Board is subject to the Open Meetings Law (Wis. Stats. §19.84), requiring all meetings of the Board to be preceded by a public meeting notice and to be open to the public;
- xii. The DBID Board must annually submit proposed changes to the Operating Plan to the Common Council for approval;
- xiii. Any change to the special assessment method procedure requires the approval of the Common Council; and
- xiv. The DBID Board must provide an annual report of expenses and revenues.

V. District Boundaries

The District is defined by the current configuration of tax parcels listed in Appendix C, and shown in map form in Appendix B. The District is generally bounded by Franklin St. in East De Pere, to N. Ontario St., to Lewis St., across the Claude Allouez Bridge to West De Pere bordered by Main Ave., to Fort Howard Ave., to Grant Street, and lastly to Third St. (St. Norbert College Campus). The District includes 134 taxable parcels subject to BID

assessment, according to the Assessor's Records. Parcels that are not taxable or are used exclusively for residential purposes have been excluded from this number, even as they fall within the boundaries.

VI. BID Organization and Operating Board

Under the adopted By-Laws of the BID, the owners of real estate within the District will recommend members to serve on the BID Board to the Mayor and the Mayor shall appoint Board members from the names provided, whose appointment shall be subject to the approval of the Common Council. The By-Laws also require that over one-half of the DBID Board members must be a property owner or operating business in the District and that appointments to the Board be made before the start of the plan year for which the DBID Operating Plan was adopted.

The Board's responsibility is to implement the current year's DBID Operating Plan and to contract for the carrying out of the DBID Operating Plan. The Board also must prepare an annual report and either a reviewed financial statement or audit (per State Statute requirements) and submit it to the Common Council. This will require the BID Board to negotiate with providers of services and materials to carry out the DBID Operating Plan; to enter into various contracts; to monitor development activity, and to ensure compliance with the provisions of applicable statutes and regulations.

The DBID Board will operate under the provisions of the BID By-Laws adopted by the BID Board on July 17, 2015, and by the Common Council on September 1, 2015 - amended by the BID Board on December 14, 2021 and the Common Council December 21, 2021.

VII. Financing Method

The proposed expenditures outlined in the budget will be financed with funds collected from the DBID assessment. It is estimated that in 2025, the BID will receive \$155,518.20 from the BID 2024 special assessments. Monies collected from the DBID assessment will also be used to contract with Downtown De Pere, Inc. following the DBID Operating Plan.

VIII. Method of Assessment

A. Assessed Parcels

All taxable property used for commercial purposes, as well as those taxed by the state as manufacturing, in the District boundary, will be assessed. Properties used exclusively for residential purposes cannot be assessed under Wis. Stats. §66.1109(5). Mixed-use properties containing both commercial and residential will be fully assessed. Those that are used for commercial, as well as manufacturing, will be assessed. Finally, property exempt from paying real estate taxes or owned by government agencies may not be assessed under Wis. Stats. §66.1109(5).

B. Levy of Assessment

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

The DBID Plan rates as shown in Appendix C were calculated at a rate of \$2.00 per \$1,000.00 of assessed value. Parcels are assessed on an individual basis. No parcel is assessed more than \$3,000.00, and no less than \$275.00. Property values used to calculate the DBID assessment

represent the assessed value of real property, as certified by the City of De Pere Assessor. Assessments are based per parcel and legal ownership.

The logic behind the assessment methodology is that each non-exempt parcel owner should pay for district developments in proportion to the benefits derived. It is assumed that a minimum and maximum benefit can be achieved for each parcel, thus the minimum and maximum DBID assessments have been established.

C. Schedule of Assessments

Appendix C provides a schedule of assessments for 2025 (to fund the 2026 Operating Plan) for all non-exempt parcels in the District based on the formula described above. For convenience, a schedule of all nontaxable parcels exempt from BID assessments are also identified as part of Appendix C.

D. Assessment Collection and Disbursal

The City of De Pere will bill all non-exempt parcel owners the assessed amount in the same manner as other special assessments. The City shall then turn over all collected funds to the DBID Board for distribution following the DBID Operating Plan.

The City of De Pere shall hold funds collected for DBID assessments in a separate account.

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

This section shall be sufficient instruction to the City to disburse the DBID assessment, without the necessity of an additional disbursement agreement, disbursement method, or accounting method. Disbursements made under this DBID Operating Plan shall be shown in the City's budget as a line item. Other than as specified herein, the disbursement procedures shall follow the standard City disbursement policy.

E. Annual Report

An annual report prepared by the DBID Board is required by section 66.1109 (3) (c) of the Wisconsin Statutes. Downtown De Pere, Inc. will prepare the annual report for operations in the District as well as obtain the required audit or reviewed financial statement. Downtown De Pere, Inc. will provide copies of these reports to the City of De Pere for inclusion in the DBID Operating Plan. The DBID shall be responsible for the payment of any funds specified for the DBID audit and related to DBID activities for said DBID audit and/or reviewed financial statement. State statute includes detail as related to the amount allocated for these items. The DBID Board will continue to review, revise, and develop the DBID Operating Plan annually in response to changing development needs within the District.

IX. City Role in District Operations

The City of De Pere is committed to helping owners and occupants in the District promote the goals outlined in this DBID Operating Plan while maintaining the DBID's autonomy in the preparation of its annual budget. The City makes significant annual investments in the District for maintenance, upkeep, and infrastructure. The City

will continue providing services, capital improvements, and funds for maintenance, the Facade Grant Program, and promoting economic development. The City of De Pere will also commit to the following:

- Encourage County, State, and Federal Governments to support activities of the District.
- Monitor, and when appropriate apply for, outside funds which could be used in support of the District.
- Collect assessments and maintain a segregated account.
- Provide disbursement of DBID funds to service providers following the DBID Operating Plan and budget.
- Obtain and review annual audits/reviewed financial statements as required per Section 66.1109 (3) (c).
- Review annual audits/reviewed financial statements as required by Section 66.1109 (3) (e) of the BID Law.
- Provide to the DBID Board no later than September 1st each plan year, the official City records on assessed value for each tax parcel within the District as of that date in each DBID Operating Plan year, to calculate the DBID assessment.
- Adopt this DBID Operating Plan in the manner required by the BID Law.
- Appoint and confirm new DBID Board members as required by BID Law.
- Provide Staff for the operation, facilitation, and support of the DBID Board.

X. Required Statements

The BID Law requires that the DBID Operating Plan include specific statements:

- 66.1109(1)(f)(1) The special assessment method applicable to the business improvement district. The special assessment method is set forth in Section VI.
- 66.1109(1)(f)(1m) Whether real property used exclusively for manufacturing purposes will be specially assessed. The District will contain property used exclusively for manufacturing purposes; it will contain properties used in part for manufacturing. These properties will be assessed according to the formula contained herein because it is assumed they will benefit from development in the District.
- 66.1109(1)(f)(2) The kind, number and location of all proposed expenditures within the business improvement district. The number and location of proposed expenditures is set forth in Section II.G.
- 66.1109(1)(f)(3) A description of the methods of financing all estimated expenditures and the time when related costs will be incurred. The method of financing the estimated expenditures is set forth in Section V.
- 66.1109 (1) (f) (4) A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan. Please refer to Section II. B, C and E.
- 66.1109 (1) (f) (5): A legal opinion that subds. 1. to 4. have been complied with. A legal opinion from the BID Attorney, indicating that the Operating Plan complies with all applicable provisions of Section 66.1109 (1) (f) (1-4) is attached as Appendix F.

XI. Severability and Expansion

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

All of the above is specifically authorized under Wis. Stats. §66.1109(3)(b).

APPENDIX A: 2026 DBID Budget & City Administrative Costs

City of De Pere Administrative Costs

In 2026, \$3,000 of BID Assessment funds will be used to fund the City of De Pere administrative costs as outlined below.

- Annual Meeting Mailing (printing and postage): \$150
- City Staff Time and a portion of the Placer.ai software subscription: \$2,850

Key Staff and Responsibilities

GIS Coordinator/Project Manager (BID map, parcel & assessment data)

City Clerk (submittal of assessment data to the County)

City Attorney (statute review)

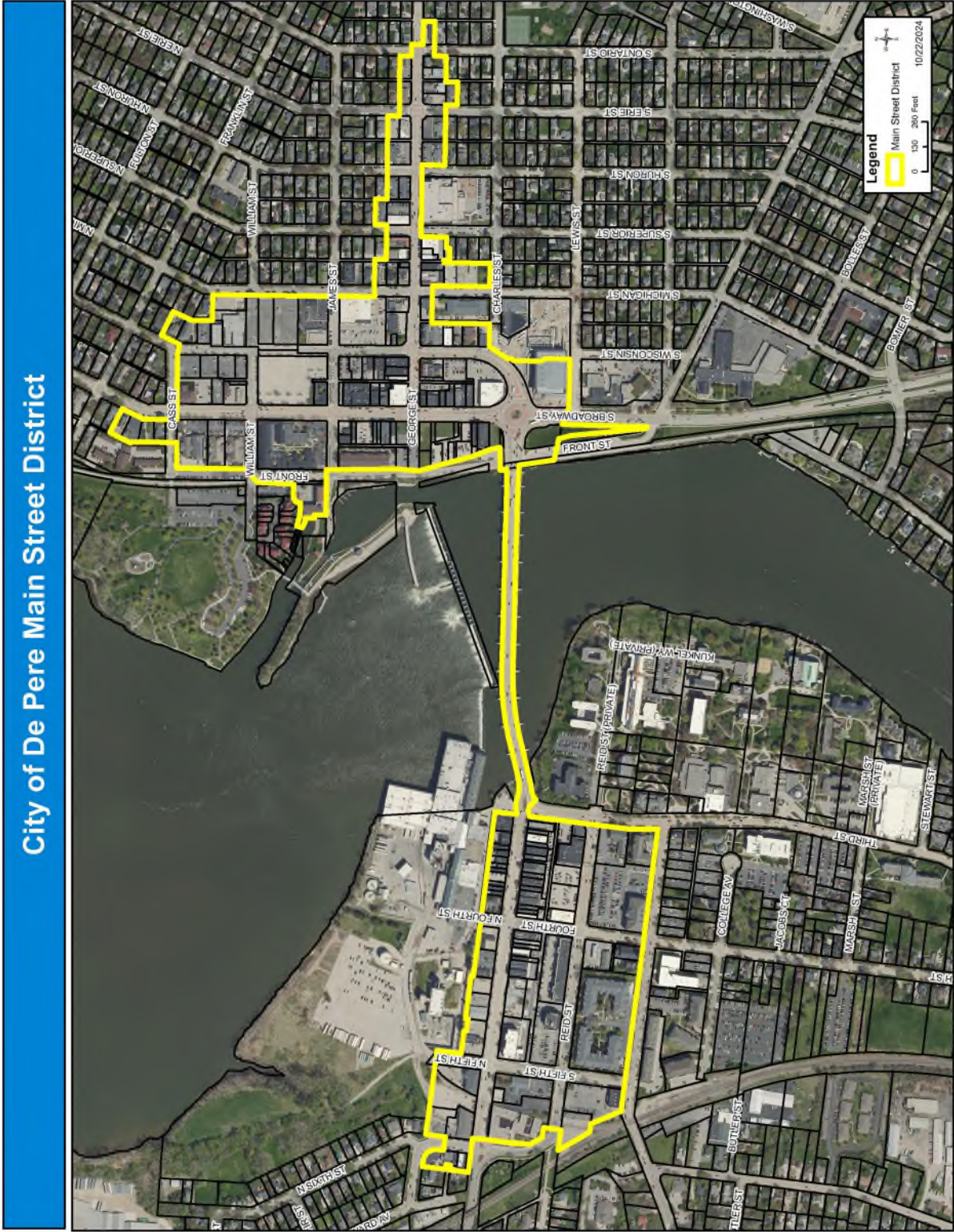
Downtown De Pere, Inc. Budget

In 2026, the DBID Board will contract with Downtown De Pere, Inc. in the amount of \$142,518.20 to implement the DBID Operating Plan. The Downtown De Pere, Inc. 2026 budget will be provided for review at the annual membership meeting.

DBID Contingency Fund

In 2026, The DBID Board will establish a contingency fund with an initial amount of \$10,000 to be used for strategic ideas that will further our 2026 DBID Operating Plan.

APPENDIX B: BID District Boundary



APPENDIX C: Properties in the District including Assessed and Exempt Properties

2026 De Pere Business Improvement District Assessments						
Parcel ID	Site Address	Property Owner Name(s)	Property Classification		Total Property Value	BID Assessment Value
			Primary	Auxiliary		
BID Eligible Properties						
ED-1007	715 GEORGE ST	LTF INVESTMENTS LLC	2		\$ 54,200	\$ 275
ED-1008	705 GEORGE ST	LTF INVESTMENTS LLC	2		\$ 393,300	\$ 787
ED-1048	820 GEORGE ST	DE PERE CHIROPRACTIC HOLDINGS LLC	2		\$ 426,500	\$ 861
ED-1058	802 GEORGE ST	FLOURCHILD LLC	2		\$ 491,200	\$ 982
ED-1065	109 N ERIE ST	NEW HORIZON ENTERPRISES LLC	2		\$ 47,400	\$ 275
ED-1066	821 GEORGE ST	NEW HORIZON ENTERPRISES LLC	2		\$ 581,500	\$ 1,163
ED-1067	805 GEORGE ST	OFFICE HARMONY LLC	2		\$ 846,300	\$ 1,693
ED-1088	921 GEORGE ST	SUMMERLEIGH ASSOCIATES INC	2		\$ 407,300	\$ 815
ED-1089	905 GEORGE ST	BEACHWALKER EXPRESS LLC	2		\$ 386,100	\$ 772
ED-1095	914 GEORGE ST	CAPRICORN PROPERTIES INC	2		\$ 566,000	\$ 1,132
ED-1103	115 S ERIE ST	LEDGE HEAVEN LLC	2		\$ 313,000	\$ 626
ED-1104	908 GEORGE ST	NSY DE PERE AUTO REPAIR REAL ESTATE LLC	2		\$ 264,000	\$ 528
ED-1105	900 GEORGE ST	CLYDE B & AJANITAM TETZLAFF REVOCABLE TRUST	2		\$ 220,000	\$ 440
ED-18-65	201 JAMES ST	CHATEAU DE PERE LLC	2		\$ 2,437,600	\$ 3,000
ED-376	0 N BROADWAY ST	435 BROADWAY LLC	2		\$ 1,039,600	\$ 2,079
ED-377	435 N BROADWAY ST	435 BROADWAY LLC	2		\$ 20,300	\$ 275
ED-432	432 N WISCONSIN ST	RYAN D PICHLER	2		\$ 373,800	\$ 748
ED-432-1	340 N WISCONSIN ST	VOYAJONES LLC	2		\$ 862,500	\$ 1,725
ED-660	1002 GEORGE ST	1002 GEORGE STREET LLC	2		\$ 334,900	\$ 670
ED-758	301 N BROADWAY ST	BEEKOZ LLC	2		\$ 1,575,000	\$ 3,000
ED-758-1	300 N BROADWAY ST BLK	BEEKOZ LLC	2		\$ 1,575,000	\$ 3,000
ED-767	129 N BROADWAY ST	BROCKSTL HOLDINGS LLC	2		\$ 205,100	\$ 410
ED-767-1	131 N BROADWAY ST	MC KIM T BOYD	2		\$ 143,500	\$ 287
ED-768	127 N BROADWAY ST	HASTIE HAYES LLC	2		\$ 485,400	\$ 971
ED-771	117 N BROADWAY ST	AGAPE SALON LLC	2		\$ 667,400	\$ 1,335
ED-772	115 N BROADWAY ST	SAKS HOLDINGS LLC	2		\$ 239,500	\$ 479
ED-774	109-113 N BROADWAY ST	SAKS HOLDINGS LLC	2		\$ 541,200	\$ 1,082
ED-775	107 N BROADWAY ST	MARC P BRUMMEL	2		\$ 624,000	\$ 1,248
ED-783	100 S BROADWAY ST	MP BROADWAY LLC	2		\$ 68,100	\$ 275
ED-784	106 S BROADWAY ST	MP BROADWAY LLC	2		\$ 22,900	\$ 275
ED-785	114 S BROADWAY ST	MP BROADWAY LLC	2		\$ 67,200	\$ 275
ED-788	118 S BROADWAY ST	MP BROADWAY LLC	2		\$ 19,300	\$ 275
ED-790	132 S BROADWAY ST	MP BROADWAY LLC	2		\$ 178,500	\$ 357
ED-798	302 GEORGE ST	MP BROADWAY LLC	2		\$ 42,100	\$ 275
ED-816	416 GEORGE ST	416 GEORGE ST LLC	2		\$ 796,000	\$ 1,590
ED-823	150 S WISCONSIN ST	H&M LCM TALLC	2		\$ 2,950,000	\$ 3,000
ED-824	125 S BROADWAY ST	BEILKE LLC	2		\$ 656,300	\$ 1,313
ED-826	123 S BROADWAY ST	BIRDER STUDIO OF PERFORMING ARTS INC	2		\$ 800,000	\$ 1,600
ED-828	111 S BROADWAY ST	HZ PROPERTIES LLC	2		\$ 255,500	\$ 511
ED-829	115 S BROADWAY ST	ZOELLER THOMAS G REVOCABLE TRUST	2		\$ 652,600	\$ 1,305
ED-831	107 S BROADWAY ST	SAKS HOLDINGS LLC	2		\$ 376,700	\$ 753
ED-833	101 S BROADWAY ST UNIT A-D	SAKS HOLDINGS LLC	2		\$ 429,000	\$ 858
ED-836	117 N WISCONSIN ST	FIT FAMILY LLC	2*		\$ -	\$ -
ED-837	115 N WISCONSIN ST	FIT FAMILY LLC	2		\$ 638,500	\$ 1,277
ED-840	421 GEORGE ST	LEE BUILDING CORP THE	2		\$ 1,179,900	\$ 2,360
ED-841	417 GEORGE ST	MOVIE TYME ENTERTAINMENT LLC	2		\$ 296,400	\$ 593
ED-842	415 GEORGE ST	WADE CONARD	2		\$ 440,200	\$ 880
ED-844	102 N BROADWAY ST	BROADWAY INVESTMENT PARTNERS LLC	2		\$ 6,520,200	\$ 3,000
ED-847	112 N BROADWAY ST	STARRY DEVELOPMENT LLC	2		\$ 737,700	\$ 1,475
ED-848	116 N BROADWAY ST	SERAK PROPERTIES LLC	2		\$ 579,600	\$ 1,159
ED-850	124 N BROADWAY ST	LEE BUILDING CORP THE	2		\$ 1,763,000	\$ 3,000
ED-857	200 N BROADWAY ST	UNION HOTEL CORP	2		\$ 538,400	\$ 1,077
ED-861	215 N WISCONSIN ST	DE PERE HOTEL ASSOCIATES LLC			\$ -	\$ 275
ED-861.2	N WISCONSIN ST	DE PERE 230 DEVELOPMENT PARTNERS LLC			\$ -	\$ 275
ED-869	302 N BROADWAY ST	NORTHERN GAS LLC	2		\$ 564,300	\$ 1,129
ED-870	314 N BROADWAY ST	LEGACY COMMERCIAL HOLDINGS LLC	2		\$ 61,000	\$ 275
ED-871	330 N BROADWAY ST	LEGACY COMMERCIAL HOLDINGS LLC	2		\$ 391,700	\$ 783

2026 De Pere Business Improvement District Assessments						
Parcel ID	Site Address	Property Owner Name(s)	Property Classification		Total Property Value	BID Assessment Value
			Primary	Auxiliary		
BID Eligible Properties						
ED-875-1	550 WILLIAM ST	WILLIAM STREET INVESTMENT PARTNERS LLC			\$ -	\$ 275
ED-878	310 N WISCONSIN ST	126 SOUTH BROADWAY LLC	2		\$ 1,450,000	\$ 2,900
ED-880	320 N WISCONSIN ST	LKW HOLDINGS LLC	2		\$ 843,500	\$ 1,687
ED-886	206 N WISCONSIN ST	ASSOCIATED DEPERE BANK	2		\$ 1,604,700	\$ 3,000
ED-893	144 N WISCONSIN ST	SEROOGY BROTHERS LLP	2		\$ 1,355,100	\$ 2,710
ED-897	519 GEORGE ST	LTF INVESTMENTS LLC	2		\$ 433,700	\$ 867
ED-900	515 GEORGE ST	DEPERE LAW BUILDING LLC	2		\$ 695,000	\$ 1,390
ED-901	106 N WISCONSIN ST	LUMEN PROPERTIES LLC	2		\$ 281,900	\$ 564
ED-907	518 GEORGE ST	BELLANCA WALL C	2		\$ 578,800	\$ 1,158
ED-916	119 S WISCONSIN ST	PUMPKIN HEADS LLC	2		\$ 217,600	\$ 435
ED-917	115 S WISCONSIN ST	SEROOGY BROTHERS LLP	2		\$ 329,900	\$ 660
ED-918	502 GEORGE ST	JDA ENTERPRISES OF WISCONSIN LLC	2		\$ 491,000	\$ 982
ED-949	620 GEORGE ST	DAME PROPERTIES LLC	2		\$ 775,600	\$ 1,551
ED-949-1	614 GEORGE ST	PHS HOLDINGS LLC	2		\$ 625,000	\$ 1,250
ED-952-1	0 S SUPERIOR ST	PHS HOLDINGS LLC	2		\$ 8,600	\$ 275
ED-960	610 GEORGE ST	CRESCENT MOON DE PERE LLC	3		\$ -	\$ -
ED-961	900 GEORGE ST	GREGORY J CORNELL	2		\$ 597,300	\$ 1,195
ED-966	623 GEORGE ST	DECLLENE PROPERTIES LLC	2		\$ 651,200	\$ 1,302
ED-967	615 GEORGE ST	DANEN PROPERTIES LLC	2		\$ 265,900	\$ 532
ED-968-1	611 GEORGE ST	DANEN PROPERTIES LLC	2		\$ 205,700	\$ 411
ED-968-2	609 GEORGE ST	VANEGEREN MARSHA REVOCABLE LIVING TRUST	2		\$ 400	\$ -
ED-968-3	609 GEORGE ST	DANEN PROPERTIES LLC	2		\$ 346,600	\$ 693
ED-969	108 N MICHIGAN ST	DANEN PROPERTIES LLC	2		\$ 260,000	\$ 520
WD-279	509 MAIN AVE	CAPITAL CREDIT UNION	2		\$ 183,500	\$ 367
WD-281	108 S FIFTH ST	CAPITAL CREDIT UNION	2		\$ 1,062,400	\$ 2,125
WD-283	499 MAIN AVE	DE PERE HOTEL GROUP LLC	2		\$ 4,515,000	\$ 3,000
WD-288	441 MAIN AVE	CHEDDAR HOUSE LLC	2		\$ 1,083,400	\$ 2,167
WD-295	444 REID ST	PARK PLACE HOLDINGS REID STREET LLC	2		\$ 2,328,800	\$ 3,000
WD-306	525 REID ST	NEW DEVELOPERS LLC	2		\$ 604,600	\$ 1,209
WD-310	430 GRANT ST	NICOLETHIGHLANDS LLC	2		\$ 9,192,000	\$ 3,000
WD-367	300 MAIN AVE	HAWK HOLDINGS LLC	2		\$ 568,600	\$ 1,137
WD-369	320 MAIN AVE	THE CONNECTIVE LLC	2		\$ 780,200	\$ 1,560
WD-371	330 MAIN AVE	STAGE COACH ENTERPRISES LLC	2		\$ 276,800	\$ 554
WD-372	334 MAIN AVE	RE-SERVE CAPACITY & SUPPLY LLC	2		\$ 295,600	\$ 591
WD-373	338 MAIN AVE	RICK JHERYMAN	2		\$ 189,900	\$ 380
WD-374	342 MAIN AVE	PAUL H WILLEMS	2		\$ 165,000	\$ 330
WD-375	348 MAIN AVE	CHRIS C RENIER	2		\$ 216,000	\$ 432
WD-378	366 MAIN AVE	DAVID J MATYAS	2		\$ 347,300	\$ 695
WD-379	368 MAIN AVE	SAKS HOLDINGS LLC	2		\$ 384,500	\$ 769
WD-380	380 MAIN AVE	OLD NELL PROPERTIES LLC	2		\$ 626,200	\$ 1,252
WD-381	400 MAIN AVE	WE4SECOR LLC	2		\$ 505,200	\$ 1,010
WD-386	436 MAIN AVE	ISC PROPERTY LLC	2		\$ 561,400	\$ 1,123
WD-387	444 MAIN AVE	F & J PROPERTIES LLC	2		\$ 470,700	\$ 941
WD-387-1	0 MAIN AVE	JAMES J KROPP	2		\$ 70,600	\$ 275
WD-388	486 MAIN AVE	SMOOTH MONEY OF DE PERE LLC	2		\$ 623,100	\$ 1,246
WD-389-2	500 MAIN AVE UNIT A-D	DUTCH BOYZ DE PERE LLC	2		\$ 2,148,100	\$ 3,000
WD-403	103 N SIXTH ST	RALPH E SANDERS	2		\$ 518,400	\$ 1,037
WD-404	101 FORT HOWARD AVE	DECLLENE PROPERTIES LLC	2		\$ 451,100	\$ 902
WD-623	500 GRANT ST	GRANT STREET HOLDINGS LLC	2		\$ 872,300	\$ 1,745
WD-884	401 MAIN AVE	SCHLEIS PROPERTIES LLC	2		\$ 797,500	\$ 1,595
WD-885	407 MAIN AVE	LANCE AKOLTZ	2		\$ 246,900	\$ 494
WD-886	409 MAIN AVE	LANCE AKOLTZ	2		\$ 390,500	\$ 781
WD-887	413 MAIN AVE	FORMULATE INFINITY HOMES LLC	2		\$ 240,900	\$ 482
WD-888	417 MAIN AVE	417 MAIN LLC	2		\$ 270,700	\$ 541
WD-889	419 MAIN AVE	JAMES J KROPP	2		\$ 584,700	\$ 1,169
WD-893	400 REID ST	PARK PLACE HOLDINGS - 400 REID LLC	2		\$ 4,015,000	\$ 3,000
WD-906	301 MAIN AVE	PHEW LLC	2		\$ 507,900	\$ 1,016
WD-907	305 MAIN AVE	GAVIC HOLDINGS LLC	2		\$ 336,900	\$ 674
WD-908	313 MAIN AVE	313 MAIN IN DE PERE LLC	2		\$ 428,400	\$ 857

2026 De Pere Business Improvement District Assessments

Parcel ID	Site Address	Property Owner Name(s)	Property Classification		Total Property Value	BID Assessment Value
			Primary	Auxiliary		
BID Eligible Properties						
WD-908	313 MAIN AVE	313 MAIN IN DE PERE LLC	2		\$ 428,400	\$ 857
WD-909	317 MAIN AVE	LIFE CHURCH GREEN BAY INC	2		\$ 904,800	\$ 1,810
WD-910	321 MAIN AVE	LIFE CHURCH GREEN BAY INC	2		\$ 274,800	\$ 550
WD-911	327 MAIN AVE	BROAD HOLDINGS LLC	2		\$ 696,000	\$ 1,390
WD-912	331 MAIN AVE	NICK BROTHERS PARTNERSHIP	2		\$ 419,100	\$ 838
WD-913	337 MAIN AVE	MIRHASHEMI INC	2		\$ 454,800	\$ 910
WD-915	345 MAIN AVE	KRAJSE & COOK LLC	2		\$ 530,000	\$ 1,060
WD-917	353 MAIN AVE	SAKS HOLDINGS LLC	2		\$ 379,100	\$ 758
WD-918	355 MAIN AVE	CONNECTIVE PROPERTIES LLC	2		\$ 300,300	\$ 601
WD-920	365 MAIN AVE	SAKS HOLDINGS LLC	2		\$ 1,134,100	\$ 2,268
WD-921	371 MAIN AVE	ABTS INVESTMENTS LLC	2		\$ 213,600	\$ 427
WD-922	375 MAIN AVE	LARSON REVOCABLE TRUST	2		\$ 345,500	\$ 691
WD-923	377 MAIN AVE	SAKS HOLDINGS LLC	2		\$ 841,100	\$ 1,682
WD-925	115 FOURTH ST	BLACKPUCK REALTY LLC	2		\$ 786,400	\$ 1,573
WD-930	330 REID ST	EVOLVD CAPITAL VENTURES LLC	2		\$ 1,377,600	\$ 2,755
WD-931	116 THIRD ST	AJANGO PROPERTIES LLC	2		\$ 338,300	\$ 677
WD-955	303 REID ST	REID STREET RETAIL LLC	2		\$ 1,598,200	\$ 3,000
WD-961	325 REID ST	HOWALD LLC	2		\$ 5,189,900	\$ 3,000
WD-965	401 REID ST	JAYAMBEY LLC	2		\$ 923,800	\$ 1,848
						\$ -
						\$ -
						\$ -
Total Assessed Property Value					\$ 102,688,700	
Total BID Assessment Value					-	\$ 155,518.20

Exempt Property						
ED-287	230 S BROADWAY ST	DEPERE CITY OF WELLS PARK	X4		\$ -	\$ -
ED-719	0 FRONT ST	DEPERE CITY OF	X4		\$ -	\$ -
ED-737	0 FRONT ST	WISCONSIN DEPT OF NATURAL RESOURCES	X2		\$ -	\$ -
ED-752	403 N BROADWAY ST	DEPERE HISTORICAL SOCIETY INC			\$ -	\$ -
ED-756	333 N BROADWAY ST	BROWN COUNTY LIBRARY	X3		\$ -	\$ -
ED-769	123 N BROADWAY ST	DEPERE CITY OF	X4		\$ -	\$ -
ED-776	0 N BROADWAY ST	DEPERE CITY OF	X4		\$ -	\$ -
ED-788-1	0 S BROADWAY ST	DEPERE CITY OF	X4		\$ -	\$ -
ED-793	0 FRONT ST	DEPERE CITY OF	X4		\$ -	\$ -
ED-794	0 FRONT ST	DEPERE CITY OF	X4		\$ -	\$ -
ED-796	0 FRONT ST	DEPERE CITY OF	X4		\$ -	\$ -
ED-799	0 CHARLES ST	DEPERE CITY OF	X4		\$ -	\$ -
ED-801	0 S BROADWAY ST	DEPERE CITY OF WELLS PARK	X4		\$ -	\$ -
ED-80-3	0 S BROADWAY ST	WISCONSIN DEPT OF NATURAL RESOURCES	X2		\$ -	\$ -
ED-818	114 S WISCONSIN ST	DEPERE CITY OF MISSION SQUARE PARKING LOT	X4		\$ -	\$ -
ED-833-1	0 GEORGE ST	DEPERE CITY OF	X4		\$ -	\$ -
ED-834	0 JAMES ST	DEPERE CITY OF	X4		\$ -	\$ -
ED-835	127 N WISCONSIN ST	DEPERE CITY OF	X4		\$ -	\$ -
ED-851	134 N BROADWAY ST	DEPERE CITY OF	X4		\$ -	\$ -
ED-862	421 CASS ST	DEPERE CITY OF	X4		\$ -	\$ -
ED-864	321 N WISCONSIN ST	DEPERE CITY OF	X4		\$ -	\$ -
ED-865-1	309 N WISCONSIN ST	DEPERE CITY OF	X4		\$ -	\$ -
ED-867	303 N WISCONSIN ST	DEPERE CITY OF	X4		\$ -	\$ -
ED-869-1	0 WILLIAM ST	DEPERE CITY OF	X4		\$ -	\$ -
ED-875	230 N WISCONSIN ST	DE PERE CITY OF			\$ -	\$ -
ED-875-2	230 N WISCONSIN ST	126 SOUTH BROADWAY LLC			\$ -	\$ -
ED-881	0 N WISCONSIN ST	DEPERE CITY OF	X4		\$ -	\$ -
ED-967	121 S MICHIGAN ST	WISCONSIN TELEPHONE CO	X4		\$ -	\$ -
WD-216	300 GRANT ST	SAINT NORBERT COLLEGE INC	X1		\$ -	\$ -
WD-376	360 MAIN AVE	DE PERE CITY OF	X4		\$ -	\$ -
WD-377	360 MAIN AVE	DE PERE CITY OF	X4		\$ -	\$ -
WD-389-3	550 MAIN AVE	CHRIST THE ROCK CHURCH INC	X4		\$ -	\$ -
WD-389-4	556 MAIN AVE	CHRIST THE ROCK CHURCH INC	X4		\$ -	\$ -
WD-389-5	0 FORTH HOWARD AVE	CHRIST THE ROCK CHURCH INC	X4		\$ -	\$ -
WD-404-2	0 MAIN AVE	WISCONSIN DEPT OF TRANSPORTATION	X2		\$ -	\$ -
WD-634	0 GRANT ST	SAINT NORBERT COLLEGE INC	X4		\$ -	\$ -
WD-634-2	400 GRANT ST	SAINT NORBERT COLLEGE INC	X4		\$ -	\$ -
WD-917-1	0 MAIN AVE	DEPERE CITY OF	X4		\$ -	\$ -
WD-917-2	0 MAIN AVE	DEPERE CITY OF	X4		\$ -	\$ -
WD-926	340 REID ST BLK	DEPERE CITY OF NICOLETS SQUARE PARKING LOT	X4		\$ -	\$ -
WD-928	340 REID ST	DEPERE CITY OF NICOLETS SQUARE PARKING LOT	X4		\$ -	\$ -
WD-933	110 THIRD ST	DEPERE CITY OF	X4		\$ -	\$ -
ED-789	126 S BROADWAY ST	DE PERE CITY OF	2		\$ -	\$ -

APPENDIX D: Wisconsin Statutes Section 66.1109

Wisconsin BID Law: 66.1109 Business improvement districts.

(1) In this section:

- (a) "Board" means a business improvement district board appointed under sub. (3) (a).
- (b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.
- (c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.
- (d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.
- (e) "Municipality" means a city, village or town.
- (f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:
 - 1. The special assessment method applicable to the business improvement district.
 - 1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.
 - 2. The kind, number and location of all proposed expenditures within the business improvement district.
 - 3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
 - 4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
 - 5. A legal opinion that subds. 1. to 4. have been complied with.
- (g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

- (a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.
- (b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.
- (c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be

published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(2m) A municipality may annex territory to an existing business improvement district if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the territory proposed to be annexed has petitioned the municipality for annexation.

(b) The planning commission has approved the annexation.

(c) At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.

(d) Within 30 days after the hearing under par. (c), the owners of property in the territory to be annexed that would be assessed under the operating plan having a valuation equal to more than 40 percent of the valuation of all property in the territory to be annexed that would be assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property in the territory to be annexed that would be assessed under the operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property in the territory to be annexed that would be assessed under the operating plan, have not filed a petition with the planning commission protesting the annexation.

(3)

(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may

continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include one of the following:

1. If the cash balance in the segregated account described under sub. (4) equaled or exceeded \$300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.
2. If the cash balance in the segregated account described under sub. (4) was less than \$300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.

(cg) For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. (c) 1. and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. (c) 2. shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of \$10 if the revised amount is not a multiple of \$10 or, if the revised amount is a multiple of \$5, such an amount shall be increased to the next higher multiple of \$10.

(cr) The municipality shall obtain an additional independent certified audit of the implementation of the operating plan upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits and reviewed financial statements required under sub. (3) (c), or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4g) A municipality may convert a business improvement district under this section into a neighborhood improvement district under s. 66.1110 if an owner of real property that is subject to general real estate taxes, that is used exclusively for residential purposes, and that is located in the business improvement district petitions the municipality for the conversion. If the municipality approves the petition, the board shall consider and may make changes to the operating plan under s. 66.1110 (4) (b).

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all

property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

- (a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.
 - (b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).
 - (c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.
 - (d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.
 - (e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.
- (5)
- (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.
 - (b) A municipality may terminate a business improvement district at any time.
 - (c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.
 - (d) If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. 70.11 or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.

History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85; 2017 a. 59, 70, 189.

Copied from: <https://docs.legis.wisconsin.gov/statutes/statutes/66/XI/1109/1/b> (accessed November 1, 2020).

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