

Business Improvement District No. XX
"Basilica Square"
Proposed Operating Plan

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Appendix A – List of Assessed Properties

1. Introduction

In 1984, the Wisconsin legislature created 66.1109 (formerly 66.608) of the Statutes enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is “to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has previously approved a petition from property owners which requested the creation of a Business Improvement District for the purposes of revitalizing and improving the Basilica of St. Josaphat area business district on Milwaukee’s south side. The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Basilica Business Improvement District. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

2. District Boundaries

A listing of the properties included in the district is provided in Appendix A. The Basilica of St. Josaphat Business Improvement District (“Basilica BID”) is roughly bounded by:

- The eastern boundary of the Basilica BID is the intersection of South 5th St. and West Lincoln Ave.
- The northern boundary of the Basilica BID is the commercial properties along West Lincoln Ave.
- The western boundary of the Basilica BID is the commercial properties at the intersection of South 7th St. and West Lincoln Ave.
- The southern boundary of the Basilica BID is the intersection of West Hayes St. and South 6th St.

A list of assessed properties can be found in Appendix A.

3. Proposed Operating Plan

a. Plan Objectives

The objectives of the Basilica BID are to:

- i. Develop the vitality of the business district adjacent to the Basilica of St. Josaphat in the Lincoln Village neighborhood;
- ii. Increase the number and variety of businesses within the Basilica BID;
- iii. Enhance the community image through safety and beautification initiatives;
- iv. Market the Basilica BID area as a premier cultural and architectural asset of Milwaukee;
- v. Promote the mutually beneficial opportunities among the Basilica BID’s businesses;
- vi. Protect and preserve the historical significance and integrity of structures in the target area to complement the Basilica of St. Josaphat, a National Register Historic Place;

vii. Ultimately grow commercial business and property values.

b. Proposed activities – Year One

Principle activities to be engaged in by the Basilica BID during its first year of operation will include:

- i. Enhance the beautification of the area by funding the installation and maintenance of plantings to be installed around the BID area;
- ii. Integrate and supplement the enhancements of the small pocket parks in the commercial district;
- iii. Provide grants for security system integration available to Basilica BID property and business owners to enhance the safety of the business district;
- iv. Broaden the existing marketing and promotional programs, in conjunction with the Main Street Milwaukee program and VISIT Milwaukee about the cultural amenities within the Basilica BID;
- v. Add new garbage cans at approved locations throughout the BID area;
- vi. Actively participate with local task forces of government and businesses seeking to promote economic development activities on Milwaukee’s south side.

c. Proposed Expenditures – Year One

Category	Item	Expenditure	%
Design - District	Greenspace improvements and plantings	\$587	5.3%
Clean up	Add 6 new (3 additional) garbage cans to the business district	\$3,000	27.1%
Public Safety	Security system matching grant	\$4,000	36.1%
Admin	Administration	\$2,000	18.0%
	Audit	\$1,500	13.5%
TOTAL		\$11,087	100%

d. Financing Method

It is estimated that \$11,087 will be raised through BID assessments. The BID board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

e. Organization of the BID Board

The Mayor will appoint members to the Basilica BID Board (“board”). The board’s primary responsibility will be the implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan, to enter into various contracts, to monitor development activity, to periodically revise the Operating Plan, to ensure district compliance with the provisions of applicable statutes and regulations, and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

- i. Board Size – At least five members
 - ii. Composition – At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board members shall elect its Chairperson from among its members.
 - iii. Term – Appointments to the board shall be for a period of two years.
 - iv. Compensation – None
 - v. Meetings – All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
 - vi. Record Keeping – Files and records of the board’s affairs shall be kept pursuant to public record requirements.
 - vii. Staffing – The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
 - viii. Meetings – the board shall meet regularly, at least twice a year. The board shall adopt rules of order (“by laws”) to govern the conduct of its meetings.
- f. Relationship to the St. Josaphat Basilica Foundation (SJBF)

The Basilica BID shall be a separate entity from the SJBF, notwithstanding the fact that members, officers, and directors of each may be shared. The SJBF shall remain a publicly and privately funded non-profit organization, and subject to the open meeting law for its records generated in connection with the BID board. The LVBA may, and it is intended, shall, contract with the Basilica BID to provide services to the BID, in accordance with this Plan.

4. Method of Assessment

a. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$650 per parcel will be applied.

As of January 1, 2009, the property in the proposed district has a total assessed value of \$3,144,500. This plan proposed to assess the property in the district at a rate of \$0.50

per \$1000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID.

Appendix A shows the projected BID assessment for each property included in the district.

b. Future Assessments

The Basilica BID Board of Directors will engage in a performance review after every year of BID operation to determine appropriate assessment rate changes to meet the needs of the BID operator as well as property owners.

c. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

- i. State Statute 66.1109(1) (f) Im: The district will contain property used exclusively for mercantile, manufacturing and special mercantile purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
- ii. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
- iii. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

5. Relationship to Milwaukee Comprehensive Plan and Orderly Development of the City

a. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming, and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Lincoln Village area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

b. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement District and in the implementation of the Operating Plan. In particular, the City will:

- i. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
- ii. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
- iii. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
- iv. Receive annual audits required per sec. 66.1109 (3) (c) of the BID law.
- v. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
- vi. Encourage the State of Wisconsin, Milwaukee County and other units of government to support activities of the district.

6. Plan Approval Process

a. Public Review Process

The Wisconsin Business Improvement District law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

- i. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
- ii. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
- iii. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
- iv. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
- v. The Common Council will act on the proposed BID Plan.

- vi. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
- vii. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

b. Petition Against Creation of the BID

The City may not create the Business Improvement District if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

- i. Owners of property to be assessed under the proposed initial Operating Plan having valuation equal to more than 40% 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
- ii. Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

7. Future Year Operating Plans

a. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

b. Amendment, Severability, and Expansion

The BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes or properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorizes under Section 66.1109(3) (b).

c. Performance Review

The Basilica BID Board of Directors will engage in a performance review after its fifth operating year to determine continuation of the Business Improvement District. This performance review also recognizes that the Statutes of the State allow for a petition of dissolution on an annual basis.

Appendix A: List of Assessed Properties

HOUSE #		STREET	ST TYPE	Current Assessment	BID Assessment
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507	W	LINCOLN	AV	84800	424
511	W	LINCOLN	AV	158000	650
514	W	LINCOLN	AV	66400	332
517	W	LINCOLN	AV	0	0
522	W	LINCOLN	AV	313000	650
550	W	LINCOLN	AV	0	0
565	W	LINCOLN	AV	157000	650
569	W	LINCOLN	AV	93400	467
573	W	LINCOLN	AV	221000	650
2316	S	6TH	ST	144000	650
2324	S	6TH	ST	66700	333
2330	S	6TH	ST	81400	407
2333	S	6TH	ST	0	0
2338	S	6TH	ST	209000	650
2400	S	6TH	ST	143000	650
600	W	LINCOLN	AV	246000	650
606	W	LINCOLN	AV	388000	650
616	W	LINCOLN	AV	161000	650
620	W	LINCOLN	AV	68800	344
628	W	LINCOLN	AV	0	0
703	W	LINCOLN	AV	206000	650
705	W	LINCOLN	AV	96700	483.5
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1. Introduction

In 1984, the Wisconsin legislature created 66.1109 (formerly 66.608) of the Statutes enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is “to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has previously approved a petition from property owners which requested the creation of a Business Improvement District for the purposes of revitalizing and improving the Basilica of St. Josaphat area business district on Milwaukee’s south side. The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Basilica Business Improvement District. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

2. District Boundaries

A listing of the properties included in the district is provided in Appendix A. The Basilica of St. Josaphat Business Improvement District (“Basilica BID”) is roughly bounded by:

- The eastern boundary of the Basilica BID is the intersection of South 5th St. and West Lincoln Ave.
- The northern boundary of the Basilica BID is the commercial properties along West Lincoln Ave.
- The western boundary of the Basilica BID is the commercial properties at the intersection of South 7th St. and West Lincoln Ave.
- The southern boundary of the Basilica BID is the intersection of West Hayes St. and South 6th St.

A list of assessed properties can be found in Appendix A.

3. Proposed Operating Plan

a. Plan Objectives

The objectives of the Basilica BID are to:

- i. Develop the vitality of the business district adjacent to the Basilica of St. Josaphat in the Lincoln Village neighborhood;
- ii. Increase the number and variety of businesses within the Basilica BID;
- iii. Enhance the community image through safety and beautification initiatives;
- iv. Market the Basilica BID area as a premier cultural and architectural asset of Milwaukee;
- v. Promote the mutually beneficial opportunities among the Basilica BID’s businesses;
- vi. Protect and preserve the historical significance and integrity of structures in the target area to complement the Basilica of St. Josaphat, a National Register Historic Place;

vii. Ultimately grow commercial business and property values.

b. Proposed activities – Year One

Principle activities to be engaged in by the Basilica BID during its first year of operation will include:

- i. Enhance the beautification of the area by funding the installation and maintenance of plantings to be installed around the BID area;
- ii. Integrate and supplement the enhancements of the small pocket parks in the commercial district;
- iii. Provide grants for security system integration available to Basilica BID property and business owners to enhance the safety of the business district;
- iv. Broaden the existing marketing and promotional programs, in conjunction with the Main Street Milwaukee program and VISIT Milwaukee about the cultural amenities within the Basilica BID;
- v. Add new garbage cans at approved locations throughout the BID area;
- vi. Actively participate with local task forces of government and businesses seeking to promote economic development activities on Milwaukee’s south side.

c. Proposed Expenditures – Year One

Category	Item	Expenditure	%
Design - District	Greenspace improvements and plantings	\$587	5.3%
Clean up	Add 6 new (3 additional) garbage cans to the business district	\$3,000	27.1%
Public Safety	Security system matching grant	\$4,000	36.1%
Admin	Administration	\$2,000	18.0%
	Audit	\$1,500	13.5%
TOTAL		\$11,087	100%

d. Financing Method

It is estimated that \$11,087 will be raised through BID assessments. The BID board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

e. Organization of the BID Board

The Mayor will appoint members to the Basilica BID Board (“board”). The board’s primary responsibility will be the implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan, to enter into various contracts, to monitor development activity, to periodically revise the Operating Plan, to ensure district compliance with the provisions of applicable statutes and regulations, and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

- i. Board Size – At least five members
 - ii. Composition – At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board members shall elect its Chairperson from among its members.
 - iii. Term – Appointments to the board shall be for a period of two years.
 - iv. Compensation – None
 - v. Meetings – All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
 - vi. Record Keeping – Files and records of the board’s affairs shall be kept pursuant to public record requirements.
 - vii. Staffing – The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
 - viii. Meetings – the board shall meet regularly, at least twice a year. The board shall adopt rules of order (“by laws”) to govern the conduct of its meetings.
- f. Relationship to the St. Josaphat Basilica Foundation (SJBF)

The Basilica BID shall be a separate entity from the SJBF, notwithstanding the fact that members, officers, and directors of each may be shared. The SJBF shall remain a publicly and privately funded non-profit organization, and subject to the open meeting law for its records generated in connection with the BID board. The LVBA may, and it is intended, shall, contract with the Basilica BID to provide services to the BID, in accordance with this Plan.

4. Method of Assessment

a. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$650 per parcel will be applied.

As of January 1, 2009, the property in the proposed district has a total assessed value of \$3,144,500. This plan proposed to assess the property in the district at a rate of \$0.50

per \$1000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID.

Appendix A shows the projected BID assessment for each property included in the district.

b. Future Assessments

The Basilica BID Board of Directors will engage in a performance review after every year of BID operation to determine appropriate assessment rate changes to meet the needs of the BID operator as well as property owners.

c. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

- i. State Statute 66.1109(1) (f) Im: The district will contain property used exclusively for mercantile, manufacturing and special mercantile purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
- ii. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
- iii. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

5. Relationship to Milwaukee Comprehensive Plan and Orderly Development of the City

a. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming, and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Lincoln Village area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

b. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement District and in the implementation of the Operating Plan. In particular, the City will:

- i. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
- ii. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
- iii. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
- iv. Receive annual audits required per sec. 66.1109 (3) (c) of the BID law.
- v. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
- vi. Encourage the State of Wisconsin, Milwaukee County and other units of government to support activities of the district.

6. Plan Approval Process

a. Public Review Process

The Wisconsin Business Improvement District law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

- i. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
- ii. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
- iii. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
- iv. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
- v. The Common Council will act on the proposed BID Plan.

- vi. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
- vii. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

b. Petition Against Creation of the BID

The City may not create the Business Improvement District if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

- i. Owners of property to be assessed under the proposed initial Operating Plan having valuation equal to more than 40% 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
- ii. Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

7. Future Year Operating Plans

a. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

b. Amendment, Severability, and Expansion

The BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes or properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorizes under Section 66.1109(3) (b).

c. Performance Review

The Basilica BID Board of Directors will engage in a performance review after its fifth operating year to determine continuation of the Business Improvement District. This performance review also recognizes that the Statutes of the State allow for a petition of dissolution on an annual basis.

Appendix A: List of Assessed Properties

HOUSE #		STREET	ST TYPE	Current Assessment	BID Assessment
500	W	LINCOLN	AV	94900	474.5
501	W	LINCOLN	AV	141000	650
505	W	LINCOLN	AV	4400	22
507	W	LINCOLN	AV	84800	424
511	W	LINCOLN	AV	158000	650
514	W	LINCOLN	AV	66400	332
517	W	LINCOLN	AV	0	0
522	W	LINCOLN	AV	313000	650
550	W	LINCOLN	AV	0	0
565	W	LINCOLN	AV	157000	650
569	W	LINCOLN	AV	93400	467
573	W	LINCOLN	AV	221000	650
2316	S	6TH	ST	144000	650
2324	S	6TH	ST	66700	333
2330	S	6TH	ST	81400	407
2333	S	6TH	ST	0	0
2338	S	6TH	ST	209000	650
2400	S	6TH	ST	143000	650
600	W	LINCOLN	AV	246000	650
606	W	LINCOLN	AV	388000	650
616	W	LINCOLN	AV	161000	650
620	W	LINCOLN	AV	68800	344
628	W	LINCOLN	AV	0	0
703	W	LINCOLN	AV	206000	650
705	W	LINCOLN	AV	96700	483.5
				3144500	11087