

**BUSINESS IMPROVEMENT DISTRICT NO. 39**

**Center Street Marketplace**

**Proposed OPERATING PLAN 2020**

**“DRAFT”**

**“Draft approved by the BID Board at the Annual Meeting on 8/24/2019”**



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## I. INTRODUCTION

### A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) 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.)

This Business Improvement District is to revitalize Center Street on Milwaukee's Northside. The BID law requires that every district have an annual Operating Plan. This document is the annual Operating Plan for 2020 of the Center Street Marketplace district (BID #39). The plan was prepared with minimal technical assistance from the City of Milwaukee Department of City Development.

### B. Physical Setting

The District covers a commercial area on West Center Street from North 32nd to North 60th street, to include a property on West Appleton Avenue & Center Street.

## II. DISTRICT BOUNDARIES

Boundaries of the BID #39 district are shown on the map in Appendix B of this plan. A listing of the properties included in the district is provided in Appendix C.

## III. OPERATING PLAN

The objective of the BID is to: Improve the quality of life within the district. Work with the property owners and merchants to normalize the perception of Center Street.

### A. Plan Objectives

- Improve the Image of the target area
- Improve negative perception of crime/safety in target area
- Increase the number and variety of businesses in the target area
- Protect and preserve the historical significance and integrity of structures in the target area

### B. Proposed Activities – Year 2020

Principle activities to be engaged in by the district during the 2020 year of operation will include:

- a. Continue to implement and support commercial corridor cleanups and community initiatives for keeping the streets clean.
- b. Create and host "Shop Center Street MKE" 2020 – An awareness campaign
- c. Continue to focus on eliminating the blight on Center Street by identifying vacant and un kept properties and work with the property owners for mitigation.
- d. Continue to Increase safety and security and continue to implement crime prevention initiatives.
- e. Continue to improve property façades via the City of Milwaukee Façade Grants and limited BID grants.
- f. Assist property and business owners with marketing via the tools such as brochures, web presence, outreach campaigns, and personal strategies.

- g. Seek funding opportunities to place trash can receptacles within the BID 39 Commercial Corridor area.

C. **Proposed Expenditures – Year 2020**

<b>Item</b>	<b>Expenditure</b>
<b>Implement a BID 39 Grant Program .</b> <ul style="list-style-type: none"> <li>- The BID will segregate \$2,000 for grants.</li> <li>- Continue to offer technical assistance to business and property owners seeking City Grant products.</li> </ul>	<b>\$2,000</b>
<b>Commercial Corridor Clean-up</b> <ul style="list-style-type: none"> <li>- Clean – up Crews and Community Cleanup/s</li> <li>- Supplies/equipment (maintenance of trash cans)</li> <li>- Beautification Initiatives</li> </ul>	<b>\$5,000</b>
<b>Safety/Security Initiative</b> <ul style="list-style-type: none"> <li>- Implement the BID 39 Security initiative. This will also include safe business signs for the commercial corridor. To include marketing.</li> <li>- Continue the Center Street Safety Initiative through the Safety Plan. Continue to message to new and current property owners by interactions and marketing material.</li> </ul>	<b>\$2,500</b>
<b>Administration</b> <ul style="list-style-type: none"> <li>- Office supplies and casual administrative services)- (\$1,500)</li> <li>- Marketing, Outreach (brochures, B2B marketing, business development &amp; outreach) – (\$500)</li> <li>- Website maintenance – hosting – (\$500)</li> <li>- Annual Audit / Financial statements &amp; insurance binder (O&amp;D) – (\$5,000)</li> <li>- Accounting services (\$3,000)</li> <li>- Legal – general representation and consultation fees – (\$1,000)</li> </ul> <b>BID Management</b> <ul style="list-style-type: none"> <li>- BID Director (stipend of up to \$750.00 per month)</li> </ul>	<b>\$11,500</b>
<b>Shop Center Street Days - 2020</b> <ul style="list-style-type: none"> <li>- Support a committee to bring forth Shop Center Street Days 2020. Seek and seat a strong marketing committee that brings diverse perspectives.</li> </ul>	<b>\$5,000</b>
<b>TOTAL</b>	<b>\$35,000</b>

## Projected Revenues

Item	Revenue
Assessments - 2020	\$36,000
Carryover funds from 2019	\$5,000
<b>TOTAL</b>	<b>\$41,000</b>

### D. Financing Method

It is approved to raise approximately **\$36,000** through BID assessments (see Appendix C). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds available.

### E. Organization of BID Board

The Mayor appoints members to the district board ("board"). The board's primary responsibility is the implementation of this Operating Plan. This requires 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 the board members be owners or occupants of property within the district.

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

1. **Board Size** – Seven
2. **Composition** - At least five members shall be owners or occupants of commercial property within the district. Upon any vacancies, existing board members shall first solicit business or property owners to fill vacant board positions. In the event the existing board is unable to secure new board representation, any non-owner or non-occupant may be appointed to the board. All board members shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. **Term** - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. **Compensation** – BID Director can receive a stipend of no more than \$750 per month.

**5. Meetings** - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.

**6. Record Keeping** - Files and records of the board's affairs shall be kept pursuant to public record requirements.

**7. Staffing** - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.

**8. Meetings** - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to the local business association

The BID shall be a separate entity from the local business association, notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

**IV. METHOD OF ASSESMENT**

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 \$1,000.00 per parcel will be applied

As of January 1, 2019, the property in the district had a total assessed value of over \$10 million dollars. This plan proposes to assess the property in the district at a rate of \$5.00 per \$1,000.00 of assessed value, subject to the maximum assessment of \$1,000.00 and minimum of \$300.00, for the purposes of the BID.

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

B. 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.

1. State Statute 66.1109(1) (f) Im: The district will contain property used exclusively for manufacturing 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.
2. 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.
3. Recognizing WI. Stat. 66.1109(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, thus the BID will only assess the percentage of real property that is not tax exempt or residential. Such properties are identified in Appendix C.

**V. 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.

On September 27, 2005, a substitute resolution was passed (Resolution 3050706), Creating the Business Improvement District No. 39 (Center Street Marketplace) and its first-year operating plan. The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Center Street Marketplace (BID #39) business 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 is 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:

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

## VI. 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 the original initial Operating Plan.

(summation) Section 66.1109 (3) (b) of the BID law requires the board to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon 2020 activities, and information on specific assessed values, budget amounts and assessment amounts are based on current conditions. If greater detail about historical or proposed subsequent years activities is necessary, it will be provided in the required annual operating plan updates, and approval by the Common Council of such. Plan updates shall be conclusive evidence of compliance with this plan and the BID law.

This 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

This BID was 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.

### C. Law regarding a municipality terminating a BID – Section 66.1109(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 Wis. Stat 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 did not sign the 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 of 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 on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

APPENDIX A – Wisconsin statutes  
APPENDIX B – District Boundaries  
APPENDIX C – Projected BID Assessment 2020  
APPENDIX D – Board member list

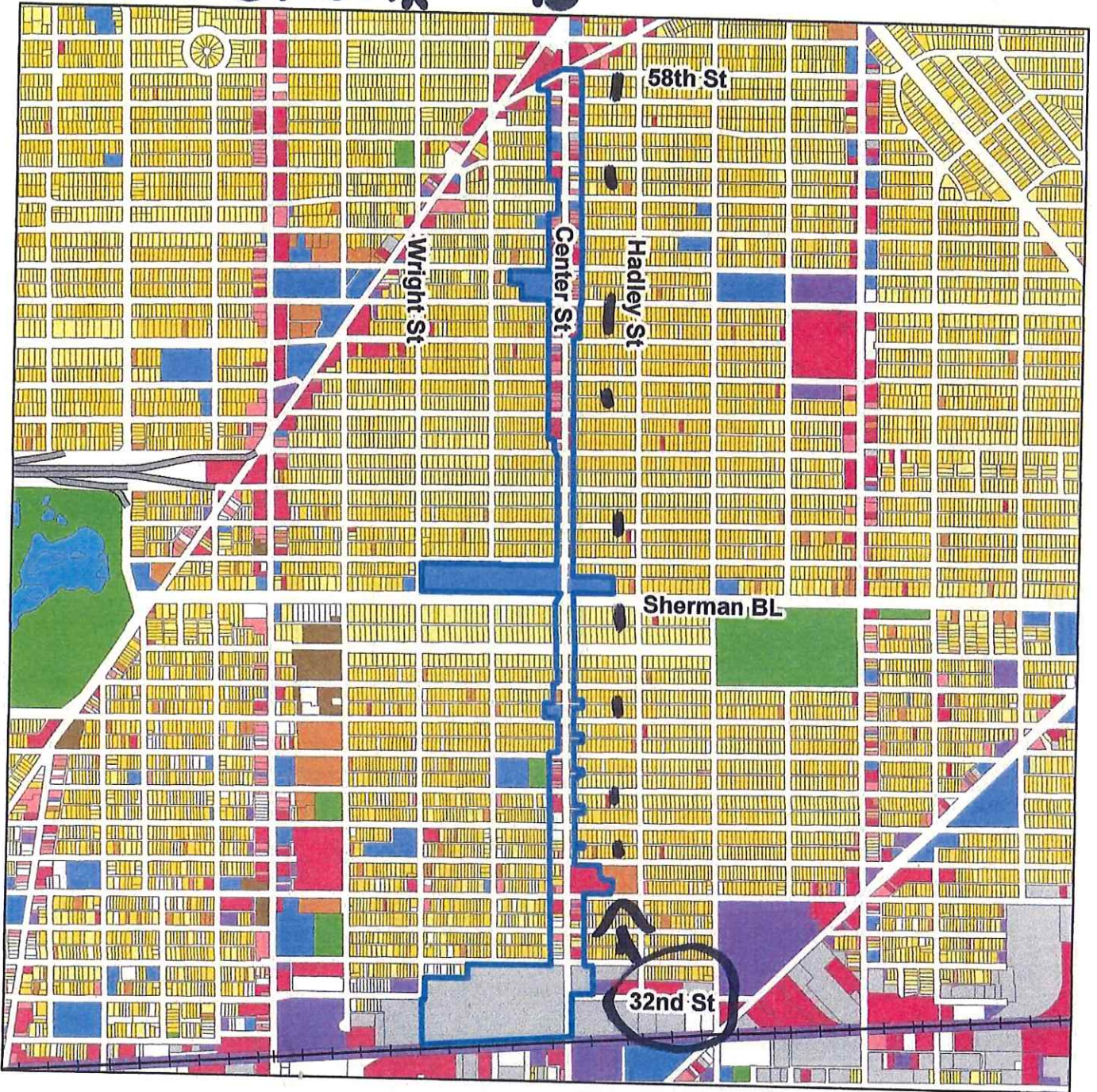
## Appendix A – Wisconsin Statute for BID Creation

### 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 subs. 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

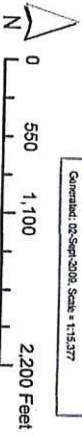
# Appendix "B"



## Business Improvement District No. 39 (Center Street)

### Land Use

- BID Boundary
- Residential
- Single Family
- Duplex
- Multi-Family
- Condominiums
- Commercial
- Commercial
- Mixed Commercial and Residential
- Manufacturing, Construction, and Warehousing
- Transportation, Communications, and Utilities
- Public and Quasi-Public
- Public Parks and Quasi-Public
- Open Space
- Public Schools and Buildings, Churches, Cemeteries, and Quasi-Public Buildings
- Vacant Land or Recent Taxkey Change



Prepared by:  
Department of City Development Information Center, AT  
Project File:  
Elicit's File: 3.26261Project304\_2009.810 PDF  
Map File:  
Elicit's File: 3.26261Project304\_2009.810 MXD  
Generated: 02-Sep-2008, Scale = 1:15,177

# APPENDIX "C"

taxkey	addr	owner1	owner2	
3070215000	5704-5708 W CENTER ST	TAREK FLEIFEL		853.5
3070217100	5720 W CENTER ST	AJM MANAGEMENT LI		337.4
3070244000	5724 W CENTER ST	KAREN D DARDY		300
3070245000	5600 W CENTER ST	WESLEY INSURANCE A		615.3601
3070274000	5622 W CENTER ST	ROBERT SCHLINSOCK		603
3070906110	5502 W CENTER ST	PACHEFSKY PROPERTY		300
3070907000	5506-5510 W CENTER ST	MICHAEL A NEMBHAR		300
3070934000	5512-5516 W CENTER ST	TERRY L HEINEMIER		315.75
3070935000	5518-5522 W CENTER ST	TERRY HEIN	C/O TERRIE	300
3070962000	5530 W CENTER ST	HATIM BA	MUNIRA B	350
3070963000	2707 N 54TH ST	COMMONS DEV CO LL		581.25
3070991000	5430 W CENTER ST	MUNIR S AWAN		300
3070992000	5302 W CENTER ST	ISAAC A GREEN		432.5
3071021000	5306-5310 W CENTER ST	MOROCCO INVESTME		300
3071022000	5312-5314 W CENTER ST	MCKENNA REAL ESTAT		300
3071051000	5318 W CENTER ST	WILLIE DAVIS		300
3080312000	5204 W CENTER ST	5204 CENTER LLC		300
3080313000	5220 W CENTER ST	DOROTHY	LIVING TRU	300
3080339000	5224-5232 W CENTER ST	MIKE S WISNIEWSKI		609.3012
3080340000	5104-5108 W CENTER ST	DOUGLAS DE BONA		300
3080366000	5112 W CENTER ST	FESS PROPERTIES LLC		300
3080367000	5114-5116 W CENTER ST	L E A D E R	C/O DORO	300
3080368000	5004 W CENTER ST	RENAD JARABA		383
3080369000	5030 W CENTER ST	BIG WASH	% JOE E JA	896
3080398000	2702 N 44TH ST	ELOISE PERRY		587.9478
3080399000	4402-4412 W CENTER ST	RABI HUSSEIN		371
3080400000	4620-4630 W CENTER ST	STANLEY G	RUBY A FA	407.2793
3080401000	4012-4014 W CENTER ST	TIM L BELII	JOYCE MIT	300
3080922000	4018-4020 W CENTER ST	BLACKOUT INVESTMEN		300
3080923000	3612-3616 W CENTER ST	DWIGHT IV	CARMEN L	300
3080924000	3712-3714 W CENTER ST	RONNIES BARBER SHO		300
3080953000	3812-3814 W CENTER ST	PAULETTE A BLAKE		300
3080954000	3302 W CENTER ST	33TH & CENTER PROPE		300
3080955100	3326 W CENTER ST	WESTFAHL PLUMBING		300
3080956100	3412-3414 W CENTER ST	ALFAOMEG	CHARLIE L	302.5007
3080985000	3424-3426 W CENTER ST	WAGIAH	C/O H KNO	300
3080986000	3212 W CENTER ST	WIS INDUS	PLAN & TR	821.5
3080987000	2672 N 35TH ST	NIMER H MUSAITIF		300
3080988000	3327-3329 W CENTER ST	ROBERT L MCDONALD		300
3081171000	3319 W CENTER ST	ARTHUR F BRANDT, TR		300
3081172000	3805-3809 W CENTER ST	SHANEE SCRUGGS I LLC		300
3090816100	3813 W CENTER ST	REID'S NEW	FUNERAL H	362.5
3090819100	3817-3819 W CENTER ST	JENNIFER POTTS		300
3090820000	3821-3823 W CENTER ST	BRADLEY THURMAN		300
3090821000	3833 W CENTER ST	DIMPLE KAUR		300
3090853000	3933 W CENTER ST	KEERAH CA	JOSHUA CA	434

3090854000	2667-2669 N 35TH ST	CITY CAB LLC	300
3090855000	3501-3509 W CENTER ST	HASAN I YC KHALED FA	300
3090856000	2677-2679 N 36TH ST	KARLA S GRIGGS	300
3090857000	3715-3719 W CENTER ST	MOSES A DREW	594
3090858000	3723-3729 W CENTER ST	MNAT PROPERTY LLC	847.5
3090859000	3731-3733 W CENTER ST	MARLO A TRIGGS	300
3090860000	2664-2674 N 38TH ST	RAYMOND COOPER	399
3091208000	4901-4903 W CENTER ST	FRANCINE SHANKS	300
3260407000	4905-4915 W CENTER ST	ROBERT T WERNETTE	896.8339
3261401100	4917-4921 W CENTER ST	THE LOVE-SHAW BUILI	300
3261404000	4925-4927 W CENTER ST	MICHAEL S WISNIEWS	300
3261405000	4929-4931 W CENTER ST	NEW DIRE( NON DENO	300
3261406000	4933-4935 W CENTER ST	4933 CENTER LLC	300
3261436110	5001-5005 W CENTER ST	5001 LLC	300
3261439000	5007-5009 W CENTER ST	ODEAN TAYLOR	598
3269998115	5029-5031 W CENTER ST	CASE PROP MANAGEM	300
3271075000	4703 W CENTER ST	KEYSTONE AND TAX S	300
3271076000	4709-4711 W CENTER ST	ANNIE PERTEET	300
3271077000	4715-4719 W CENTER ST	MAGNOLIA REALTY I L	798.5
3271078000	4723-4727 W CENTER ST	ATLAS OF AC/O E M RA	300
3271079000	4731-4737 W CENTER ST	ASK REAL EST HOLDING	404
3271080000	2666 N 48TH ST	ROSEMARI TRUST	305
3271081100	4801 W CENTER ST	3J GERMANTOWN LLP	310.5
3271082100	4805-4811 W CENTER ST	3J GERMANTOWN LLP	653.5
3271301000	4813-4817 W CENTER ST	IBIYEMI AKUA OLADUN	300
3271324000	4819-4821 W CENTER ST	JNF PROPE C/O JASON	300
3271325000	4823-4827 W CENTER ST	BONNITA J RAMOS	300
3271351000	4833 W CENTER ST	SHOWCASE C/O KELLY	597
3271352000	4419-4421 W CENTER ST	CHRIST & DAVIS HOUS	300
3271377000	4527 W CENTER ST	MILAM INC	441
3271378000	4519-4521 W CENTER ST	FREDDY'S TACOS LLC	367
3271407000	4619-4621 W CENTER ST	LONDALE Q STRICKLIN	300
3271501000	5233 W CENTER ST	MICHAEL S WISNIEWS	300
3271502000	5301-5309 W CENTER ST	MAGNOLIA REALTY I L	750.75
3271504100	5311-5317 W CENTER ST	MIKE S WISNIEWSKI	635.5
3271505000	5431 W CENTER ST	TOWER SITES INC	300
3271507100	5631 W CENTER ST	MARK A N C/O DOC N	300
3271508110	5319-5331 W CENTER ST	2825 N 38TH STREET L	643
3271510110	5401-5413 W CENTER ST	GREATER P DEVELOPM	446.6904
3271541000	5219-5225 W CENTER ST	MILAM INC	1000
3291154000	3912-3914 W CENTER ST	FRANKIE R JOHNSON	402.1277
3291801000	5521 W CENTER ST	MKEPO LLC C/O SIEGEL	1000
3291816000	5625 W CENTER ST, Unit F	MKEPO LLC C/O SIEGEL	300
3291911000	5758 W APPLETON AV	KALS SERV C/O KALIM	1000
			<b>37653.69</b>

# Appendix "D"



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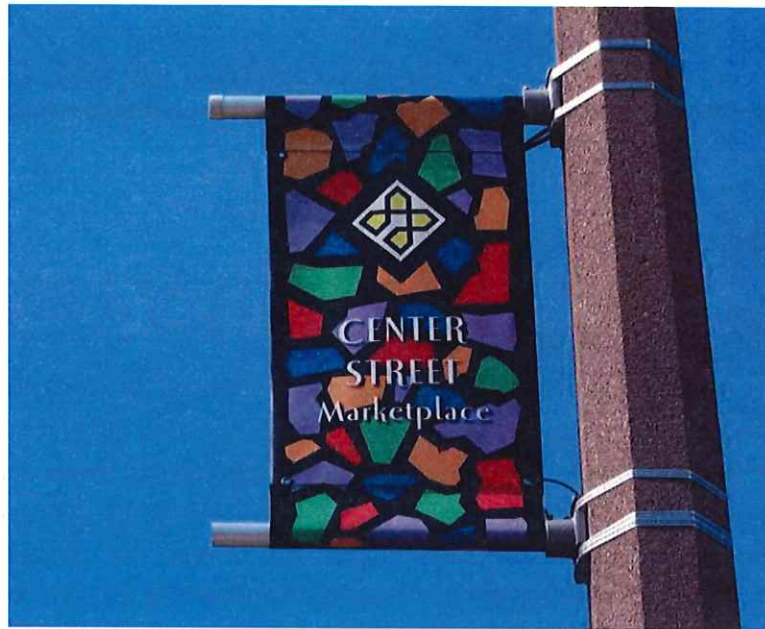
Body Name: BUSINESS IMPROVEMENT DISTRICT BOARD #39 (CENTER STREET)

Type: Board or Commission

Meeting location:

[Calendar \(0\)](#)  
 [Boards and Commission Members \(7\)](#)  
 [Sponsored Legislation \(0\)](#)

Person Name	Title	Start Date	End Date	E-mail	Web Site	Appointed By
<a href="#">Catina Harwell-Young</a>	Member	10/20/2016	10/20/2019*			<a href="#">Mayor Tom Barrett</a>
<a href="#">Jennifer Potts</a>	Member	9/28/2017	9/28/2020*			<a href="#">Mayor Tom Barrett</a>
<a href="#">Norman Johnson</a>	Member	12/12/2016	12/12/2019*			<a href="#">Mayor Tom Barrett</a>
<a href="#">Odean Taylor</a>	Member	10/3/2017	10/3/2020*			<a href="#">Mayor Tom Barrett</a>
<a href="#">Phillip Blake</a>	Member	12/3/2015	12/3/2018*			<a href="#">Mayor Tom Barrett</a>
<a href="#">Rickey Potts</a>	Member	2/10/2017	2/10/2020*			<a href="#">Mayor Tom Barrett</a>
<a href="#">Tremereil Robinson</a>	Member	11/6/2015	11/6/2018*			<a href="#">Mayor Tom Barrett</a>



# **BID 39 – Annual Report**

**AUGUST 2018 - SEPTEMBER 2019**

***The Center of What's Happening !!***

## **BID 39 – The Center Street Marketplace**

Tel 414.306.3586

P.O. Box 100511  
Milwaukee, WI 53210

[www.centerstreetmarketplacebid39.org](http://www.centerstreetmarketplacebid39.org)

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*“The BID has strengthened the foundation by constant forward movement in 2018 - 2019”*

## **BID 39 - At-A-Glance**

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### **Mission, Vision, & Priorities**

The sole **Mission** of the Business Improvement District #39 is “Cleaning up the Quality of Life”. This mission is encapsulated within our BID Logo and serves as a reminder that having a variety of services is key, however, to have a quality of life; a safe and clean business environment is necessary. Our **Vision** encompasses not only retaining current businesses and making sure that their needs are met, but also to attract and cultivate new businesses into vacant or dormant commercial properties. Our **Priorities** are surrounded by the constant realization that small business awareness is key in a small commercial corridor. Shopping locally and having an awareness of customer continually rises to the top as a priority need in order to achieve equity, sustainability and business longevity.

### **Total assessed properties within the district**

BID 39 is settled within a busy commercial corridor in the heart of Milwaukee's central city. Currently, the properties located within the BID district exceed 10 million dollars in value. However, there is a large amount of mixed-use properties within the BID 39, thus, with the 2017 facets of Wisconsin Statute 66.1109, BID 39 has adjusted to a detrimental decrease in assessment opportunities. The BID utilizes the assessment funds to focus on current property and business owner viability; of which is shone through via “Shop Center Street” and other outreach opportunities. This event places a push to market and raise awareness of the benefits of shopping locally. The projected BID assessment for 2020 is \$37,653, of which is a decrease from 2019 assessment of which was \$37,978, a decrease from the 2018 assessment of which was \$38,468, and a notable decrease from the 2017 assessment of \$47,403.

### **Strategic Highlights**

In 2018-2019, the BID39 Board of Directors connected with the current businesses, prospective business owners, new businesses, and the community. We have hosted wraparound events for the small business owners and have provided outreach and opportunities for marketing, grant applications and education. We have actively marketed the BID message to all property and business owners by the way of the BID 39 Website, and Facebook page. Of course the BID is engaged with property and business owners via face to



face interactions, as well as creative and timely flyers and brochures regarding business building opportunities as well as sensitive issues that may arise.

**Business/Community mixture**

With the dynamics of BID 39 we have laid the foundation for the local community to patronize the businesses and support their efforts. Since BID 39 hosts developmental opportunities for board members to engage stakeholders and participate in community events, there is a wide array of activities, some are:

- Small business seminars with the Veteran's Chamber of Commerce (of which BID 39 is a founding member).
- High level participation with neighborhood associations to include the Middle Ground, Inc., Center Peace Block Club, Sherman Park Community Association, the Wisconsin African American Tobacco Prevention Network, and Revitalize MKE.
- Walking interactions with the Aldermen in the District, visiting small businesses to engage, obtain feedback, and understand their needs and offer resources.
- Utilizing fully developed marketing materials, including brochures and sell sheets for BID 39s current vacant city property stock.

**BID 39 Board members business/community engagement efforts:**

- Received a City of Milwaukee ECO Grant to place 16 new Wrought Iron Trash Cans (totaling 25).
- Participated in the MKE Business Now Summit
- Active participant with the City of Milwaukee Violence Prevention Program/Style and Substance Mental Health and Community Resource training and outreach.
- Co-Sponsored "The Great American Cleanup for our businesses.
- Contracted w/ Riverworks for Ambassador commercial corridor upkeep.
- Co-sponsored the Justice for Emani Back to school block party for the neighborhood children.
- Co-sponsored the Ms. Cynthia's back to school resource fair.
- Supported Farina's back to school bash – an activation of a formerly vacant city owned lot on 35<sup>th</sup> and Center.
- BID 39 continues to be an active participant in the MPD Crime and Safety meetings.
- Organized and held Center Street to Main Street Training sessions – 2017

- Hosted BID 39 Small Business Saturday initiative – (Champion)
- Marketed the BID 39 Assets on WNOV and Radio88Nine.
- An active participant in the Fond du Lac and North Area Plan

### **BID 39 Core Programs**

BID 39 does not have any employees, all board members are volunteers. The BID Executive Director was formerly an employee for 1 year, however, with the diminished assessment, the board voted to dissolve the employee/employer relationship, albeit the payroll – adding a small stipend to the budget.

Small Business Saturday. BID 39 championed Small Business Saturday in both 2018 and 2017. We received an award from Linda McMahon, the SBA Administrator for our efforts, outreach, and enlightenment about the small businesses in operation on Center Street from 32<sup>nd</sup> to 60<sup>th</sup> streets. Since there are over 95 operating businesses in the BID 39 commercial corridor, it was befitting for our board to take a highlighted stance and engage business owners during this national event.

BID 39 continues to support the “Center Street Little Free Library System”, spawning from a “Reasons for Hope MKE grant” from the Greater Milwaukee Foundation. The BID utilizes the Milwaukee Public Library system resources for books as well as neighborhood volunteers of whom clean, tag, and place the books. The newest Little Free Library was gifted to the Sherman Park Community Association in September 2019 for placement on Sherman Boulevard.

### **Economic Development**

Within the previous 12 months, BID 39 has had 10 new business openings, some are; Uptown Barbershop and Beauty Salon /Rare Chick Clothing (46<sup>th</sup> Street, formerly Farquharson's ), Elite Motors (33<sup>rd</sup> ), Meite Professional Hair braiding (53<sup>rd</sup>), Divas Spa (49<sup>th</sup>), Pressed Beauty Salon (51<sup>st</sup>), Hopsons Kiddie Care ( 52<sup>nd</sup>), Classy Chicks with Curves (52<sup>nd</sup>), Total Image Salon (52<sup>nd</sup>), and Changing Lanes Auto Sales (57<sup>th</sup>).

There are several businesses on the horizon for opening in 2020 to include Freddy's Pizza and Taco's on 45<sup>th</sup> and Center, Fess Properties will host their headquarter location and small businesses on 51<sup>st</sup> and Center, DLK Legacy will develop their recently purchased property (54<sup>th</sup> & Center). Many properties are being remodeled of which were formerly vacant and eyesores. We continue to see vacant buildings filled spawning from our 2018 strong letter to

each vacant and/or abandoned commercial property owner, including the City of Milwaukee to elicit the plans for the vacant properties, to include if the BID could offer support or assistance. From that concerted outreach, movement occurred.

Currently (October 2019), there are over **100** active businesses within the BID 39 commercial corridor, **22** vacant buildings to include city owned properties and vacant lots (some city owned). The vacant lots within the district are activated as much as possible (neighborhood & community events, a peace garden, an orchard, and the Metcalfe pocket park lot).

**Grants** – In 2018 – 2019 BID 39 has connected business owners to the City of Milwaukee to utilize the Façade, Signage and Whitebox grants for improvement. Our Executive Director has provided technical assistance to business owners to apply for (with success) the City of Milwaukee façade, signage, and white box grants.

**Debt Service** – to date, BID39 has no debt service.

**Security Programs** – BID 39 spearheaded a "Safe Business Zone" safety program in 2017, continuing through the current date when new businesses enter the BID district, we visit and overview a welcome packet, including marketing material for the Safe Business Zone. In 2020, our goal is to finally order the Safe Business Zone signage for the BID district. During Shop Center Street MKE, our BID assured security was provided within the commercial corridor for the 1-day event. With recent negative events on Center Street, the BID will boost the Safe Business Zone initiative exponentially.

## **Marketing & Branding**

BID 39 boasts several marketing strategies for the entire corridor, as well as individual businesses. We keep our website current, have procured individualized business T-shirts (that are worn by the businessowners often – building capacity as well as a BID team spirit), Individualized business Cards, Window Signage, the BID Facebook page, as well as the Instagram (**#SHOPCENTERSTREETMKE**) blast.

From 2018-2019, BID 39 distributed **over 5,000 flyers & postcards** to market and promote the businesses in the district. We also handed out over **300 copies of our business list** at outreach events.

## **Core Events**

On August 30, 2019, the BID hosted the second annual "Shop Center Street MKE" after months of planning through the committee structure. The day's events were supported by all 3 Aldermen who represent the BID 39 District (Alderman Stamper, Alderman Rainey, and Alderman Murphy). Participants were Mayor Barrett, the office of Governor Tony Evers, the office of State Senator LaToya Johnson, as well as many vendors to include the Sherman Park Community Association. The BID targeted the business and local community not only for pinpointed marketing of our district, but also to bring an increased awareness of the types of businesses that are currently operating in the district. The event was met with open arms by our proponents.

The event was well received with **over 400 engagements via Social Media** Outlets (Facebook, Twitter, and Instagram). The social media guru is Rosha Bruster; the owner of the Style Hub. We also worked with Robin Pitts, from the Divine Executive Solution company to maintain and host our website. There were hundreds of individuals that stopped by and shopped during the event (#SHOPCENTERSTREETMKE). The Board members garnered spots on WNOV radio to promote the event, was featured in the Milwaukee Community Journal, and was co-sponsored by Radio 88Nine and the Middle Ground, Inc. The event realized a plethora of marketing material (signage boards, business t-shirts, business door knockers, business poster boards as well as postcards and flyers in each operating establishment) that all led to the success.

## **Collaborative Initiatives**

- BID/NID Week: The BID 39 was an active participant in the first BID/NID week held in September 2019. BID 39 was a co-sponsor of a bus tour entitled "The Sherman Park Experience" of which was met with rave reviews. The bus tour was a collaboration of BID 39, the Sherman Park Community Association, BID 37/The Corridor, BID 27/Burleigh Street, Burleigh CDC, and the Sherman Park NID #4. Also, the Center Street Nail Bar participated in the BID/NID week to offer services and have an open house.
- BID 39 engages with Riverworks to present Small Business Seminars as well as engage with the Neighborhood Ambassadors regarding business startup, to include the fundamentals of for profit, nonprofit, and governmental paths. These types of events are important to the BID 39 board of directors as there are many pitfalls to starting and maintaining a small business and education is key prior to inception.

- BID 39 engages with local youth in the community through the Middle Ground, Inc. to raise awareness of ways to curb violence through service.
- BID 39 has sponsored cleanup events garnered through Program the Parks MKE. These efforts are important to assure the children from the community are seeing viable businesses and engaging the business owners regarding success and struggles.
- BID39 Co-sponsored the Center Peace Community Egg Hunt in 2018.
- BID 39 Partnered with Legal Action of Wisconsin to offer Legal Help for Small Businesses through the community law project.
- Participated in the Milwaukee County Parks and Public Safety Days to promote safe businesses on Center Street.
- BID 39 Leadership continually engages with the Sherman Park Action Network, most recently meeting with Alderman Stamper to address concerns regarding a few businesses that are in operation. A group of SPAN members were in participation and movement was made regarding the role of the BID, Governmental agencies, as well as the Elected Officials. The collaboration continues.

### **Shop Center Street Committee**

The BID board, at the annual meeting in August 2019' voted to form a committee to host Shop Center Street MKE- 2020. The committee is a collaborative effort with the focus on **Leadership; Fund Development; and Marketing, Promotion, & Outreach.** BID 39 currently has all 7 board member seats filled. Each board member is positioned to guide the committees through the planning and outreach phases for Shop Center Street MKE – 2020. The committee's membership in 2020 will be comprised of business owners and board members only.

#### **Officers & Board Members:**

R.P. Potts, Chairperson  
Philip Blake, Treasurer  
O'dean Taylor, Board Member  
Tremereell Robinson, Board Member  
Norman Johnson, Board Member  
Catina Harwell-Young, Board Member

#### **Executive Director:**

Dr. Jennifer Potts

**Location:**

**BID 39 – The Center Street Marketplace**

P.O. Box 100511

Milwaukee, WI 53210

Tel 414.306.3586

[www.centerstreetmarketplacebid39.org](http://www.centerstreetmarketplacebid39.org)



**CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED DECEMBER 31, 2018**

**(With Summarized Totals for the Year Ended December 31, 2017)**

**with Accountant's Review Report**

CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39

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## INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Board of Directors  
Center Street Marketplace BID #39  
Milwaukee, Wisconsin

We have reviewed the accompanying financial statements of Center Street Marketplace BID #39 (a nonprofit organization), which comprise the statement of financial position as of December 31, 2018, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

### **Accountant's Responsibility**

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

### **Accountant's Conclusion**

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

The financial statements for the year ended December 31, 2017 were audited by us, and we expressed an unmodified opinion on them in our report dated August 23, 2019, but we have not performed any auditing procedures since that date.

  
RITZ HOLMAN LLP  
Certified Public Accountants

Milwaukee, Wisconsin  
September 23, 2019

**Ritz Holman LLP**  
*Serving business, nonprofits, individuals and trusts.*

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**CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39**  
**STATEMENT OF FINANCIAL POSITION**  
**DECEMBER 31, 2018**  
 (With Summarized Totals for December 31, 2017)  
 (See Accountant's Review Report)

	Reviewed 2018	Audited 2017
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	\$ 1,043	\$ 1,498
Prepaid Expenses	2,826	2,826
Security Deposit	---	650
Total Current Assets	\$ 3,869	\$ 4,974
<b>TOTAL ASSETS</b>	<b>\$ 3,869</b>	<b>\$ 4,974</b>
<b>LIABILITIES AND NET ASSETS</b>		
<b>NET ASSETS</b>		
Without Donor Restrictions	\$ 3,869	\$ 4,974
Total Net Assets	\$ 3,869	\$ 4,974
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 3,869</b>	<b>\$ 4,974</b>

The accompanying notes are an integral part of these financial statements.

**CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED DECEMBER 31, 2018**  
(With Summarized Totals for the Year Ended December 31, 2017)  
(See Accountant's Review Report)

	Without Donor Restrictions	
	Reviewed 2018	Audited 2017
REVENUE		
Tax Assessments	\$ 38,568	\$ 48,069
Other Contributions	---	3,642
Total Revenue	\$ 38,568	\$ 51,711
EXPENSES		
Program Services	\$ 27,311	\$ 48,652
Management and General	12,362	10,639
Total Expenses	\$ 39,673	\$ 59,291
CHANGE IN NET ASSETS	\$ (1,105)	\$ (7,580)
Net Assets, Beginning of Year	4,974	12,554
NET ASSETS, END OF YEAR	\$ 3,869	\$ 4,974

The accompanying notes are an integral part of these financial statements.

**CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39**  
**STATEMENT OF FUNCTIONAL EXPENSES**  
**FOR THE YEAR ENDED DECEMBER 31, 2018**  
(With Summarized Totals for the Year Ended December 31, 2017)  
(See Accountant's Review Report)

	Reviewed		2018	Audited 2017
	Program Services	Management and General		
Salaries and Wages	\$ 5,244	\$ 583	\$ 5,827	\$ 18,493
Payroll Taxes	---	---	---	959
Professional Fees	---	5,685	5,685	6,382
Contract Services	---	---	---	900
Façade Grants	---	---	---	3,700
Supplies	---	2,097	2,097	3,091
Telephone	3,739	416	4,155	1,434
Postage	---	365	365	507
Printing	1,943	---	1,943	260
Technology	---	211	211	123
Storage	---	1,692	1,692	7,856
Safety and Security	800	---	800	265
Donations for Community Cleanup	476	---	476	3,996
Travel	---	205	205	428
Meetings	632	633	1,265	1,505
Insurance	---	175	175	1,367
Membership Dues	376	---	376	545
Marketing	2,465	---	2,465	1,750
Community Clean Up	11,636	---	11,636	5,490
Other Expense	---	300	300	240
<b>TOTALS</b>	<b>\$ 27,311</b>	<b>\$ 12,362</b>	<b>\$ 39,673</b>	<b>\$ 59,291</b>

The accompanying notes are an integral part of these financial statements.

**CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2018**  
**(With Summarized Totals for the Year Ended December 31, 2017)**  
**(See Accountant's Review Report)**

	Reviewed 2018	Audited 2017
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ (1,105)	\$ (7,580)
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
(Increase) Decrease in Prepaid Expenses	\$ ---	\$ (943)
(Increase) Decrease in Security Deposit	650	---
Increase (Decrease) in Accounts Payable	---	(523)
Net Cash Used by Operating Activities	\$ (455)	\$ (9,046)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	1,498	10,544
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$ 1,043	\$ 1,498

The accompanying notes are an integral part of these financial statements.

**CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39**

**NOTES TO THE FINANCIAL STATEMENTS**

**DECEMBER 31, 2018**

**(See Accountant's Review Report)**

**CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**  
**(See Accountant's Review Report)**

**NOTE A - Summary of Significant Accounting Policies**

**Organization**

Center Street Marketplace Business Improvement District #39 (the "Organization") was organized under Wisconsin State Statute 66.608. This statute provides for the formation of Business Improvement Districts (BIDs) upon the petition of at least one property owner in the district. The purpose of a BID is to allow businesses within the district to develop, manage and promote their districts and to establish an assessment to fund these activities. The Organization's mission is to revitalize and improve the Center Street Marketplace District, located on Center Street on Milwaukee's Northside.

Center Street Marketplace Business Improvement District #39 is exempt from tax as an affiliate of a governmental unit under Section 501(a) of the Internal Revenue Code.

**Accounting Method**

The financial statements of the Organization have been prepared on the accrual basis of accounting.

**Basis of Presentation**

The Organization reports information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions, and net assets with donor restrictions. At December 31, 2018, the Organization had only net assets without donor restrictions.

**Cash and Cash Equivalents**

For purposes of the statement of cash flows, cash and cash equivalents include all highly liquid debt instruments with original maturities of three months or less when purchased.

**Contributions**

All contributions are considered available for the Organization's general programs unless specifically restricted by the donor. Amounts received that are designated for future periods or restricted by the donor are reported as net assets with donor restrictions and increase net assets with donor restrictions. Contributions received with restrictions that are met in the same reporting period are reported as revenue without donor restrictions and increase net assets without donor restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. Investment income that is limited to specific uses by donor restrictions is reported as increases in net assets without donor restrictions if the restrictions are met in the same reporting period as the income is recognized.

**Functional Expenses**

The Organization allocates costs directly to program or management when appropriate. Certain expenses are attributable to one or more programs or supporting functions of the organization. Those expenses include telephone and occupancy, which are allocated based on estimates of time and specific usage.

**CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**  
**(See Accountant's Review Report)**

**NOTE A - Summary of Significant Accounting Policies (continued)**

**Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**NOTE B - Accounting Change**

For year ended December 31, 2018, the Organization's financial statements changed to adopt the Accounting Standards Update 2016-14, Not-for-Profit Entities (Topic 958), Presentation of Financial Statements of Not-for-Profit Entities, effective for years beginning after December 15, 2017. This update is required and makes significant changes in reporting of net asset classes, liquidity and functional expenses. Before the change, net assets had three classifications including unrestricted, temporarily restricted, and permanently restricted. After the change, net assets are considered to be with donor restrictions and without donor restrictions. Other new requirements include presenting a statement of functional expenses and footnotes providing information about the functional expenses and liquid financial assets of the Organization. The Organization applied the change on a retrospective basis within the summarized comparative information for the year ended December 31, 2017 and in information for the year ended December 31, 2018.

**NOTE C - Comparative Financial Information**

The financial information shown for 2017 in the accompanying financial statements is included to provide a basis for comparison with 2018 and presents summarized totals only. The comparative information is summarized by total only, not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity to generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Organization's financial statements for the year ended December 31, 2017, from which the summarized information was derived.

**NOTE D - Liquidity**

The Organization has \$1,043 of financial assets available to meet cash needs for general expenditure within one year of the statement of financial position date consisting of cash of \$1,043.

**NOTE E - Concentration of Revenue**

The Organization receives property assessment income from the City of Milwaukee. The Organization's operations rely on the availability of these funds. All of the Organization's revenue was from the City of Milwaukee for the year ended December 31, 2018.

**NOTE F - Related Parties**

The executive director is married to a board member.



**CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**  
**(See Accountant's Review Report)**

**NOTE G - Assessment Income**

In order to provide revenues to support the Organization's mission, the Common Council of the City of Milwaukee enforced an assessment on property located within a specified area of the Center Street area neighborhood. The assessment is calculated based on assessed values of the properties as of every fall. The assessment levied on properties was \$5/1,000 for every dollar of assessed property value with a minimum assessment of \$300 and a maximum assessment of \$1,000 for the year ended December 31, 2018.

**NOTE H - Subsequent Events**

The Organization has evaluated events and transactions occurring after December 31, 2018, through September 23, 2019, the date the financial statements are available to be issued, for possible adjustments to the financial statements or disclosures. The Organization has determined that no subsequent events need to be disclosed.