

Key Point of Difference	BID	NID
<b>Assessable Properties</b>	<p>BIDs can assess commercial properties or the commercial portions of mixed use buildings. Properties exempt from property taxes and properties with exclusively residential uses are not assessable.</p>	<p>NIDs in the City of Milwaukee may assess any property that is taxable. Properties exempt from property taxes are not assessable.</p>
<b>Board of Directors</b>	<p>State law mandates that the Board comprised of at least 5 members, a majority of which own or occupy property in the district. Board members are appointed by the Mayor’s Office and Serve 3 year terms except for the initial board of directors who serve on staggered terms which are then renewed for 3 year terms.</p>	<p>All Board Members must own or occupy property in the district. Board members serve 1 year terms and are elected annually at an election by individuals who own or occupy property in the district. State law mandates that the board be comprised of at least 5 members. The seats are divided among commercial and residential property owners and occupants in proportion to the valuation of commercial and residential property in the district. Candidates run for residential or commercial seats based on the property they own or occupy.</p>
<b>District Creation Mailings</b>	<p>At least 30 days prior to a public hearing at the Plan Commission on the creation of the district, a Certified Mailing must be mailed out with a notice of the meeting including the initial operating plan, petition signatures and an opinion by the City Attorney.</p>	<p>At least 30 days prior to a public hearing at the Plan Commission on the creation of the district, a Certified Mailing must be mailed out with a notice of the meeting including the initial operating plan, petition signatures and an opinion by the City Attorney. A second certified mailing letter is required after the hearing and before the NID is created by the Municipality.</p>
<p>*Please note that the petitioning group may send out additional materials to inform and invite property owners to participate in the district creation process prior to the official certified mailing.</p>		

# Neighborhood Improvement District Creation Process

1. Create NID formation infrastructure

2. Consensus Building/Education

3. Develop Operating

4. Final Plan Review

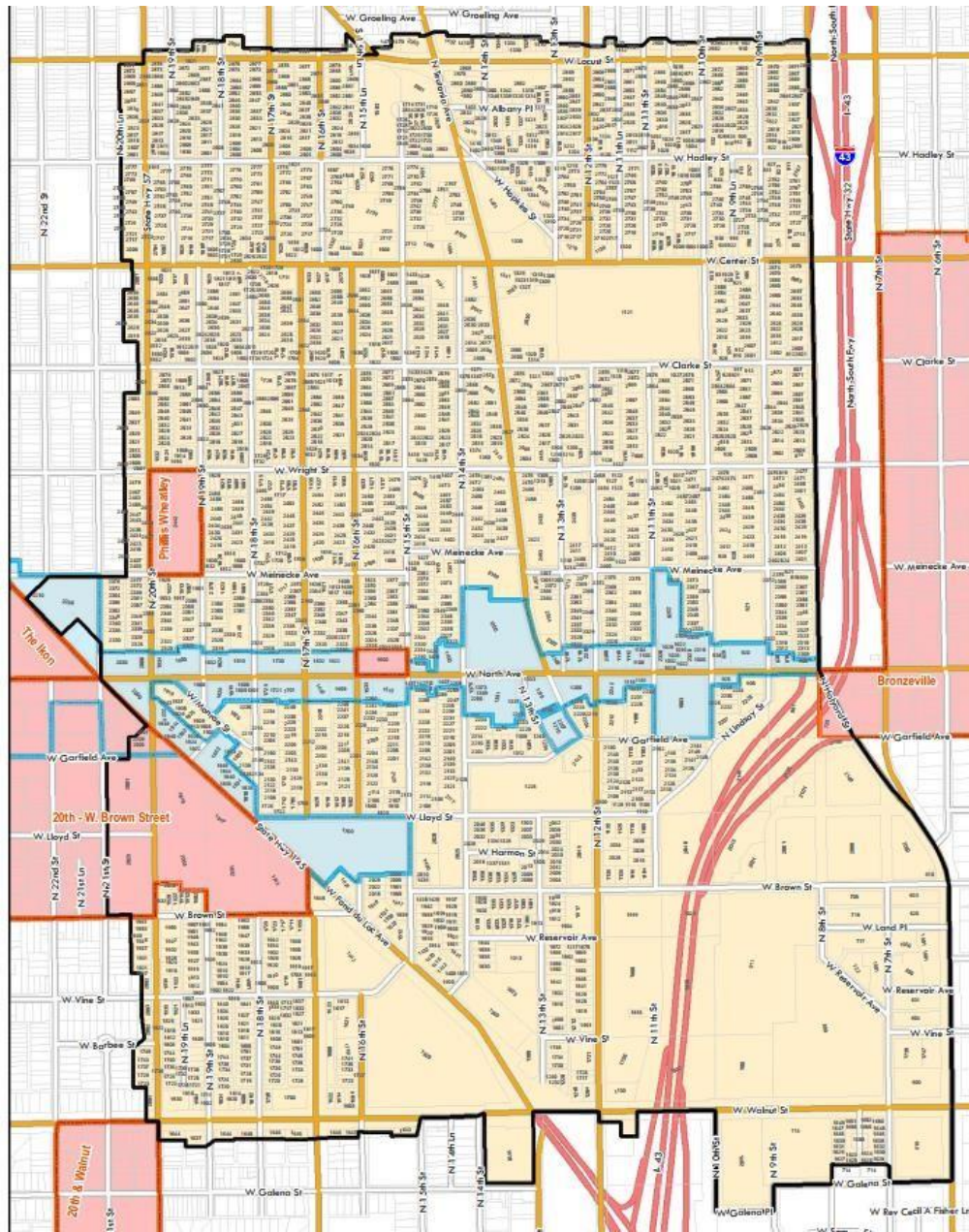
5. Petition campaign

6. Submission of Final Operating Plan and Petitions

7. Public Hearings

8. NID Board Members

# Proposed Lindsay Heights NID Boundaries



The general boundaries for the Lindsay Heights Neighborhood Improvement District (“LH NID”) are North 20th Street to the west, North 6th Street to the east, West Locust Street to the north and West Walnut Street to the south, excluding properties included in the North Avenue Market Place BID 32.

# Proposed Lindsay Heights Assessment Method

A fixed assessment of \$50 per dwelling unit was selected as the basic assessment methodology for properties in the Lindsay Heights NID. Multi-family dwellings (residences with two or more dwelling units) shall be assessed \$50 per unit to a maximum of \$2,500. A fixed assessment of \$25 per vacant land was selected as the basic assessment methodology for vacant land properties in the LH NID. Properties in the area which fall within pre-existing Business Improvement Districts (BIDs) are omitted from the Lindsay Heights NID. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$2,500 per parcel will be applied.

# WALNUT WAY CONSERVATION CORP.

Founded in 2000 by residents of Lindsay Heights



**WE ARE RESILIENT**



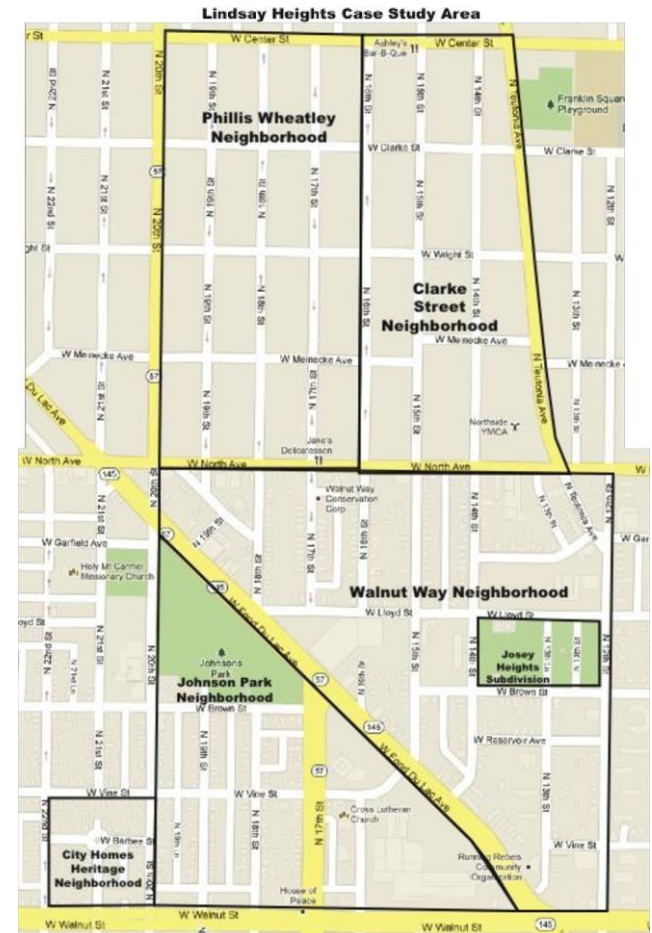
# WALNUT WAY CONSERVATION CORP.

Founded in 2000 by residents of Lindsay Heights

Walnut Way's asset-based approach values and leverages the "lived experience" and civic *will* of residents in socially, economically, and environmentally isolated communities.

Walnut Way functions as a community convener providing the organizational infrastructure for citizens to plan, prioritize, and strengthen the linkages between residents, stakeholders and neighborhood assets.

- 110 Square blocks
- 98% African American
- Avg annual income less than: 25k



# Lindsay Heights Housing & Economic Development Plan



LINDSAY  
HEIGHTS  
ACTION  
PLAN



Completed July 2020

## Lindsay Heights Housing & Economic Development Plan Key Initiatives (Things residents want to take action on)

- 1. Establishing a Neighborhood Improvement District (NID) for the Lindsay Heights Area**
  - Coordinating Existing Efforts and Future Focus **on Entrepreneurial and Small Business Development**
  - Lindsay Heights Area: The Next Upcoming Area of **New Housing and Commercial Development**
  - Coordinating and **Enhancing Resident Engagement** for Lindsay Heights Area Organizational Entities
  - Investing in **Financial Education and Skill Building**
  - Coordinated **Comprehensive and Area Planning** for Housing and Commercial Development



## Neighborhood Improvement District Implementation Process

- Monthly Implementation Meetings
- Develop a NID Advisory Committee
- Confirm NID Boundaries
- Conduct a petition of resident support
- Establish a Governance Structure
- Develop NID Operating Plan