

120503

Mary Hoehne

From: Beth Rosenow [brosenow@tmcmailco.com]
Sent: Tuesday, October 09, 2012 11:55 AM
To: mary HOEHNE (maryhoehne@sbcglobal.net); Mary Hoehne
Subject: Bid Mailings

Hi Mary

Here are the mailings GBDC sent out for the BID. I hope this helps! ☺

5/4-2,013
5/22 1,069- We didn't send to the residents
6/14 1,022
8/9 504 Certified mailing from the City
8/23-504
9/20-351

Beth Rosenow
TMC Mail Co
9240 North 107th St.
Milwaukee, WI 53224
414-355-1315
brosenow@tmcmailco.com

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10/10/2012

Historic Granville Business Improvement District Informational Meetings



9225 N. 76th St.
Milwaukee, WI 53223
414-357-5493

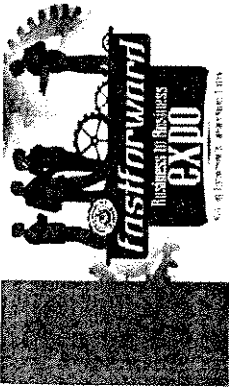
Plan to attend one of three sessions to discuss the creation of a Business Improvement District in Historic Granville. Be prepared to find out how this can help you attract customers, retain employees, increase profits, expand and thrive in the area.

Sessions are:

Thursday, May 24 7:30-8:30 a.m.
Helwig Carbon, 8900 W. Tower Ave.
Refreshments will be served.

Wednesday, May 30 9:30-10:30 a.m.
Krause Funeral Home
7001 W. Brown Deer Rd.
Refreshments will be served.

Saturday, June 2 11 a.m.-noon
Olive Garden, 8531 W. Brown Deer Rd.
Lunch will be served.



Thursday, June 28, 2012

Hilton Garden Inn - Park Place - 11600 West Park Place
Exhibits Open: 9:00 a.m. - 5:00 p.m.
Seminars: 10:00 a.m. - 5:00 p.m.



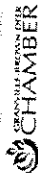
Presented by: **WFA**
Sponsored by: **WFA**

You are invited to the Fast Forward Business to Business EXPO
Breakfast for Granville and Brown Deer businesses, exhibitors and Chamber Members. Breakfast begins at 7:30 a.m., June 28 at The Hilton Garden Inn, 11600 W. Park Place.

The topic is: **"Vision and Opportunity, A Look at How in**

Ten Short Years an Area Can Change"

The Menomonee Valley Partners will address how they have served as the lead agency in the redevelopment of Milwaukee's Menomonee Valley. In one decade, the Valley has been transformed, becoming a national model in economic development and environmental sustainability. In 12 years, 300 acres of brown fields have been developed, 33 companies have moved to the Valley, seven existing companies have expanded, and more than 4,700 family-supporting jobs have been created. Over one million square feet of green buildings and seven miles of trails have been constructed, and 45 acres of native plants installed, leading to improved wildlife habitat and water quality. **Come Prepared to Discuss How we Can See This Type of Change in Granville and on the Brown Deer Road Corridor.**



9225 N. 76th St.
Milwaukee, WI 53223
414-357-5493



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Sessions during the Fast Forward B2B Expo are at Noon and 2 p.m. at The Hilton Garden Inn, 11600 Park Place.

Another session is scheduled for 7:30 a.m. July 31st at Krause Funeral Home 7001 W. Brown Deer Rd.

Also attend the Session at Fast Forward: "Planning for the Future" which will ask you for your input on what you would like to see developed in the Granville area. Sessions are at 9 a.m. and 3 p.m.

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Granville Brown Deer Chamber

WorkWise, Inc.

Small Business Development Center

UWM

WFA Staffing

Business Journal

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Presented By

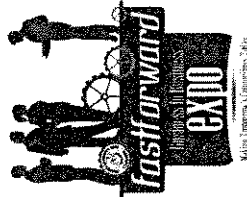
Granville Brown Deer Chamber
9225 N. 76th Street
Milwaukee, Wisconsin 53223



By Making Tomorrow's Connections Today

Fast Forward Business to Business Expo will feature manufacturers and businesses that are the catalysts keeping the momentum of prosperity moving forward.

Fast Forward Business to Business Expo will feature exhibitors showcasing manufacturing, products and services, provide educational, inspirational and recreational seminars, and give you networking opportunities all day. This is the business and manufacturing event you can't afford to miss!

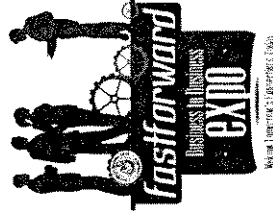


Thursday, June 28, 2012

Hilton Garden Inn - Park Place
11600 West Park Place
Milwaukee, Wisconsin

www.granvillebrowndeerchamber.org

MOVE FORWARD
Thursday, June 28, 2012
www.granvillebrowndeerchamber.org





Granville Business Improvement District

Facts about BIDs

- Over 2000 BIDs currently operating in North America
- Success measured by sales and property values
- BID renewal rate is 99%
- Over 30 BIDs in the Milwaukee metro area
- Five BIDs in Milwaukee are combinations of commercial and industrial

Long Term Impact

- Revitalize neighborhoods
- Create jobs
- Transform perception of an area
- Increase commercial occupancy rates & increase property value
- Leverage positive change - New Energy!
- Strengthen competitiveness as a regional marketplace and destination
- Create a unified voice and serve as an advocate for growth
- Attract & retain businesses, employees, and customers
- Attract new investors
- Provide funding for continued development

Possible BID Activities

- Landscaping
- Marketing/Public Relations
- Area Clean-ups
- Special Events
- Public Safety
- Capital Improvements
- Business Liaison
- Visitor Assistance
- Holiday Decorations
- Much More.....

What is a Business Improvement District?

A Business Improvement District (BID) is a public/private partnership in which property and business owners elect to make a collective contribution to the maintenance, development and promotion of their commercial and industrial district.

The purpose of a BID is to improve conditions for business in a specific area, attract and retain businesses, generate jobs and improve the quality of life for those who use the district. A BID enables stakeholders to decide which services and activities to provide to best meet the district's unique needs.

Who oversees a BID?

A Board of Directors oversees the BID. Area stakeholders nominate board members and the Board is appointed by the Mayor. Directors are responsible for the administration of the BID and have a fiduciary responsibility to see that the BID operates in accordance with its annual operating plan and budget.

How is a BID funded?

BID programs and activities are underwritten by a special charge collected from non-residential property owners within the district. The special charge is collected by the City of Milwaukee and is distributed 100% to the BID Board of Directors who in turn deliver the district's services.

What is the proposed Granville BID budget and special charge?

The sum of all the individual special charges that property owners pay comprises the total yearly operating budget of the BID. An individual non-residential property owner will pay from \$200 to \$2000 based on the property value.

How to get involved?

Business and property owners have many opportunities to get involved with the BID. Once established, the BID will hold regular meetings and set up special committees. In addition to serving on the Board of Directors, property owners can attend meetings to provide input to the Board, participate on various committees, and work on special projects.

FOR MORE INFORMATION

phone 414-736-2891 OR e-mail mhoehne@alexianbrothers.net



SEMINAR SCHEDULE

Thursday, June 28, 2012
 Hilton Garden Inn - Park Place
 11600 West Park Place
 Milwaukee, Wisconsin

	Conference A	Conference B	Conference C	Conference D	Conference E
Session 1 9:00am - 9:45am	LinkedIn for the CEO: What Questions Should You Be Asking Wayne Breitbarth, Power Formula, LLC	Financing Your Small and Big Expansion Goals MEDC, WVBIC and PNC	Planning for the Future Maria C. Ponzazi, AICP, City of Milwaukee Department of City Development	Who Do You Think You Are? The Power of Believing in Yourself Nicholas Dillon, The Believe Coach	Habits of Top Performing Sales People Bill Phillips, Strategen, Inc.
Session 2 10:00am - 10:45am	LinkedIn for Companies Wayne Breitbarth, Power Formula, LLC	Key Financial Performance Indicators Tim Nolan, Nolan Accounting Center	Streamlining Your Manufacturing Process Roger Miller, Workwise Inc.	Stress, Sleep Deprivation and You Dr. Anthony Rieder, Comprehensive Clinic	Inject Personality Into Your Brand - Part 1: Why Brand Personality? Heather Mangold, Mangold Creative
Session 3 11:00am - 11:45pm	The Power Formula for LinkedIn Success Wayne Breitbarth, Power Formula, LLC	Be a Smart Reader and Grow Your Business Sandy Wysocki, The Business Journal	Lean Manufacturing Murati Vedula, UWM School of Continuing Education - Engineering	Powerful First Impressions Bob Herrera, Dale Carnegie	Inject Personality Into Your Brand - Part 2: Discover Your Brand Personality Heather Mangold, Mangold Creative
Session 4 12:00pm - 12:45pm	The Three (Indispensible) Traits of High Performing Business Leaders George Satula, TEC Chairman	Improve Your Memory Bob Herrera, Dale Carnegie	A Business Improvement District in Granville? Learn and Discuss The Need to Create a BID Granville-Brown Deer Chamber	Golf Like a Pro Hanc Spivey, PGA Professional Dretzka Golf Course	Who Do You Think You Are? The Power of Believing in Yourself Nicholas Dillon, The Believe Coach
Session 5 1:00pm - 1:45pm	Profitable Sales: Luck or Choice? Bob Herrera, Dale Carnegie	Building a Winning Web Strategy Shane Fell, Top Floor Technologies	In 25 Minutes Learn How to Guarantee Your Profitability Jake van der Kooy, CEO IMS, LLC	Exporting Opportunities Koreen Grabe, US Export Assistance Center	Thriving Through Change: Change is Inevitable, Growth is Optional Susan O'Donnell, Samaritan Family Wellness Foundation and Instructor
Session 6 2:00pm - 2:45pm	A Business Improvement District in Granville? Learn and Discuss The Need to Create a BID Granville-Brown Deer Chamber	Wellness in The Workplace Deborah Reed, Sleep Wellness Institute	Integrating Eastern and Western Medicine for Injury Recovery Cassandra Wind, BS, MSOM, CEO Wind Touch Healing	How to Stay Young for the First 100 Years, Keep Chiropractic OR Improving Your Business Culture, George Satula, TEC Chairman	Creating an Employee Program: Steps for Getting Started Vicki Karwacki, YMCA & Gail Bennett, Well City Milwaukee
Session 7 3:00pm - 3:45pm	Planning for the Future Maria C. Ponzazi, AICP, City of Milwaukee Department of City Development	Making Healthy Connections at Your Worksites Judy Cavigan, Director Business Relations, Wheaton Franciscan Healthcare	Habits of Top Performing Operations People Bill Phillips, Strategen, Inc.	Golf Like A Pro Hanc Spivey, PGA Professional Dretzka Golf Course	Be a Smart Reader and Grow Your Business Sandy Wysocki, The Business Journal

Exhibits Open: 9:00 a.m. - 5:00 p.m. | Seminars: 9:00 a.m. - 4:00 p.m. | After Five at Hotel: 5:00 p.m. - 7:00 p.m.



W1 SEMINAR SCHEDULE

Exhibits Open: 9:00 a.m. - 5:00 p.m. | Seminars: 9:00 a.m. - 4:00 p.m. | After Five at Hotel: 5:00 p.m. - 7:00 p.m.

	Conference A	Conference B	Conference C	Conference D	Conference E
Session 1 9:00am - 9:45am	<p>LinkedIn for the CEO: What Questions Should You Be Asking? Wayne Breitbarth, Power Formula, LLC</p> <p>LinkedIn for Companies Wayne Breitbarth, Power Formula, LLC</p> <p>The Power Formula for LinkedIn Success Wayne Breitbarth, Power Formula, LLC</p> <p>www.granvillebrowndeerchamber.org</p>	<p>Financing Your Small and Big Expansion Goals MEDC, WWRBC and FNC</p> <p>Key Financial Performance Indicators Tim Nolan, Nolan Accounting Center</p> <p>Be a Smart Reader and Grow Your Business Sandy Wysocki, The Business Journal</p> <p>Improve Your Memory Bob Herrera, Dale Carnegie</p> <p>Building a Winning Web Strategy Shane Fell, Top Floor Technologies</p> <p>Wellness in the Workplace Deborah Reed, Sleep Wellness Institute</p> <p>Interested in Chamber Membership? www.granvillebrowndeerchamber.org</p>	<p>Planning for the Future Maria C. Pandazi, AICP, City of Milwaukee Department of City Development</p> <p>Streamlining Your Manufacturing Process Roger Miller, Workwise Inc.</p> <p>Lean Manufacturing Moralt Vedola, UWM School of Continuing Education - Engineering</p> <p>A Business Improvement District in Granville? Learn and Discuss The Need to Create a BID Granville-Brown Deer Chamber www.granvillebrowndeerchamber.org</p> <p>Selling: Building Relationships Erica Gumiey, UWM School of Continuing Education - Corporate Training</p> <p>Habits of Top Performing Operations People Bill Phillips, Strategen, Inc.</p>	<p>Who Do You Think You Are? The Power of Believing in Yourself Nicholas Dillon, The Believe Coach</p> <p>How to Stay Young for the First 100 Years Dr. Richard Kemp, Kemp Chiropractic</p> <p>Powerful First Impressions Bob Herrera, Dale Carnegie</p> <p>Golf Like a Pro Hanc Spivey, PGA Professional Dretzka Golf Course</p> <p>Exporting Opportunities Koreen Grube, US Export Assistance Center</p> <p>How to Stay Young for the First 100 Years Dr. Richard Kemp, Kemp Chiropractic</p> <p>Golf Like A Pro Hanc Spivey, PGA Professional Dretzka Golf Course</p>	<p>Habits of Top Performing Sales People Bill Phillips, Strategen, Inc.</p> <p>Inject Personality Into Your Brand - Part 1: Why Brand Personality? Heather Mangold, Mangold Creative</p> <p>Inject Personality Into Your Brand - Part 2: Discover Your Brand Personality Heather Mangold, Mangold Creative</p> <p>Who Do You Think You Are? The Power of Believing in Yourself Nicholas Dillon, The Believe Coach</p> <p>Thriving Through Change: Change is Inevitable, Growth is Optional Susan O'Donnell, Samaritan Family Wellness Foundation and Instructor</p> <p>Creating an Employee Program: Steps for Getting Started Vicki Karwacki, YMCA & Gail Bennett, Well City Milwaukee</p> <p>Be a Smart Reader and Grow Your Business Sandy Wysocki, The Business Journal</p>
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Session 6 2:00pm - 2:45pm					
Session 7 3:00pm - 3:45pm					

Rooms equipped with laptop, projector, screen. Set up conference style.



9225 N. 76th St.
Milwaukee, WI 53223
414-357-5493

Plan to attend an informational session to discuss the creation of a Business Improvement District in Historic Granville. Be prepared to find out how this can help you attract customers, retain employees, increase profits, expand and thrive in the area.

The informational meeting will be Wednesday, September 5, 2012
4:30 p.m.—5:30 p.m.
Krause Funeral Home
7001 W. Brown Deer Rd.
Refreshments will be served.



Historic Granville Business Improvement District Informational Meetings



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Historic Granville Business Improvement District Informational Meetings





Dear Property Owners,

A number of local businesses are working together to form a Business Improvement District (BID) that includes businesses within an area between 60th and 95th Streets and County Line and Good Hope Roads (see attached map). You received a certified letter detailing the BID last month. Prior to sending the certified letter we held a number of informational sessions to inform property and business owners of the idea and process.

After further discussions with businesses and the recognition that not everyone was able to attend our numerous BID informational meetings held during the past few months, we decided to hold one more informational meeting and also put together the attached "Frequently Asked Questions" to answer some recurring questions and give you more information about BIDs.

Please review the attached sheet with the 'Frequently Asked Questions' and map. If you have additional questions, concerns or wish to become involved in the creation of BID governance (if the BID is approved), please attend our last informational meeting.

**October 1, 2012
7:30 am
Alexian Village
Health Center Entrance
9301 N. 76th Street**

You can also call Mary at 414-736-2891 if you have additional questions and cannot attend the meeting.

Thank you,

Granville-Brown Deer Chamber

GRANVILLE-BROWN DEER CHAMBER



Granville Business Improvement District

Frequently Asked Questions

What is a Business Improvement District?

A Business Improvement District (BID) is a public/private partnership in which property and business owners elect to make a collective contribution to the maintenance, development and promotion of their commercial and industrial district.

The purpose of a BID is to improve conditions for business in a specific area, attract and retain businesses, generate jobs and improve the quality of life for those who use the district. A BID enables stakeholders to decide which services and activities to provide to best meet the district's unique needs.

Who oversees a BID?

A Board of Directors oversees the BID. Area stakeholders nominate board members and the Board is appointed by the Mayor. Directors are responsible for the administration of the BID and have a fiduciary responsibility to see that the BID operates in accordance with its annual operating plan and budget.

How is a BID funded?

BID programs and activities are underwritten by a special charge collected from non-residential property owners within the district. The special charge is collected by the City of Milwaukee and is distributed 100% to the BID Board of Directors who in turn deliver the district's services.

How do you measure the success of BIDs?

BIDs provide annual reports, obtain outside audits and are renewed yearly. It is common for BIDs to institute performance indicators like crime rates, occupancy rates, property value, number of jobs created, business surveys, etc. It has been argued that BIDs which implement such monitoring systems not only benefit the community by providing supplemental services but also ensure that publicly funded services remain constant over time.

Do BIDs address security issues and is it successful?

Yes, security is addressed. BID security actions displace petty and serious crime to the neighboring areas.

Is the amount of money collected via the special charge enough to make significant impact?

Funding via special charge seldom the only source of funding because BIDs are innovative fund-raisers that typically rely on several sources of revenue to sustain their operations.

- In-kind donations
- Grants (foundation and government)
- Federal funding
- Voluntary contributions

The creation of a BID allows the area to leverage its ability to get additional monies that allow the BID to have a much larger impact.

What are the typical drivers of a BID?

The universal drivers of the BID budget are sanitation, security, capital improvements, marketing and promotion, economic development, advocacy and metropolitan governance and administration. BIDs help to establish partnerships, manage public space and advocate for the area. Nationally the BID renewal rate is 99%.

FOR MORE INFORMATION
phone 414-736-2891 OR
e-mail mhoehne@alexianbrothers.net

Why form a BID on this part of Milwaukee's Northwest side?

- Enhance Safety and Maintenance by possibly enhancing safety patrols, video monitoring, graffiti cleanup, community and business watch programs and more effective communication with police and city services.
- Strengthen the Granville Area's Competitiveness in the Regional Marketplace: The BID supports a results-oriented set of programs that will produce both short-term and long-term tangible improvements. These improvements and services will help accelerate efforts to attract and retain consumers, visitors, new businesses and investment to Granville.
- Create a Reliable Source of Funding for Granville. A BID will provide a reliable, multi-year source of funding to ensure these programs can continue to showcase and benefit the area.
- Leverage Positive Changes in the Area: The BID will help generate new energy and investment to create an eclectic and exciting business mix.
- Broaden Private Sector Control and Accountability: The BID will be governed by a board of property and business owners. Annual BID workplans and budgets will be developed by the board, ensuring that the BID will be directly accountable to those who pay an assessment. New programs are subject to private sector performance standards and controls.
- Create a Unified Voice for the Granville Area: A BID will help broaden the foundation for developing a viable and unified private sector voice. A BID will unify and enhance the current Granville-Brown Deer Chamber efforts, and act as an advocate for the healthy growth and development of the entire BID area.
- Help to Make the Granville Area Attractive to New Manufacturers, Employees, and Businesses. The BID will help to make Granville a more attractive place to do business, grow your business and get new business development. The net effect will be neighborhood revitalization and new job creation.
- Transform the way residents, employees, consumers, and visitors view the area, Granville, the Northwest side of the city and Milwaukee and shape their views about working, living, shopping, recreating, developing and staying in the area.
- Be the catalyst for positive change.
- Potential to increase property values, improve sales and decrease commercial vacancy rates.
- Helps the area compete with nearby retail and business centers and keep needed jobs in the area.

Do BIDs impact property values?

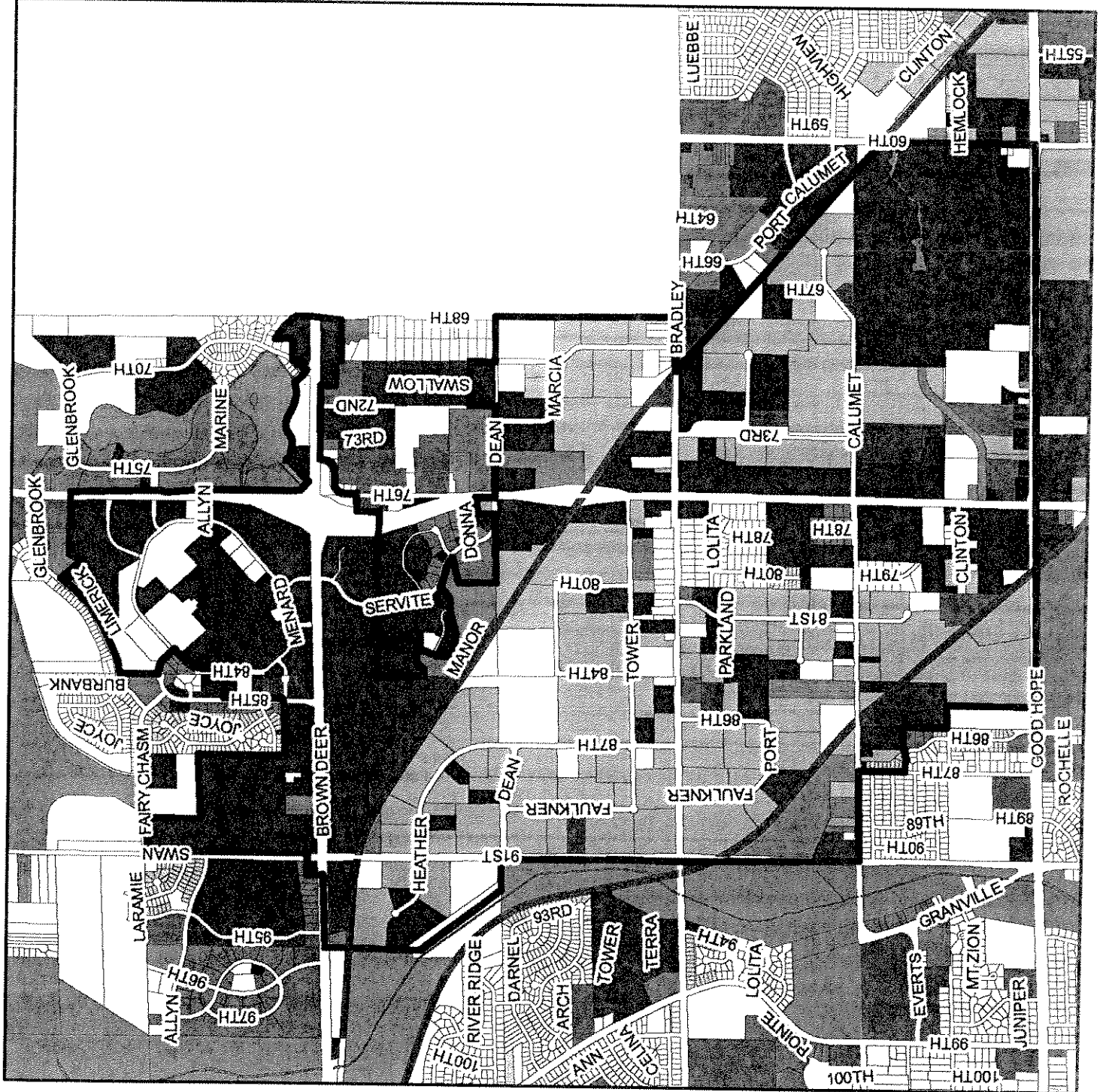
A study of BIDs in New York and Philadelphia found that BIDs generate a significant and positive benefit to property owners and values. There is a positive aggregate impact of multiple BIDs operating in a single municipality.

How to get involved?

Business and property owners have many opportunities to get involved with the BID. Once established, the BID will hold regular meetings and set up special committees. In addition to serving on the Board of Directors, property owners can attend meetings to provide input to the Board, participate on various committees, and work on special projects.

Potential Business Improvement District No. X (Granville BID) 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**
 -



Produced By:
 Department of City Development Information Center, AT
 Project No.
 FIVE SIX SEVEN EIGHT NINE ONE TWO
 Map File:
 Bid No. 2012-01-001-001

