



**WHERE REAL MILWAUKEE HAPPENS**

**Historic King Drive  
Business Improvement District  
(BID #8)**

**2023 Operating Plan**

2745 N. Dr. Martin Luther King Jr. Drive Suite 206  
Milwaukee, Wisconsin 53212

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## I. INTRODUCTION

In 1984, the Wisconsin Legislature created Sec. 66.608 (currently Sec. 66.1109) of the Wisconsin Statutes (“BID Law”) 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). On September 17, 1992, the Common Council of the City of Milwaukee, by Resolution File Number 920644, created BID No. 8 (“Historic King Drive BID”) and adopted its initial operating plan for the year 1993.

Section 66.1109 (3) (b), Wisconsin Statutes, requires that a BID Board of Directors “...*shall annually consider and make changes to the operating plan; The Board shall then submit the operating plan to the local legislative body for its approval.*” The Board of Directors of Historic King Drive BID No. 8 submits this 2021 Operating Plan in fulfillment of the statutory requirement.

The 2023 Operating Plan proposes a continuation of many activities described in the initial Historic King Drive BID 8 Operating Plan. Therefore, it incorporates by reference the earlier plans as adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.1109, Wisconsin Statutes, and the proposed changes for 2023. It does not repeat the background information which is contained in the original plan nor does it include the Business Improvement District Statute, original petitions from property owners, or BID No. 8 Bylaws.

In connection with strategic planning conducted in 2011, the Historic King Drive BID No. 8 Board of Directors identified a vision to create an “attractive, accessible, safe district where businesses prosper and share a sense of pride in the community.” The Historic King Drive BID No. 8 identified its mission is to “attract and retain successful businesses.” BID No. 8 values including promoting “leadership that is born from experience and pride in a community that is diverse and culturally rich.” The strategic plan adds “the future of the district for profitable businesses requires that the area be safe, clean and vibrant. In the fall of 2022, The Historic King Drive BID No. 8 evaluated the 2011 strategic plan and implementing a strategic framework that will assist in the long-term strategy and will be incorporated with recommendations to action items and district activities in the 2023 operating plan. To this end, the Board and staff are to be proactive, thoughtfully engaged and responsive.” In executing a plan towards fulfillment of the stated mission, vision and values this operating plan incorporates new activities that will help Historic King Drive BID No. 8 businesses and property owners benefit from its implementation. In addition, this operating plan assists in creating a Historic King Drive that all residents of Milwaukee will be proud of.

## II. DISTRICT BOUNDARIES

The Historic King Drive Business Improvement District #8 is bounded generally by Capitol Drive to the north, McKinley Avenue to the south, 7<sup>th</sup> Street to the west and 2<sup>nd</sup> Street to the east. The district includes retail, office and industrial uses including Schlitz Park, Welford Sanders Enterprise Center, ManpowerGroup, and Spectrum. Neighborhoods the district falls within include Halyard Park, Haymarket Square, Brewers Hill, Harambee, 5 Points, and the Bronzeville Cultural and Entertainment District. A map is included as Appendix A.

## III. PROPOSED OPERATING PLAN

### A. Plan Overview

This operating plan, its objectives, and its proposed activities are to be in alignment -- to the extent that it is possible and consistent with the Historic King Drive BID Bylaws, and other policies and procedures as adopted by the board -- with the Harambee area recommendations as enumerated in the City of Milwaukee Department of City Development's Northeast Plan as adopted by the City of Milwaukee in 2009 -- with the recommendations enumerated in the Historic King Drive BID Economic Development Plan as adopted by the Board in 2011 -- and with the goals and activities that make up the prominent residential and business park components of the BID: Harambee, Historic Brewer's Hill, Halyard Park, Haymarket Square, 5 Points neighborhood and Schlitz Park.

### B. Plan Objective

The objective of the Historic King Drive Business Improvement District is to develop, redevelop, maintain, operate and promote the area of Historic King Drive that is within the BID Boundary.

### C. 2023 Proposed District Activities

The principal activities BID No. 8 intends to be engaged in during its twenty seventh year of operations include but are not limited to assisting property owners with improving their properties, supporting businesses in the district,

attracting new businesses, promoting new development projects, and operating a district office to increase value of present improvements by providing staffing to:

- Assist business recruitment and business development efforts
- Maintain clean and presentable right of ways
- Publish and distribute district information and promotional materials
- Initiate publicity and media coverage of district activities
- Promote the district's historic significance and unique commercial mix
- Plan and coordinate special events
- Respond to questions about available space for lease or purchase
- Promote private and public financing of district activities
- Coordinate volunteer efforts that support growth of the district
- Provide information to interested parties pertaining to business and property opportunities
- Encourage police presence in the district
- Maintain a strong and consistent internet presence
- Review and implement the operating plan

D. 2023 Proposed Action Items

The principal activities identified shall align with BID No. 8 actions including:

- Support real estate projects through advocacy, planning and partnerships
- Continue the catalytic project in BID 8 from implementation to phased development
- Engage BID neighborhoods on a streetscape plan for King Drive
- Administer Brew City Match program
- Continue to assist in recruitment of new businesses to commercial spaces within BID 8
- Administer restaurant operator consulting liaison pilot program
- Relocate BID 8 office
- Develop and administer Historic King Drive Ambassador program
- Market positive stories/events
- Promote the Historic King Drive BID/ North Shore Bank revolving loan program to businesses in conjunction with the Wisconsin Women's Business Initiative Corporation
- Engage property owners, businesses and stakeholders directly to increase communication and build district-wide cohesion
- Advocate for city policies that strengthen business and commercial enterprises -- particularly those enumerated within the Department of City Development's Growing Prosperity policy framework

- Implement select Wisconsin Main Street report recommendations in the Historic King Drive Main Street District (Walnut to Locust)
- Work closely with city officials, city departments, local stakeholders, and the development community to bring needed/desired amenities, and development opportunities to the district

The BID's activities may also include:

- Fundraising and or borrowing to pay for streetscape improvements and developing such improvements
- Utilizing and/or borrowing funds to acquire, develop and own real property to be used for the benefit of the District

E. Proposed 2023 Expenditures

**REVENUES**

BID Assessment	\$ 309,994
Grants	\$ 100,000
Reserves	<u>\$ 29,522</u>
<b>TOTAL REVENUES</b>	<b>\$ 439,516</b>

**EXPENSES**

Salaries	\$ 193,000
Consultants	\$ 17,000
Benefits	\$ 30,000
Administrative/Payroll Expenses	\$ 15,846
Street Maintenance and Graffiti removal	\$ 35,000
Projects	\$ 20,000
Advertising/Marketing/Events	\$ 20,000
BID No. 8 Property Redevelopment Grants	\$ 50,000
Dues, Subscriptions, Training, Travel	\$ 9,670
Insurance (Gen. Liability, D&O, Volunteer)	\$ 8,000
Office Supplies, Postage, Printing	\$ 12,000
Rent	\$ 12,000
Audit	\$ 5,500
Accounting/Bookkeeping	\$ 4,800
Telephone & Internet	<u>\$ 1,500</u>
<b>TOTAL MANAGEMENT EXPENSES</b>	<b>\$ 439,516</b>

F. Financing Method

The proposed expenditures will be financed from funds collected from the BID Assessments (as defined by Section IV.A), voluntary private contributions and

funds granted to BID No. 8. The estimated assessed value of BID-eligible properties within the District is \$309,994. Seventy percent of the BID budget derives from 2022 BID Assessments.

The BID Board of Directors shall have the authority and responsibility to prioritize expenditures, and to revise the budget and activities as necessary. This may include allocation of grant income that may be awarded following approval of this operating plan by the BID Board of Directors.

#### **IV. ORGANIZATION OF BID BOARD**

The Mayor shall appoint members to the District Board. The Board shall be responsible for implementation of this Operating Plan. This requires the Board to negotiate with providers of services and materials to carry out the Operating Plan; to enter into various contracts; to monitor the effectiveness of the District's activities; to ensure compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of District assessments.

Wisconsin Statutes Sec/ 66.1109(3)(a) 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.

The Board shall be structured and operate as follows:

1. Board size – 15 members
2. Composition
  - (a) The Board of the Directors shall be composed of no more than fifteen members of whom all but three shall be owners/owner-designated representatives of a BID assessed property or a commercial tenant of a BID assessed property. The remaining three (3) board positions shall be representatives of community organizations which function within the environs of the District. Board members cannot be an elected municipal or governmental official unless the elected official meets the criteria stated earlier in this section.
3. Term – Appointments to the Board shall generally be for a period of three years. Their term of office shall begin at the meeting following the date they are sworn-in by the City Clerk. At the discretion of the Board, Director positions may be renewed at the end of the three-year term.

4. Recommendations for new/renewing Directors will occur by nominations of serving Directors. Successful candidates must receive two-thirds vote of the BID Directors present to qualify for recommendation to the Mayor. Board members may continue to serve until replaced.
5. Compensation – None. Directors are eligible for reimbursement for Board approved expenses.
6. Meetings – All meetings of the Board shall be governed by the Wisconsin Open Meetings Law as legally required. The Board may go into a closed session if the meeting is properly noticed to the City of Milwaukee City Clerk’s office. Regular meetings of the Board will occur at a minimum on a quarterly basis.
7. Staffing and Office – The Board may employ staff and/or contract for various services pursuant to this Operating Plan and subsequent modifications thereof. In 2023, the Board will employ an Executive Director, a full time Business and Outreach Coordinator, a Project Manager, and various contractors to execute aspects of this Operating Plan. The Board shall maintain an office in the District. The District’s current office is located at 2745 N. Martin Luther King Jr. Drive, Suite 206. The District’s office may be relocated as the District Board deems reasonable.
8. Executive Committee – The Board shall elect from its members a chairperson, a vice-chairperson, a treasurer and a secretary.

Pending final approval by the City Council of nominations and renewals, the 2023 Historic King Drive BID Board of Directors will be:

- James Phelps, JCP Construction
- Ashley Booth, Brewers Hill representative
- J. Allen Stokes, Harambee representative
- Sam Denny, Schlitz Park
- Larry Roffers, LC Management
- Michael Coakley, C.H. Coakley and Company
- Susan Kissinger, Team Management
- Sharon Grinker, It had to be you, llc.
- Jasmine Johnson, Member At Large
- Linda Jackson-Conyers, Milwaukee Times
- Tosha Freeman, Halyard Park representative
- Vacant
- Vacant



- Vacant
- Vacant

B. Relationship to other Entities

The BID shall be a separate entity from any other entity (“Unaffiliated Entity”), notwithstanding the fact that members, officers, employees and directors may be shared. Such Unaffiliated Entities shall remain private organizations, not subject to the open meetings law, and not subject to the public records law. Such Unaffiliated Entities may contract with the BID to provide services to the BID in accordance with this Plan.

**V. METHOD OF ASSESSMENT & RATE**

A. Assessment Rate and Method

The annual assessment for District operating expenses will be levied against each property within the District in proportion to the assessed value of each property for real property tax purposes for the Year Twenty-Six Operating Plan. It is understood not every parcel within the District will benefit equally, but it is assumed that development of the District will produce at least some benefit for all parcels. This operating plan includes the method of assessing mixed-use properties approved in the 2019-2020 budget recommended by the State Legislature and confirmed by the Governor of the State of Wisconsin.

The use of a minimum and maximum value is designed to reflect the expected benefits to the area by the BID. Since most of the proposed BID activities are district-wide and not property specific, the proposed minimum assessment is designed to spread a level of cost to all properties within the District. Above this minimum level, it is believed that there will be some additional benefits received based upon the value of the property. Based on the value of a parcel, the assessment for BID No. 8 will fall within one of four assessment tiers.

BID-eligible properties are proposed to be assessed in the following manner:

An unimproved and improved tax parcel is assessed at a rate of \$4 per \$1,000 of assessed value, plus \$125. For assessable parcels whose assessments are between \$1 and \$500,000 the maximum BID No. 8 assessment shall be \$1,500 (Tier 1). For assessable parcels whose assessments are between \$500,001 and \$1.5 million the

maximum BID No. 8 assessment shall be \$1,750 (Tier 2). For assessable parcels whose assessments are higher than \$1.5 million and less than \$3.5 million the maximum BID No. 8 assessment shall be \$3,500 (Tier 3). For assessable parcels whose assessments are higher than \$3.5 million the maximum BID No. 8 assessment shall be \$5,000 (Tier 4). For mixed-use properties, the BID No. 8 assessment shall apply only to the percentage of commercial space included on the parcel.

The assessment assigned to each parcel based on this formula is herein referred to as “BID Assessment.”

Any BID Assessments related to a previous year or years may be contested specifically if the property was classified such that it should not have been assessed. Additionally, the BID reserves the right to recapture any missed<sup>1</sup> assessments for a maximum of one (1) year prior to the current assessment year. The BID may allow property owners up to three (3) years to repay any missed assessments.

Any BID Assessment related to this Operating Plan may be contested prior to approval and adoption of this Operating Plan by the City Council.

**B. Included, 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. The BID will assess properties to the maximum extent allowed by law, this includes without limitation, properties used in part or in whole for manufacturing, properties that are vacant, and all other properties that are used for any commercial gain and are eligible for assessment per city and state law. By way of example, and not limiting the foregoing, a property which is used exclusively by its owner and immediate family for their principal residence shall not be assessed. A property will be assessed, however, when any portion of the premises is either (a) leased or possession is otherwise given to a third party, or (b) is used for any other commercial purpose. If any other provision of this Operating Plan shall be in conflict with this paragraph, this paragraph shall prevail.

2. State Statute 66.1109(1)(f)(lm): The District will contain property used exclusively for manufacturing purposes, as well as properties used in part for

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<sup>1</sup> Assessable properties might be erroneously recorded or excluded from the BID property list by the city assessor’s office, the Dept. of City Development, or the BID. While these entities strive to maintain accurate lists, errors are possible. The BID will work with the city and property owners to ensure the highest level of accuracy possible.

manufacturing. These properties will be assessed according to the method set forth in this Operating Plan because it is assumed that they will benefit from development in the District.

3. Consistent with Wisconsin Statutes Sec. 66.1109(5)(a), property within the District boundaries but exempt from general real estate taxes under Wisconsin Statute 70.11 may not be specially assessed by the District but will be asked to make a financial contribution on a voluntary basis. Funds collected in this manner in any given year may be used in a manner deemed appropriate by the Board. In addition, consistent with Wisconsin Statute Sec. 66.1109(1)(b), those tax-exempt properties within the boundaries shall automatically become included within the District and subject to assessment under any current operating plan without necessity to undertake any other act. Additionally, property exempt from general real estate taxes has been excluded from the District, during the time of the exemption.

C. Assessments for Additional Services

The BID may, but shall have no obligation, to provide certain maintenance on the sidewalk area in front of a private property. This maintenance may only include (a) weed removal; (b) excessive trash removal; (c) snow/ice removal and (d) graffiti removal. Prior to performing such maintenance activities, the BID shall either (i) send notice by certified mail to owner of record, or (ii) post notice on the property. The notice shall give the owner 48 hours to resolve the maintenance problem. If the problem is not resolved the BID may, but shall have no obligation, to resolve such problem. In such cases that the BID does perform maintenance it may add to the relevant property's assessment in the subsequent year a fee of up to \$50 per hour. This increased assessment may cause a property's assessment to exceed the maximum assessment as stated in Section IV.A above. The aggregate additional assessment that may be added to a property's regular assessment in any operating year, shall be \$500.

V. **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 to achieve preservation goals.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Historic King Drive 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 to promote its development. To this end, the City of Milwaukee has played a significant role in the creation of the Business Improvement District, and intends to assist in the implementation of the Operating Plan. In particular, the City of Milwaukee will:

1. Provide assistance as appropriate to the BID Board of Directors;
2. Monitor and, when appropriate, apply for outside funding which could be used in support of the District;
3. Collect BID assessments and maintain them in a segregated account; Disburse all funds of the District, no earlier than January 31, 2023 and no later than March 31, 2023. Disbursement of the full amount assessed by the District shall be made without reference to the amount of assessments collected by the City by the date of disbursement;
4. Receive annual audits as required per Wis. Stats. Sec. 66.1109(3)(c).
5. Provide the Board of Directors through the Tax Commissioner's office on or before June 30<sup>th</sup> of each plan year with the official City of Milwaukee records on the assessed value of each tax key number within the district as of January 1 of each plan year and provide an update immediately prior to preparation of tax bills for purpose of calculating the actual BID assessments for the following plan year; and
6. Encourage the State of Wisconsin, County of Milwaukee and other units of government to support the activities of the District.

The presentation of this Operating Plan to the City of Milwaukee shall be deemed a standing order of the Board of Directors under Sec. 66.60 8 (4) Wis. Stats. to disburse the BID assessments without necessity of an additional disbursement agreement, disbursement method or accounting method. Budget authority made under this plan shall be shown in the City's budget as a line item.

## 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 this Operating Plan.

Wisconsin Statutes Sec. 66.1109 (3) (a) requires the BID Board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms proposed activities, it focuses upon Year Twenty-Four activities. Additionally, information on specific assessed values, budget amounts and assessment amounts are based solely on current conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Operating Plan and the BID statute.

In later years, the District 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 approval of a majority of the District Board and the consent of the City of Milwaukee.

### B. Amendment, Severability and Expansion

This 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 of 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 authorized under Section 66.1109(3)(b).

## **VII. CONTRACTING WITH BID NO. 8**

Any contracting with the BID shall be exempt from the requirements of Sec. 62.15, Wis. Stats. because such contracts shall not be for the construction of improvements or provision of materials. If the BID does contract for the construction of improvements or provisions of material, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required under Sec 66.608 (3) (c) Wis. Stats., shall be deemed to fulfill the requirements of Sec 62.15 (14) Wis. Stats. The BID Board of Directors and the City of Milwaukee shall comply with the provisions of Sec. 66.60 before the City inserts assessments for this BID plan onto the tax bills for the parcels assessed thereunder, only to the extent required by law, to create a lien on the parcels assessed.

Taxkey	Address	Owner1	BID 8 Assessment
2720334000	715 W VIENNA AV	MARKET SQUARE PRODUCTS LLC	\$145.40
2720337000	3714-3716 N MARTIN L KING JR DR	MAHMOUD JARABA	\$429.00
2720722100	3905-3909 N MARTIN L KING JR DR	UNIPLAN CONSULTING LLC	\$138.60
2720723100	3873 N 9TH ST	TOMMY E HILLMAN JR	\$582.60
2720905000	3762 N MARTIN L KING JR DR	DANIEL R FISCHER	\$199.80
2720907000	3776 N MARTIN L KING JR DR	DANIEL R FISCHER	\$141.40
2721301000	3604 N MARTIN L KING JR DR	PATRICIA O'FLYNN PATTILLO	\$495.40
2721303000	3620 N MARTIN L KING JR DR	HELEN WILLIAMS	\$222.40
2722001100	3600-3620 N 6TH ST	SIMS HOLDING LLC	\$151.80
2722004000	3562 N MARTIN L KING JR DR	SIMS HOLDING LLC	\$362.20
2722012100	3511 N PORT WASHINGTON AV	CITY OF MILWAUKEE	\$157.40
2722013000	3522 N MARTIN L KING JR DR	DAVID M MASON	\$337.80
2722014100	3512 N MARTIN L KING JR DR	RIVERWORKS DEV CORP	\$143.80
2722019110	3418 N MARTIN L KING JR DR	SHILOH TABERNACLE	\$215.40
2722102000	3607-3617 N MARTIN L KING JR DR	KENNETH A BIECK TOD	\$406.23
2722104000	3567 N MARTIN L KING JR DR	IPHRA G WIGLEY	\$589.00
2722105000	3565 N MARTIN L KING JR DR	LEOLAM WILLAIMS	\$247.80
2729993000	3541 N MARTIN L KING JR DR	PAUL BACHOWSKI	\$139.00
2729998110	3919 N MARTIN L KING JR DR	THUY THI THU TRAN	\$1,500.00
2820207000	3442-3444 N PORT WASHINGTON AV	RODERICK JOHNSON	\$173.83
2820210100	3414-3420 N PORT WASHINGTON AV	MICHAEL S WISNIEWSKI	\$394.04
2821210000	3309-3315 N MARTIN L KING JR DR	DONNELL MCCARTY	\$547.80
2821211000	3305-3307 N MARTIN L KING JR DR	ISAAC T RAGSDALE	\$943.92
2821359000	3404-3406 N PORT WASHINGTON AV	FLORIDA M GARDNER	\$219.86
2821360000	3408 N PORT WASHINGTON AV	EAST TOWN MANAGEMENT LLC	\$544.23
2821617000	3232-3236 N MARTIN L KING JR DR	HEART LOVE PLACE INC	\$138.20
2821621110	3210 N MARTIN L KING JR DR	WOODSTOCK REALTY LLC	\$308.20
2822911000	3338-3356 N MARTIN L KING JR DR	MLK LLC	\$341.40
2830802000	618 W KEEFE AV	J E D INVESTMENT CORP, INC	\$371.18
2830911000	3439-3455 N MARTIN L KING JR DR	Y & K ENTERPRISES LLC	\$365.40
2830915100	3403-3415 N MARTIN L KING JR DR	KING HALL LLC	\$479.73
2830923000	3381-3385 N MARTIN L KING JR DR	TRIBRIDGE DEVELOPMENT LLC	\$390.20
2830924100	3373-3377 N MARTIN L KING JR DR	JACK E WEBB	\$460.60
2830931111	3351-3369 N MARTIN L KING JR DR	CROWELL LIVING TRUST	\$1,189.80
3130020100	2745 N MARTIN L KING JR DR	MLK COMMERCE CENTER LLC	\$1,750.00
3130156100	2841-2843 N MARTIN L KING JR DR	BIG K PROPERTIES LLC	\$269.43
3130157000	2845-2847 N MARTIN L KING JR DR	SALEM SARSOOR	\$440.70
3130158000	2851-2855 N MARTIN L KING JR DR	SALEM SARSOOR	\$694.60
3130159110	311 W LOCUST ST	JAMIL SARSOOR	\$678.60
3130214000	3048 N MARTIN L KING JR DR	MLK INVESTMENT LLC	\$168.20
3130215000	3056 N MARTIN L KING JR DR	MLK INVESTMENT LLC	\$168.20
3130216000	3064 N MARTIN L KING JR DR	MLK INVESTMENT LLC	\$822.20
3130217000	3070 N MARTIN L KING JR DR	DEVELOPMENT FOR	\$225.40
3130515100	2950 N MARTIN L KING JR DR	PHILADELPHIA CHURCH OF GOD	\$265.40
3130518100	2966 N MARTIN L KING JR DR	LEO G BARTON	\$741.40
3130520100	2976 N MARTIN L KING JR DR	RIGHTLY GUIDED DEVELOPMENT LLC	\$715.00
3130753000	3002-3004 N MARTIN L KING JR DR	JOSEPH F ROSSETTO	\$545.80
3130754000	3006-3008 N MARTIN L KING JR DR	JOSEPH F ROSSETTO	\$757.66

3130826000	3030 N MARTIN L KING JR DR	MLK INVESTMENT LLC	\$1,121.80
3130925000	2747 N VEL R PHILLIPS AV	MOUNT MORIAH BAPTIST CHURCH	\$129.80
3131141000	2700-2704 N MARTIN L KING JR DR	PLS PROPERTY MGT OF WI LLC	\$809.40
3131142000	2708 N MARTIN L KING JR DR	PAUL BACHOWSKI	\$293.00
3131143000	2710-2712 N MARTIN L KING JR DR, Unit 5	LC MARTIN TOD	\$401.96
3131144100	2714-2716 N MARTIN L KING JR DR	4TH BASE, LLC	\$309.00
3131146100	2722-2724 N MARTIN L KING JR DR	YUSUF S DAHL	\$467.92
3131707000	2928 N MARTIN L KING JR DR	SUZANNE FILALI	\$287.59
3131902000	2817-2819 N MARTIN L KING JR DR	PAUL M BACHOWSKI	\$251.80
3131903000	2813-2815 N MARTIN L KING JR DR	EARL H JOHNSON	\$147.40
3131906000	2801-2803 N MARTIN L KING JR DR	PAULA LAMPLEY	\$612.40
3132001110	2933-2957 N MARTIN L KING JR DR	PHILADELPHIA CHURCH OF GOD	\$2,129.80
3132342000	2730 N MARTIN L KING JR DR	KING'S FRESH MARKET	\$1,095.40
3220049000	2532-2534 N MARTIN L KING JR DR	JAMES H JACKSON	\$269.00
3220050000	2536-2538 N MARTIN L KING JR DR	BACHAN SINGH	\$208.20
3220058100	2578 N MARTIN L KING JR DR	EMIR ENTERPRISES LLC	\$1,317.80
3220074100	2628 N MARTIN L KING JR DR	ST VINCENT DE PAUL SOCIETY	\$1,500.00
3220075000	2634 N MARTIN L KING JR DR	FRESH COAST HOSPITALITY, LLC	\$195.50
3220079000	233 W CENTER ST	PATIALA INC	\$873.00
3220755100	2354 N MARTIN L KING JR DR	GENESIS BLDG BETTER LIVES CO	\$503.00
3220758000	2366 N MARTIN L KING JR DR	PAUL BACHOWSKI	\$125.00
3220760000	2372 N MARTIN L KING JR DR	AMIR RASOULI	\$519.00
3220761000	2378 N MARTIN L KING JR DR	BRUCE L MARTIN	\$1,004.60
3220780100	2400-2430 N MARTIN L KING JR DR	MURRAR REAL ESTATE LLC	\$4,025.00
3220781000	2434-2436 N MARTIN L KING JR DR	A&S MLK LLC	\$299.01
3220785000	2452 N MARTIN L KING JR DR	VERNON TOWNSEND	\$378.20
3220786000	2456-2458 N MARTIN L KING JR DR	ANDREW L ALEXANDER	\$325.00
3220902100	2669-2671 N MARTIN L KING JR DR	DOROTHY MCCOLLUM	\$1,081.00
3220904000	2661-2663 N MARTIN L KING JR DR	DEBORAH J MORTON	\$990.13
3220912100	2601-2609 N MARTIN L KING JR DR	CAREER YOUTH DEV INC	\$723.80
3220938110	405 W CENTER ST	VISION LAND LLC	\$830.60
3220972000	2676-2678 N 5TH ST	HENRY SHARKEY	\$394.70
3220973000	423-427 W CENTER ST	BBBT4REALESTATE LLC	\$125.00
3221060000	2537-2541 N MARTIN L KING JR DR	BRIAN PETERSEN	\$155.00
3221062100	2523-2535 N MARTIN L KING JR DR	MILWAUKEE HEALTH SERVICES	\$315.00
3221089000	2469-2471 N MARTIN L KING JR DR	ARSHNOOR LLC	\$911.40
3221097000	2425-2427 N MARTIN L KING JR DR	ZENS MANUFACTURING INC	\$171.00
3221099000	2411-2415 N MARTIN L KING JR DR	PAUL M BACHOWSKI	\$173.00
3221201000	430 W NORTH AV	SUNG & YOUNG LLC	\$1,750.00
3221218110	2373 N MARTIN L KING JR DR	CHU FAMILY REAL ESTATE LLC	\$1,500.00
3221224112	2323 N MARTIN L KING JR DR	SH ACQUISITION LLC	\$1,750.00
3221232000	324-332 W NORTH AV	AMERICA'S BLACK HOLOCAUST MUSEUM IN	\$1,750.00
3221233000	338 W NORTH AV	HEBA MUSLEH	\$921.40
3230652000	642 W NORTH AV	SIX 42 CONSULTING LLC	\$1,500.00
3230653000	634-636 W NORTH AV	RALPH H FLEEGE	\$399.74
3520110100	521-535 W NORTH AV	3300 LLC	\$969.40
3520604000	634-642 W GARFIELD AV	16TH PLACE LLC	\$417.56
3520615000	2233 N 7TH ST	CITY OF MILWAUKEE	\$360.60



3530190111	2220-2244 N MARTIN L KING JR DR	CURRY GOAT ENTERTAINMENT	\$3,817.00
3530192000	211-215 W NORTH AV	MOUNT ZION REDEV CORP	\$286.50
3530203100	2200-2218 N MARTIN L KING JR DR	HISTORIC KING PLACE	\$1,750.00
3530205100	331-339 W NORTH AV	MARTIN,LENA	\$2,131.00
3530206000	319-321 W NORTH AV	MARTIN,LENA	\$1,500.00
3530207000	2241-2245 N MARTIN L KING JR DR	SEON JOO SO	\$1,500.00
3530208000	2235-2237 N MARTIN L KING JR DR	2235 MLK GRANTS LLC	\$1,051.40
3530213000	2212-2228 N VEL R PHILLIPS AV	VP GARFIELD LLC	\$965.00
3530214000	2215 N MARTIN L KING JR DR	PEPPERPOT ON MLK LLC	\$1,750.00
3530215000	2213 N MARTIN L KING JR DR	WAHTWYT, LLC	\$1,750.00
3530217100	2201-2209 N MARTIN L KING JR DR	DULCINEA LLC	\$1,750.00
3530232000	507 W NORTH AV	DSK LLC	\$186.60
3530234000	501-503 W NORTH AV	FUR BABY FUNDS LLC	\$248.40
3530245100	502-A W GARFIELD AV	CURRIE & SONS LLC,	\$1,325.57
3530297000	2107-2111 N MARTIN L KING JR DR	KIVLEY INVESTMENTS LLC	\$805.96
3530554110	2044 N MARTIN L KING JR DR	2044 MLK LLC	\$1,750.00
3530562100	2034-2036 N MARTIN L KING JR DR	JAMES P FETZER	\$537.13
3530563000	2028-2030 N MARTIN L KING JR DR	BEAVER BOMB LLC	\$471.04
3530569100	2010-2022 N MARTIN L KING JR DR	CROWN HARDWARE & PLUMBING	\$1,750.00
3530577100	2000-2008 N MARTIN L KING JR DR	BLACK ASH INVESTMENTS LLC	\$994.00
3530579000	2053 N MARTIN L KING JR DR	MILWAUKEE MLK LLC	\$1,110.59
3530581100	2050 N VEL R PHILLIPS AV	BREWERS HILL APARTMENTS LLC	\$738.60
3530581200	2020 N VEL R PHILLIPS AV	334 BROWN LLC	\$847.80
3530582100	2045-2047 N MARTIN L KING JR DR	MILWAUKEE MLK LLC	\$404.20
3530585000	2013-2019 N MARTIN L KING JR DR	CROWN HARDWARE AND	\$1,372.68
3530586000	2007 N MARTIN L KING JR DR	2007 MLK LLC	\$1,750.00
3530587000	334 W BROWN ST	334 BROWN LLC	\$1,750.00
3530588000	2001-2003 N MARTIN L KING JR DR	2 MINKS LLC	\$1,500.00
3530646112	519 W BROWN ST	FAMILY TREE CHILDCARE LLC	\$991.00
3530664000	1951 N MARTIN L KING JR DR	PHELTON PROPERTIES 1951 LLC	\$915.40
3530665000	1947-1949 N MARTIN L KING JR DR	L&C MGMT GROUP LLC	\$575.32
3530667000	1945 N MARTIN L KING JR DR	NEW INNOVATIONS LLC	\$225.40
3530668000	1941 N MARTIN L KING JR DR	NEW INNOVATIONS, LLC	\$212.20
3530674000	338-340 W RESERVOIR AV	RALPH H FLEEGE	\$580.60
3530683100	1950 N MARTIN L KING JR DR	BRONZEVILLE ESTATES LLC	\$1,305.80
3530690000	1936-1938 N MARTIN L KING JR DR	NCON COMMUNICATIONS	\$541.40
3530691000	1934 N MARTIN L KING JR DR	NELLIE M GILLIAM	\$1,500.00
3530692000	1926-1928 N MARTIN L KING JR DR	KRIS KLEIN TOD	\$599.00
3530695000	1920 N MARTIN L KING JR DR	MLK 1920 LLC	\$1,750.00
3530696000	1916-1918 N MARTIN L KING JR DR	GENYNE L EDWARDS	\$680.36
3530833111	1832-1848 N MARTIN L KING JR DR	TRISTAR DEVELOPMENT LLC	\$1,750.00
3530837100	1830 N MARTIN L KING JR DR	1818 MLK DRIVE LLC	\$708.20
3530842000	1818 N MARTIN L KING JR DR	1818 MLK DRIVE LLC	\$1,750.00
3530845000	1810-1812 N MARTIN L KING JR DR	MADRIGAL GROUP LLC	\$929.40
3530846000	1806-1808 N MARTIN L KING JR DR	MLK DREAM MKE, LLC	\$577.62
3530851100	1849 N MARTIN L KING JR DR	MLK 1849 LLC	\$1,750.00
3530862100	1825 N MARTIN L KING JR DR	THE MICASA GROUP LLC	\$1,204.46
3530863000	1821 N MARTIN L KING JR DR	CHANGTOWN LLC	\$991.20

3530864100	1817-1819 N MARTIN L KING JR DR	1817-19 MLK DR LLC	\$699.73
3530868000	324 W VINE ST	ANOKHI LLC	\$1,326.20
3530897100	500-502 W VINE ST	ANDRE JOSE SMITH	\$245.00
3530899000	508-510 W VINE ST	SUHAIR KAMAL ABDULLAH	\$444.20
3530923000	1751 N MARTIN L KING JR DR	RONALD A BEYER TOD	\$1,500.00
3530924000	1739-1745 N MARTIN L KING JR DR	BRIAN W PETERSEN	\$1,500.00
3530925000	1737 N MARTIN L KING JR DR	THE UGLY PICKEL LLC	\$538.20
3530940100	1740-1750 N MARTIN L KING JR DR	HAUSMANN SCHOEER LIMITED	\$1,500.00
3530947000	1724-1726 N MARTIN L KING JR DR	MATHEW WEGLARZ	\$629.96
3530951000	1718-1722 N MARTIN L KING JR DR	MATHEW WEGLARZ	\$445.80
3530954000	117 W VINE ST	VINE STREET LOFTS LLC	\$325.00
3530970000	1737 N PALMER ST	THREE LEAF LLC	\$1,750.00
3530971000	1727 N PALMER ST	DONALD DRIVER	\$1,493.22
3531112100	325 W VINE ST	PETERMAN ACCOUNT LLC	\$648.48
3531849000	1801-1807 N MARTIN L KING JR DR, Unit 9	DREAMUP LLC	\$2,428.60
3531850000	1801-1807 N MARTIN L KING JR DR, Unit 10	DREAMUP LLC	\$829.00
3531911000	1839 N MARTIN L KING JR DR	SANAA LLC	\$713.00
3610104110	124 E PLEASANT ST	MKEFORT LLC	\$1,500.00
3610117110	1702-1728 N VEL R PHILLIPS AV	MILW YOUTH ARTS CENTER INC	\$281.40
3610124000	434-438 W WALNUT ST	SETH JENN LLC	\$385.00
3610133100	514-518 W WALNUT ST	TIME WARNER CABLE MIDWEST LL	\$1,500.00
3610147112	525 W WALNUT ST	BORDEN FAMILY HOLDINGS II LLC	\$1,750.00
3610151100	1600 N 6TH ST	J H FINDORFF & SON INC	\$3,500.00
3610163111	425 W WALNUT ST	DENVER WHOLESALE FLORISTS CO	\$1,500.00
3610165110	1631-1647 N VEL R PHILLIPS AV	RAZ INVESTMENT CO LLC	\$1,750.00
3610170100	424 W GALENA ST	3304 LLC	\$1,750.00
3610173110	1615 N VEL R PHILLIPS AV	MISERS LLC	\$1,500.00
3610198000	1509-1523 N MARTIN L KING JR DR	SJ MASON PROPERTIES LLC	\$910.20
3610199100	315 W COURT ST	SJ MASON PROPERTIES LLC	\$1,750.00
3610202110	324 W CHERRY ST	MEDL LLC	\$1,750.00
3610203100	1501-1505 N MARTIN L KING JR DR	MLK 1501 LLC	\$1,750.00
3610212115	424 W CHERRY ST	MSJD PROPERTIES LLC	\$3,500.00
3610239100	518 W CHERRY ST	A&F PROPERTIES LLC	\$1,750.00
3610273000	1425 N VEL R PHILLIPS AV	REGES II LLC	\$1,367.00
3610276000	1417 N VEL R PHILLIPS AV	REGES II LLC	\$812.60
3610278100	1401 N VEL R PHILLIPS AV	REGES I LLC	\$728.60
3610279100	319 W CHERRY ST	MILWAUKEE PLATING COMPANY	\$913.80
3610291111	1422 N VEL R PHILLIPS AV	CHRIST CHURCH MILWAUKEE, INC.	\$1,750.00
3610292100	1414-1420 N VEL R PHILLIPS AV	RONALD COLLISON	\$125.80
3610297100	1402 N VEL R PHILLIPS AV	MILWAUKEE AMBROZ LLC	\$662.60
3610318000	1350-1354 N VEL R PHILLIPS AV	STR INVESTMENT CO	\$829.40
3610319000	1344-1348 N VEL R PHILLIPS AV	STR INVESTMENT CO	\$1,500.00
3610324111	1334 N VEL R PHILLIPS AV	STR INVESTMENT CO	\$460.20
3610326000	1333-1335 N MARTIN L KING JR DR	CREAM CITY AQUATICS LLC	\$1,155.46
3610327000	1331 N MARTIN L KING JR DR	TITANIUM HOLDING GROUP LLC	\$1,500.00
3610350100	1310-1312 N 6TH ST	HISTORIC HAVMARKET MILWAUKEE, LLC	\$1,500.00
3610351111	520 W MC KINLEY AV	HISTORIC HAYMARKET MILWAUKEE LLC	\$3,500.00
3611972000	440 W VLIET ST	ELEVAR INVESTMENTS LLC	\$3,500.00

3612165000	1716 N COMMERCE ST, Unit 5	140 PLEASANT LLC	\$1,750.00
3612171000	1415 N 5TH ST	MB WORLD HEADQUARTERS LLC	\$1,750.00
3612241000	406-416 W WALNUT ST	IT HAD TO BE YOU LLC	\$1,750.00
3612241100	406-416 W WALNUT ST	IT HAD TO BE YOU LLC	\$125.00
3612291000	424 W WALNUT ST	SETH JENN LLC	\$1,750.00
3612291100	424 W WALNUT ST	SETH JENN LLC	\$125.00
3221095111	2435 N MARTIN L KING JR DR	ZENS HOSIERY MFG CO INC	\$1,500.00
3221098000	2417-2423 N MARTIN L KING JR DR	ZENS MANUFACTURING INC	\$287.80
3221100100	2403-2409 N MARTIN L KING JR DR	ZENS MANUFACTURING INC	\$347.40
3530872000	1800 N VEL R PHILLIPS AV	JEFF MIECH	\$679.40
3610120100	300 W WALNUT ST	MALONES FINE SAUSAGE INC	\$1,750.00
3610264000	405-419 W CHERRY ST	SSBN 642, LLC	\$1,500.00
3610265100	1433 N VEL R PHILLIPS AV	SSBN 642, LLC	\$1,500.00
3610275000	422-428 W VLIET ST	ARTISTIC PLATING CO INC	\$1,352.20
3610287100	1434 N VEL R PHILLIPS AV	MILWAUKEE PLATING COMPANY	\$1,750.00
3611971000	1444 N 5TH ST	NEW EXPERT FOUNDRY	\$1,750.00
2821660112	3261 N MARTIN L KING JR DR	STEELE LAKESHORE LP	\$125.00
3130008110	2770 N 5TH ST	FIFTH STREET SCHOOL, LLC	\$125.00
3130752100	3003-3013 N 2ND ST	NUAL VENTURE	\$153.00
3131916111	2801-2821 N VEL R PHILLIPS AV	WELFORD SANDERS LOFTS LLC	\$3,500.00
3132341000	2774 N MARTIN L KING JR DR	KING DRIVE COMMONS LLC	\$207.62
3132361000	2767-2779 N MARTIN L KING JR DR	KING DRIVE COMMONS II LLC	\$545.05
3132401000	2719 N MARTIN L KING JR DR	KING DRIVE COMMONS III LLC	\$226.23
3132411000	2703-2707 N MARTIN L KING JR DR	KING DRIVE COMMONS IV LLC	\$192.28
3132421000	2710-2716 N VEL R PHILLIPS AV	KING DRIVE COMMONS IV LLC	\$125.00
3132431000	2716-2730 N 5TH ST	KING DRIVE COMMONS IV LLC	\$125.00
3220071000	2603 N 2ND ST	COMPLETE PROPERTY MANAGEMENT AND	\$125.00
3520205111	1918 N 6TH ST	HR MILWAUKEE LLC	\$401.36
3530298000	2101-2105 N MARTIN L KING JR DR	BREWERS HILL APTS LLC	\$345.39
3530860000	1814-1828 N VEL R PHILLIPS AV	MILWAUKEE APARTMENTS LLC	\$125.00
3530955100	141 W VINE ST	VINE STREET LOFTS LLC	\$125.00
3530963110	1751 N PALMER ST	MKEFORT LLC	\$1,025.80
3531796000	204 W RESERVOIR AV	CHARLES D BISHOP	\$125.00
3531962000	2215 N VEL R PHILLIPS AV	HISTORIC GARFIELD APARTMENTS	\$1,750.00
3541054100	415 E VINE ST	TROSTEL SQUARE APTS LLC	\$125.00
3610105110	100-108 E PLEASANT ST	MKEFORT LLC	\$3,500.00
3610129000	1703 N VEL R PHILLIPS AV	IT HAD TO BE YOU, LLC	\$125.00
3610330112	1300 N VEL R PHILLIPS AV	HAYMARKET LOFTS LP	\$125.00
3611891000	1401-1407 N MARTIN L KING JR DR	PARK EAST HARMONY HOUSING, LLC	\$571.36
3612161000	1710 N COMMERCE ST, Unit 1	140 PLEASANT LLC	\$125.00
3612162000	1710 N COMMERCE ST, Unit 2	140 PLEASANT LLC	\$125.00
3612163000	1720 N COMMERCE ST, Unit 3	140 PLEASANT LLC	\$125.00
3612164000	1720 N COMMERCE ST, Unit 4	140 PLEASANT LLC	\$125.00
2830803100	628 W KEEFE AV	SAHEJ LLC	\$1,750.00
3130046110	406 W CENTER ST	BEG ENTERPRISES FOURTEEN LLC	\$1,750.00
3131366100	2860 N MARTIN L KING JR DR	BURGER KING CORP #4054	\$1,500.00
3131801000	2910 N MARTIN L KING JR DR	BEG ENTERPRISES LLC	\$1,750.00
3132391000	2826 N MARTIN L KING JR DR	MLKJR DRIVE MILWAUKEE 14 LLC	\$3,500.00

3220789100	2470 N MARTIN L KING JR DR	SSG PROPERTIES LLC	\$1,265.80
3221200100	408-418 W NORTH AV	BACHAN SINGH	\$1,750.00
3520208100	1840 N 6TH ST	JACKSON CENTER LLC	\$3,500.00
3520593123	637 W NORTH AV	J B PROPERTIES LTD PTNRSHP	\$1,500.00
3530584100	2021-2025 N MARTIN L KING JR DR	MILWAUKEE MLK LLC	\$3,500.00
3530701100	230 W RESERVOIR AV	BADGER BANK SSB	\$1,750.00
3531991000	2153 N MARTIN L KING JR DR	VPMLK P1, LLC	\$3,500.00
3531992000	2121 N MARTIN L KING JR DR	SCHUSTERS REDEVELOPMENT, LLC	\$975.80
3610108110	100 W PLEASANT ST	SP MILWAUKEE PROPCO 1 LLC	\$3,500.00
3610184112	1505-1555 N RIVERCENTER DR	SP MILWAUKEE PROPCO 1 LLC	\$5,000.00
3610317100	1345 N MARTIN L KING JR DR	BREWERY WORKERS CREDIT UNION	\$1,750.00
3610332000	419 W VLIET ST	LOFTS HOTEL DOWNTOWN MILWAUKEE LLC	\$1,231.00
3610344100	1303 N VEL R PHILLIPS AV	HARDWARE HQ LLC	\$3,500.00
3611841110	1610 N 2ND ST	SP MILWAUKEE PROPCO 1 LLC	\$5,000.00
3611842000	111-119 W PLEASANT ST	SP MILWAUKEE PROPCO 1 LLC	\$5,000.00
3611844000	101 W PLEASANT ST	SP MILWAUKEE PROPCO 1 LLC	\$5,000.00
3611852121	1542 N 2ND ST	SP MILWAUKEE PROPCO 1 LLC	\$1,500.00
3611954110	215 W PLEASANT ST	SP MILWAUKEE PROPCO 1 LLC	\$1,750.00
3611962100	1500 N 2ND ST	SP MILWAUKEE PROPCOL LLC	\$1,750.00
3611963100	101 E PLEASANT ST	SP MILWAUKEE PROPCO 1 LLC	\$3,500.00
3611991100	1420 N MARTIN L KING JR DR	COMMERCE POWER LLC	\$1,750.00
3611992000	201-229 W CHERRY ST	RCS-MPOWER (BLA) LLC	\$5,000.00
3611993000	1330 N MARTIN L KING JR DR	COMMERCE POWER LLC	\$3,500.00
3611994100	1254-1320 N MARTIN L KING JR DR	ORION MILWAUKEE WI LLC	\$5,000.00
3612195000	1311 N 6TH ST	MCKINLEY AVENUE LLC	\$5,000.00
3612201000	1311-1325 N MARTIN L KING JR DR	MILWAUKEE AMBROZ LLC	\$3,500.00
3612202000	1301 N MARTIN L KING JR DR	ASSOCIATED BANK NATIONAL ASSOCIATION	\$1,750.00
3612211000	205-219 W GALENA ST	SP MILWAUKEE PROPCO 1 LLC	\$1,077.80
3612212000	235 W GALENA ST	SP MILWAUKEE PROPCO 1 LLC	\$5,000.00

**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**  
**(With Summarized Totals for the Year Ended December 31, 2020)**

**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT**

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## Independent Auditor's Report

Board of Directors  
Historic King Drive Business Improvement District

### **Opinion**

We have audited the accompanying financial statements of Historic King Drive Business Improvement District (a nonprofit organization) which comprise the statement of financial position as of December 31, 2021, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Historic King Drive Business Improvement District as of December 31, 2021, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Historic King Drive Business Improvement District and to meet other ethical responsibilities in accordance with the ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Responsibilities of Management 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, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Historic King Drive Business Improvement District's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

#### **Ritz Holman LLP**

*Serving business, nonprofits, individuals and trusts.*

330 E. Kilbourn Ave., Suite 550  
Milwaukee, WI 53202

t. 414.271.1451  
f. 414.271.7464  
ritzholman.com

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Historic King Drive Business Improvement District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Historic King Drive Business Improvement District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### **Report on Summarized Comparative Information**

We have previously audited Historic King Drive Business Improvement District's December 31, 2021, financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated July 26, 2021. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2020, is consistent, in all material respects, with the audited financial statements from which it has been derived.

  
RITZ HOLMAN LLP  
Certified Public Accountants

Milwaukee, Wisconsin  
August 26, 2022



**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT  
STATEMENT OF FINANCIAL POSITION  
DECEMBER 31, 2021  
(With Summarized Totals for December 31, 2020)**

ASSETS		2021	2020
<b>CURRENT ASSETS</b>			
Cash and Cash Equivalents		\$ 524,226	\$ 447,605
Security Deposit		900	900
Total Current Assets		\$ 525,126	\$ 448,505
<b>FIXED ASSETS</b>			
Fixed Assets		\$ 31,845	\$ 31,845
Accumulated Depreciation		(31,845)	(31,845)
Total Fixed Assets		\$ ---	\$ ---
<b>LONG-TERM ASSETS</b>			
Loan Fund		\$ 50,000	\$ 50,000
TOTAL ASSETS		\$ 575,126	\$ 498,505
<b>LIABILITIES AND NET ASSETS</b>			
<b>CURRENT LIABILITIES</b>			
Accounts Payable		\$ 2,000	\$ 1,650
Payroll Liabilities		5,017	4,144
Total Current Liabilities		\$ 7,017	\$ 5,794
<b>LONG-TERM LIABILITIES</b>			
Advance for Loan Funds		\$ 25,000	\$ 25,000
TOTAL LIABILITIES		\$ 32,017	\$ 30,794
<b>NET ASSETS</b>			
Without Donor Restrictions			
Operating Funds		\$ 217,402	\$ 388,253
Board Designated Funds		200,000	---
With Donor Restrictions		125,707	79,458
TOTAL NET ASSETS		\$ 543,109	\$ 467,711
TOTAL LIABILITIES AND NET ASSETS		\$ 575,126	\$ 498,505

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

**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2021  
(With Summarized Totals for the Year Ended December 31, 2020)**

	2021			2020 Total
	Without Donor Restrictions	With Donor Restrictions	Total	
<b>REVENUE</b>				
BID Assessments	\$ 294,521	\$ ---	\$ 294,521	\$ 217,163
Contributions	---	---	---	150,000
Grants	5,040	121,000	126,040	56,750
Sponsorships	---	---	---	23,601
Other Revenue	1,129	---	1,129	1,656
Net Assets Released from Restriction	74,751	(74,751)	---	---
<b>Total Revenue</b>	<u>\$ 375,441</u>	<u>\$ 46,249</u>	<u>\$ 421,690</u>	<u>\$ 449,170</u>
<b>EXPENSES</b>				
Program Services	\$ 269,801	\$ ---	\$ 269,801	\$ 302,980
Management and General	65,855	---	65,855	62,088
Fundraising	10,636	---	10,636	10,565
<b>Total Expenses</b>	<u>\$ 346,292</u>	<u>\$ ---</u>	<u>\$ 346,292</u>	<u>\$ 375,633</u>
<b>CHANGE IN NET ASSETS</b>	\$ 29,149	\$ 46,249	\$ 75,398	\$ 73,537
Net Assets, Beginning of Year	<u>388,253</u>	<u>79,458</u>	<u>467,711</u>	<u>394,174</u>
<b>NET ASSETS, END OF YEAR</b>	<u>\$ 417,402</u>	<u>\$ 125,707</u>	<u>\$ 543,109</u>	<u>\$ 467,711</u>

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

**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT  
STATEMENT OF FUNCTIONAL EXPENSES  
FOR THE YEAR ENDED DECEMBER 31, 2021  
(With Summarized Totals for the Year Ended December 31, 2020)**

	Brew City Match	Victory Over Violence	BID Program Services	Management and General	Fundraising	2021 Total	2020 Total
Salaries and Wages	\$ 25,000	\$ ---	\$ 55,280	\$ 17,270	\$ 7,131	\$ 104,681	\$ 126,108
Payroll Taxes	---	---	6,941	1,321	546	8,808	9,707
Employee Benefits	---	---	8,235	1,568	647	10,450	---
Professional Fees	---	---	40,186	33,287	---	73,473	34,457
Grants to Other Organizations	42,244	---	10,000	---	---	52,244	86,500
Neighborhood Ambassador Program	---	650	31,965	---	---	32,615	8,655
Neighborhood Improvements	6,857	---	5,400	---	---	12,257	36,537
Real Estate Market Service	---	---	300	---	---	300	1,628
Events and Programs	---	---	11,474	---	---	11,474	28,240
Supplies	---	---	---	1,984	---	1,984	3,818
Telephone	---	---	---	1,510	---	1,510	2,200
Postage	---	---	---	---	---	---	374
Printing	---	---	99	---	---	99	724
Dues, Subscriptions and Library	---	---	3,787	721	298	4,806	4,535
Occupancy	---	---	9,457	1,800	743	12,000	18,957
Repair and Maintenance	---	---	---	---	---	---	578
Conferences and Meetings	---	---	---	362	379	741	2,135
Advertising and Website	---	---	11,348	2,160	892	14,400	8,295
Insurance	---	---	---	3,872	---	3,872	1,834
Other Expense	---	---	578	---	---	578	351
<b>TOTALS</b>	<b>\$ 74,101</b>	<b>\$ 650</b>	<b>\$ 195,050</b>	<b>\$ 65,855</b>	<b>\$ 10,636</b>	<b>\$ 346,292</b>	<b>\$ 375,633</b>

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

**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2021  
(With Summarized Totals for the Year Ended December 31, 2020)**

	<u>2021</u>	<u>2020</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ 75,398	\$ 73,537
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
(Decrease) in Accounts Payable	350	250
Increase (Decrease) in Payroll Liabilities	<u>873</u>	<u>(4,071)</u>
Net Cash Provided by Operating Activities	<u>\$ 76,621</u>	<u>\$ 69,716</u>
Net Increase in Cash and Cash Equivalents	\$ 76,621	\$ 69,716
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>447,605</u>	<u>377,889</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u><u>\$ 524,226</u></u>	<u><u>\$ 447,605</u></u>

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

**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

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

**Organization**

Historic King Drive Business Improvement District (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 develop, redevelop, maintain, operate and promote the area of Historic King Drive that is within the BID boundary.

Historic King Drive Business Improvement District is exempt from tax as an affiliate of a governmental unit under Section 509(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.

**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.

**Fixed Assets**

Fixed assets are recorded at cost. Depreciation is computed on a straight-line basis over the estimated useful lives of the assets.

**Contributions and Grant Revenue**

Contributions received and unconditional promises to give are measured at fair value and are reported as increases in net assets. Contributions are considered available for the Organization's general operations and included in net assets without donor restrictions unless specifically restricted by a donor. A restricted contribution is reported in revenue and net assets without donor restrictions when the restriction is met within the same reporting period as the contribution is received. Contributions received restricted for a purpose not yet met or to support a future period are included in net assets with donor restrictions. When a donor restriction from a prior year 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. Conditional contributions are not recognized as revenue until they become unconditional. A conditional contribution is one that has both a barrier that must be overcome and an agreement requiring advance payment to be returned or future payment not to be obligated if the barrier is not overcome.

Net assets restricted for acquisition of building or equipment are reported as net assets with donor restrictions until the specified asset is placed in service when the net assets are released to net assets without donor restrictions.

**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

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

**Contributions and Grant Revenue (continued)**

When a donor requires the investment of a contribution and restricts the use of investment income, the investment income is reported as net assets with donor restrictions until appropriated for the designated time or use when the net assets are released to net assets without donor restrictions.

Contributions of assets other than cash are recorded at their estimated fair value at the date of the gift. Donated services are recognized as contributions if the services create or enhance nonfinancial assets or the services require specialized skills, are performed by people with those skills, and would otherwise be purchased by the Organization. Accordingly, the value of contributed time that does not meet these requirements has not been determined and is not reflected in the accompanying financial statements.

**Functional Expenses**

The Organization allocates costs directly to program and management when appropriate. Certain expenses are attributable to one or more programs or supporting functions of the Organization. Salaries, wages and related costs are allocated based on estimates of time and effort. Other expenses are allocated based on management's estimate of the benefit to the functions.

**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 - Future Accounting Pronouncements**

*Accounting Standards Update 2020-07, Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets (Topic 958)* will be effective for fiscal years beginning after June 15, 2021. The amendments in this update are required and provide new presentation and disclosure requirements about contributed nonfinancial assets to nonprofits, including additional disclosure requirements for recognized contributed services. Contributed nonfinancial assets will be required to be reported as a separate line in the statement of activities. A financial statement note will be required to provide disaggregated contributed nonfinancial assets by category including: the type of contributed nonfinancial asset; qualitative information about the monetization or utilization of the nonfinancial assets; the policy about the monetization or utilization of nonfinancial assets; a description of restrictions, valuation, and the market used to determine the fair value. The amendments, required to be presented retrospectively to all periods presented, will not change the recognition and measurement requirements for those assets.

*Accounting Standards Update 2016-02, Leases (Topic 842)* will be effective for fiscal years beginning after December 15, 2021. This update requires the recognition of lease assets and lease liabilities on the statement of financial position measured at the present value of lease payments and requires disclosure of key information about the leasing arrangements.

**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE B - Future Accounting Pronouncements (continued)**

*Accounting Standards Update 2020-08, Receivables – Nonrefundable Fees and Other Costs (Topic 310-20)* will be effective for fiscal years beginning after December 15, 2021. The amendments in this update represent changes to clarify the codification. An organization shall apply the amendment prospectively. This amendment impacts the effective yield of an existing individual callable debt security.

*Accounting Standards Update 2016-13, Financial Instruments - Credit Losses (Topic 326)* will be effective for fiscal years beginning after December 15, 2022. The main objective of this update is to provide financial statement users with more decision-useful information about the expected credit losses on financial instruments and other commitments to extend credit held by a reporting entity at each reporting date. To achieve this objective, the amendments in this update replace the incurred loss impairment methodology in current GAAP with a methodology that reflects expected credit losses and requires consideration of a broader range of reasonable and supportable information to inform credit loss estimates, including exploring more forward-looking alternatives.

**NOTE C - Comparative Financial Information**

The financial information shown for 2020 in the accompanying financial statements is included to provide a basis for comparison with 2021 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 with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Organization's financial statements for the year ended December 31, 2020, from which the summarized information was derived.

**NOTE D - Liquidity**

The Organization maintains cash and cash equivalents on hand to fund general operating expenditures. At December 31, 2021, financial assets available for general expenditure within the next year totaled \$398,519, which represents cash and cash equivalents of \$524,226 less amounts subject to donor restrictions of \$125,707.

The Organization manages its cash flow to coincide with the annual budget cycle. The assessment revenue is received from the City in February each year.

The Organization has designated \$200,000 of its cash and cash equivalents for ongoing projects for streetscaping and a catalytic project.

**NOTE E - Concentration of Risk**

The Organization maintains its cash balances at a financial institution. Accounts at the institution are insured by the Federal Deposit Insurance Corporation up to \$250,000. At December 31, 2021, the Organization's uninsured cash balances total \$274,226.



**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE F - Loan Fund and Advance for Loan Funds**

The Organization advanced \$25,000 to Wisconsin Women’s Business Initiative Corporation (WWBIC) to established a loan fund during 2015. During 2016, an addition to the loan fund of \$25,000 was advanced from a grant from North Shore Bank. At such time as the Organization discontinues the loan program, the loan funds would be returned to the Organization and to North Shore Bank. As of December 31, 2021, two loans have been approved by WWBIC from these funds totaling \$15,000, with an outstanding balance of \$7,265.

**NOTE G - Operating Lease**

The Organization has a month-to-month operating lease for office space in Milwaukee, Wisconsin. Rent expense was \$12,000 for the year ended December 31, 2021.

**NOTE H - Concentration of Revenue**

The Organization receives property assessment income from individual property owners which is collected by the City of Milwaukee. The Organization’s operations rely on the availability of these funds. Approximately 70% of the Organization’s revenue was from the property assessments collected by the City of Milwaukee for the year ended December 31, 2021.

The Organization received a \$120,000 grant from the Local Initiative Support Corporation to support the Brew City Match Program which was 28% of the revenue.

**NOTE I - 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 Historic King Drive area neighborhood. The assessment is calculated based on assessed values of the properties as of every fall. The assessment levied on properties was \$125 plus \$4/1,000 for every dollar of assessed property value. The maximum assessment is based on property assessed value as follows:

Tier 1	Values between \$1 and \$500,000	\$1,500
Tier 2	Values between \$501,000 and \$1.5 million	\$1,750
Tier 3	Values between \$1.5 million and \$3.5 million	\$3,500
Tier 4	Values higher than \$3.5 million	\$5,000

For mixed use properties, the assessment applies only to the percentage of commercial space included on the parcel.

**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE J - Net Assets**

The Organization has net assets subject to donor restrictions at December 31, 2021, which include the following:

LISC - Brew City Match	\$89,816
Victory Over Violence	<u>35,891</u>
Total	<u>\$125,707</u>

The Organization has designated \$200,000 of its cash and cash equivalents for ongoing projects for streetscaping and a catalytic project.

**NOTE K - Conditional Contributions and Grants**

The Organization has contracts with other organizations which include specific use stipulations requiring funds be used only on qualifying expenses determined by the grant contract and allowable cost policies. The Organization will not receive the grant funds unless spent on the required activity. As of December 31, 2021, the Organization has available grant funds for the Brew City Match Program of \$167,500 available through October 31, 2022.

**NOTE L - Subsequent Events**

The Organization has evaluated events and transactions occurring after December 31, 2021, through August 26, 2022, the date the financial statements are available to be issued, for possible adjustments to the financial statements or disclosures.

The COVID-19 pandemic, whose effects first became known in January 2020, is having a broad and negative impact on commerce and financial markets around the world. The United States and global markets experienced significant declines in value resulting from uncertainty caused by the pandemic. The Organization is closely monitoring its liquidity and is actively working to minimize the impact of these declines. The extent of the impact of COVID-19 on the Organization's operational and financial performance will depend on certain developments, including the duration and spread of the outbreak and its impacts on the Organization's customers, employees, and vendors, all of which at present, cannot be determined. Accordingly, the extent to which COVID-19 may impact the Organization's financial position and changes in net assets and cash flows is uncertain and the accompanying financial statements include no adjustments relating to the effects of this pandemic.

August 26, 2022

To the Board of Directors  
Historic King Drive Business Improvement District

We have audited the financial statements of Historic King Drive Business Improvement District for the year ended December 31, 2021, and have issued our report thereon dated August 26, 2022. Professional standards require that we provide you with the information about our responsibilities under *Generally Accepted Auditing Standards* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated December 30, 2021.

### **Significant Audit Matters**

#### **Qualitative Aspects of Accounting Practices**

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Historic King Drive Business Improvement District are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the audit year. We noted no transactions entered into by the Organization during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

- Management's estimate of the expense allocation to program, management and fundraising on the statement of functional expenses is based on management's estimate of costs attributable to each function or program.

We evaluated the key factors and assumptions used to develop the estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

#### **Difficulties Encountered in Performing the Audit**

We encountered no significant difficulties in dealing with management in performing and completing our audit.

#### **Disagreements With Management**

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

#### ***Ritz Holman LLP***

*Serving business, nonprofits, individuals and trusts.*

330 E. Kilbourn Ave., Suite 550  
Milwaukee, WI 53202

t. 414.271.1451  
f. 414.271.7464  
ritzholman.com

To the Board of Directors  
Historic King Drive Business Improvement District  
Page Two

### **Corrected and Uncorrected Misstatements**

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

### **Management Representations**

We have requested certain representations from management that are included in the management representation letter dated August 26, 2022.

### **Management Consultations With Other Independent Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Organization's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

### **Other Audit Findings or Issues**

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Organization's auditors. However, these discussions occurred in the normal course of our professional relationship, and our responses were not a condition to our retention.

This information is intended solely for the use of the Board of Directors and management of Historic King Drive Business Improvement District and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

A handwritten signature in cursive script that reads "Ritz Holman LLP".

RITZ HOLMAN LLP  
Certified Public Accountants



WHERE REAL MILWAUKEE HAPPENS

# Historic King Drive Business Improvement District No. 8 Annual Report

2022



**Bronzeville, a district with-in the BID, featured several businesses including the MLK BID as one of “51 Places for a Changed World” by the New York Times in January 2022**





# Governor's Evers King Drive Tour MLK Day

Visits included: 4|4loral, Birdsong, Bronzeville Collective, MiCasa Su Cafe

# Historic King Drive BID No. 8 Strategic Framework

- **Survey launch**
- **Interviews**
- **Findings to be released 2023**



The Historic King Drive Business Improvement District is conducting a survey to help with our district's strategy planning, and we'd appreciate your input.

*Scan me!*  
with your smartphone







WHERE REAL MILWAUKEE HAPPENS

# Grand Openings

Pepperpot on MLK  
2<sup>nd</sup> Location





WHERE REAL MILWAUKEE HAPPENS

# GRAND OPENING

## SPINN MKE





WHERE REAL MILWAUKEE HAPPENS

# Economic Vitality and Technical Assistance

**King Drive Loan Fund Refresh- Congratulations to Deadbird Brewing Co.**



# Design/ Bronzeville Overlay

Planning advisor group  
Aldерwoman Coggs, 5  
businesses in the  
surrounding overlay  
boundaries with  
Department of City  
Development as the lead

Public meetings that captured  
uses and design  
recommendations



# Bronzeville Art Walk

Caribbean theme

Various Artist

35 artist visual and performing  
artist

4 Food Vendors

Business participants

-Pepperpot

-Jewels Caribbean

-Skybox



WHERE REAL MILWAUKEE HAPPENS



# Brew City Match/Main Street

- ↳ Honey Bee Sage
- ↳ Peppercot
- ↳ Caribbean
- ↳ Niche Bookbar

