

**AIRPORT GATEWAY  
BUSINESS IMPROVEMENT DISTRICT NO. 40**

**BID 40 - 2023 OPERATING PLAN**



September 2022

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## **I. INTRODUCTION**

### **A. Background**

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

The City of Milwaukee had approved a petition from property owners in 2006 to create a Business Improvement District for the purpose of revitalizing and improving the Airport Gateway business area on Milwaukee's southeast side. On October 24<sup>th</sup>, 2006 the City of Milwaukee adopted and approved a resolution to form the Business Improvement District #40 (file #060755). The first year of funded operation for the BID #40 was 2007.

The BID law requires that every district have an annual Operating Plan. This document is the Operating Plan for the Airport Gateway Business Improvement District (AGBID) for 2022. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

## **II. DISTRICT BOUNDARIES**

Boundaries of the proposed district are described in Appendix A of this plan. A listing of the assessed properties included in the district is provided in Appendix B.

## **III. PROPOSED OPERATING PLAN**

### **A. Plan Objectives**

The objectives of the AGBID are to:

1. Develop the vitality of The Gateway to Milwaukee;
2. Enhance the community image through safety and beautification;
3. Market and help develop The Gateway area as the primary welcoming, hospitality and transportation hub of greater Milwaukee;
4. Promote mutually beneficial opportunities among the AGBID's businesses; and
5. Ultimately grow commercial business and property values.

## **B. Proposed Activities – Year Seventeen**

**Principle activities to be engaged in by the AGBID during the Seventeenth year of operation, 2023, will include:**

1. Continue the contracted safety and security mobile patrol within the AGBID 40 geographic area area;
2. Continue to offer the Safety & Security matching grant program. This program will offer up to \$1000 dollars in matching grants to reimburse BID #40 commercial property owners on the purchase and installation of security systems and other security related features on their property;
3. Continue to offer the Beautification property improvement matching grant program. This program will offer up to \$1000 dollars in matching grants to reimburse BID #40 property owners for the purchase and installation of façade, signage, and other related outdoor property improvements that elevate the image of the business and the district;
4. Continue to enhance the beautification of the airport area by funding maintenance of the commercial corridor gardens and plantings installed over the past sixteen years;
5. Partner with and support the beautification efforts of neighborhood associations and businesses within the BID #40 district, particularly those projects that directly improve the image and appearance of the major commercial corridors;
6. Continue to collaborate with other area commercial districts, Milwaukee Police Department - District 6 and other community stakeholders to develop and share costs relating to mutually beneficial projects and initiatives that aim to expand upon and improve public safety and security in the area.
7. Continue to organize a working group of owners and operators within the restaurant/hospitality industry to take part in collaborative promotional opportunities, such as the Gateway to Milwaukee's annual Taste of the Gateway Discount Days event and marketing campaign. This campaign will continue to focus on promoting the airport area's restaurant and hospitality industry;
8. Assist commercial property owners in marketing properties for sale and lease;
9. Continue to develop The Gateway's website as the primary communication and promotional tool among businesses and users in The Gateway area;
10. In conjunction with the Airport Gateway Business Association's BID #50 management agreement, BID #40 will also continue close communication and partnership with BID #50, to choreograph and support programs and initiatives that stand to benefit both districts;
11. Plan, implement, and manage Economic Development efforts that promote and advocate for real estate planning and development in support of the Aerotropolis Development Plan;
12. Continue monitoring BID project and program impact by tracking quantitative and qualitative measurables, and;
13. Be involved in governmental and community issues that potentially impact the vitality of The Gateway to Milwaukee.

### C. Proposed Expenditures - Year Seventeen

ITEM	2023 Budget
<p><b>Beautification</b> Maintenance of existing AGBID landscaping; partner with the City of Milwaukee and other stakeholders to enhance the image of the commercial corridor along W Layton Ave; partner on and support beautification efforts along the 6<sup>th</sup> St Green Corridor; coordinate seasonal décor and lighting enhancement installations;</p>	75,000
<p><b>Public Safety &amp; Security</b> Contract with a safety patrol firm to provide unarmed mobile security watch services within AGBID; continue the safety &amp; security matching grant program available to commercial property owners and business owners within the AGBID; expand new and existing partnerships with other commercial districts and MPD on safety and security initiatives.</p>	75,000
<p><b>Marketing and Promotion</b> Further develop and promote The Gateway to Milwaukee geography and brand through website, branded street banners, printed, emailed and social media communications; provide networking opportunities through events and related ventures; Industry specific programming; Production of regular newsletters and resource materials; Promotion of Gateway to Milwaukee grant programs and other area resources; Promote area real estate and development opportunities; event production &amp; management;</p>	55,000
<p><b>Economic Development</b> Conduct economic development activities and projects to enhance the physical attractiveness and economic competitiveness of AGBID with projects such as workforce development, retail recruitment, and real estate promotion. Work to promote real estate development opportunities in the district.</p>	25,000
<p><b>Administration and Operations</b> Provide administrative, managerial services, project development/project management and business member support services for the AGBD 40 including management of monthly financial accounting, annual audits, record keeping and public notices, insurance, personnel expenses, related operating expenses such as memberships, meetings, supplies, printing and postage, rent and utilities for office space.</p>	142,000
<b>TOTAL</b>	<b>\$372,000</b>

#### **D. Financing Method**

It is proposed to raise approximately \$372,028 through BID assessments. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available as well as the needs and opportunities that may arise.

#### **E. Organization of BID Board**

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

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district. It is recommended that the BID board be structured and operate as follows:

1. Board size – Six
2. Composition - At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

#### **Current BID #40 Roster**

1. Gregg Lindner – Chair (Property Owner, 6055 S 6<sup>TH</sup> ST)
2. Jaime Maliszewski – Vice Chair (Property Owner/Occupant, 5230 S 13<sup>TH</sup> ST)
3. Samer Abulughod - Secretary (Property Owner, 5859 S 13<sup>TH</sup> ST)
4. Bryan Simon – Treasurer (Property Owner/Occupant, 4121 S 6<sup>TH</sup> ST)
5. Michael Sweeny (Business Owner/Occupant 6050 S Howell Ave)
6. Jan Krivanek (Business Operator/Occupant 5282 S 13<sup>TH</sup> ST)

## **F. Relationship to the Airport Gateway Business Association**

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

## **IV. METHOD OF ASSESSMENT**

### **A. Assessment Rate and Method**

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

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportionate assessment of a small number of high value properties, a maximum assessment of \$5,000 per parcel and a minimum assessment of \$250 will be applied.

As of January 1, 2022, the commercial property in the proposed district had a total assessed value of over \$484 million. This plan proposes to assess the property in the district at a rate of \$0.852 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID. Appendix B shows the projected BID assessment for each property included in the district.

### **B. Excluded and Exempt Property**

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided. A list of Exempt Properties is provided in Appendix C.

1. State Statute 66.1109(1) (f): The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.

2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix C, as revised each year.

3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

## **V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY**

### **A. City Plans**

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

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

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

### **B. City Role in District Operation**

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

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the District's efforts.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before July 31st of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1<sup>st</sup> of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.



## **VI. BID Board and Plan Review Process**

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan;

*“a. The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.*

*b. The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.*

*c. The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.*

*d. Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.”*

### **Board Member Appointments:**

- a. BID Board nomination letter and resume must be submitted to the Department of City Development’s BID staff for review. All nominations must be current on property tax and building code violations.
- b. Department of City Development will review and submit the referred BID Board nominees, if findings are satisfactory.
- c. All BID Board referrals are reviewed by the Mayor’s Office; if approved by the Mayor, the BID Board appointments are submitted to the Common Council for introduction and referral to the appropriate committee.
- d. The Common Council will refer BID Board appointments to the Community and Economic Development Committee. (CED) If approved by the CED committee, the BID Board appointments are referred to the Common Council for approval.
- e. The City Clerk or designee must swear in all newly appointed BID Board members at the first scheduled business meeting.
- f. After the members are sworn the BID Board can hold its first official BID meeting.

### **Board Resignations/Termination**

- a. BID Board officer or BID designee must submit board member's letter of resignation to the Mayor's Office upon expiration of term or member resignation

### **B. Terminating or Dissolving the BID**

A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

**(a)** A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

**(b)** On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

**(c)** Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

**(d)** Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

**(e)** If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

## **VII. FUTURE YEAR OPERATING PLANS**

### **A. Phased Development**

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

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year Seventeen activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year Fourteen 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 Plan and the BID law.

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

### **B. Amendment, Severability and Expansion**

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.

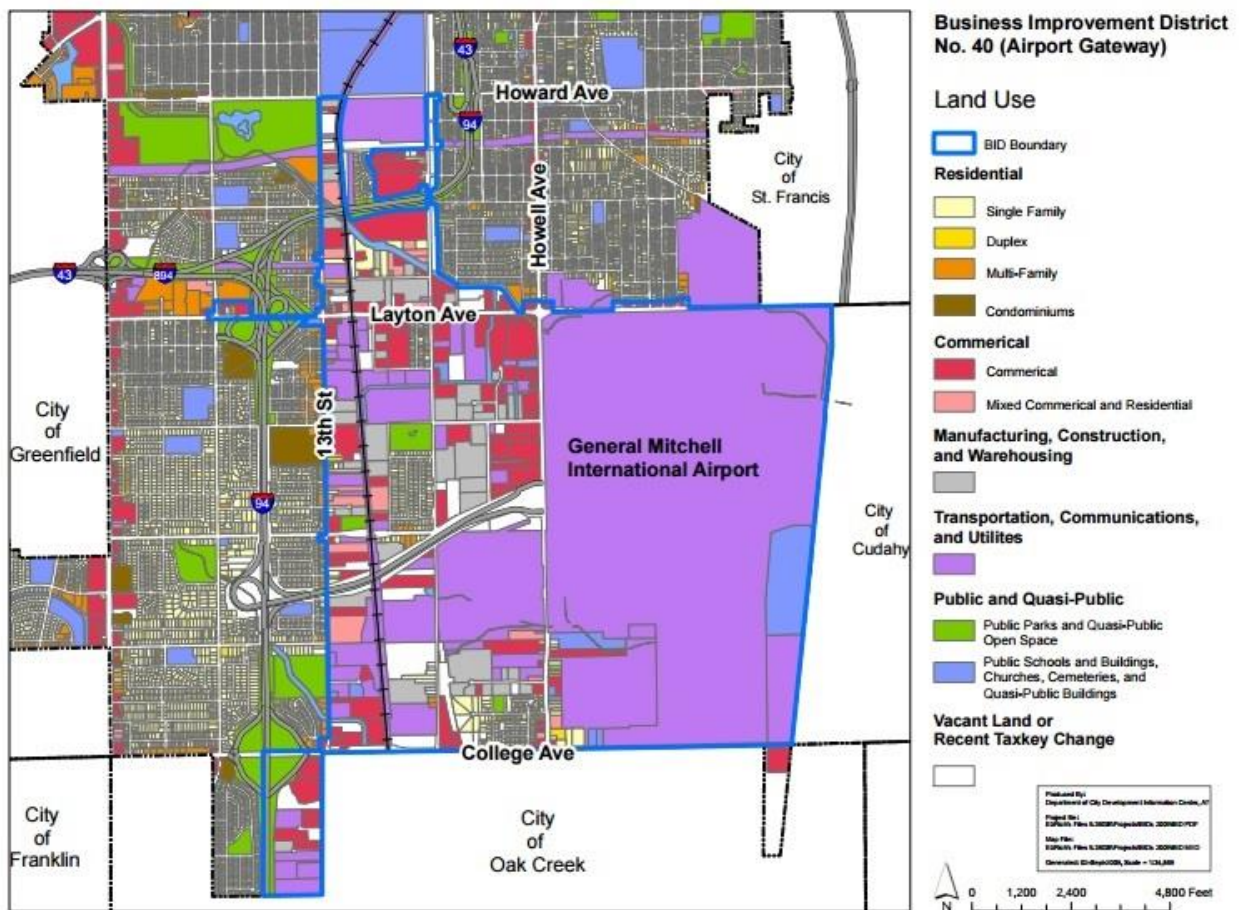
Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating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

## APPENDICES

### A. CURRENT DISTRICT BOUNDARIES

The Airport Gateway area is roughly bounded by:

- The eastern boundary of the AGBID is the Milwaukee/Cudahy line from Layton Avenue south to College Avenue.
- The north side of Layton Avenue comprises most of the northern boundary from the Milwaukee/Cudahy line west to 6<sup>th</sup> Street, and from 13<sup>th</sup> Street west to 20<sup>th</sup> Street only along Layton Avenue. From 6<sup>th</sup> Street west to 13<sup>th</sup> Street, the northern boundary is Howard Avenue.
- The western boundary of the AGBID is the west side of 13<sup>th</sup> Street from Howard Avenue south to College Avenue.
- The southern boundary is College Avenue from the Milwaukee/Cudahy line west to 13<sup>th</sup> Street.
- There is one rectangular extension of the District on its southwest corner that is bounded by 13<sup>th</sup> Street on the east side, College Avenue on the north side, I-94 freeway on the west side and the Milwaukee/Oak Creek line on the south side.



**APPENDIX B – PROPOSED 2023 BID 40 ASSESSED PROPERTIES**

<b>Proposed BID #40 Assessment for 2023</b>		
	<b>Taxkey</b>	<b>Proposed BID Assessment</b>
1	6259995111	\$250
2	6719988200	\$250
3	6879957100	\$250
4	6420693000	\$250
5	6429990212	\$250
6	5969944000	\$250
7	6260322000	\$250
8	7160442000	\$250
9	5790172000	\$250
10	6429988110	\$250
11	5940811000	\$250
12	6719977113	\$250
13	5969991000	\$250
14	5790015100	\$250
15	6870842000	\$250
16	6260303000	\$250
17	6410131110	\$250
18	5970655100	\$250
19	5960041100	\$250
20	5790161000	\$250
21	5970621000	\$250
22	5790003000	\$250
23	6429984110	\$250
24	6250201000	\$250
25	6420781000	\$250
26	5970652000	\$250
27	6250181000	\$250
28	6250023110	\$250
29	6869994210	\$250
30	6889973111	\$250
31	5969956100	\$250
32	5939921000	\$250
33	6429980000	\$250
34	6710023000	\$250
35	6250192000	\$250
36	5969949000	\$250

37	6269982100	\$250
38	5820712120	\$250
39	6410152000	\$250
40	5960072100	\$250
41	5950832000	\$250
42	6250211000	\$250
43	6869979120	\$250
44	5960111000	\$250
45	5969948200	\$250
46	6429976110	\$250
47	6870831000	\$250
48	6869976100	\$250
49	6429970100	\$250
50	5989948000	\$250
51	6870841000	\$250
52	5960032000	\$250
53	6719979100	\$250
54	5820727000	\$250
55	6870832000	\$250
56	6869973100	\$250
57	5979988121	\$250
58	5969945000	\$250
59	5790010100	\$250
60	6410093000	\$250
61	5969989100	\$250
62	5790001110	\$250
63	5970653110	\$250
64	6420694210	\$250
65	5942001000	\$250
66	6860002000	\$250
67	6860003000	\$250
68	6250071000	\$250
69	6879978110	\$250
70	6269985000	\$250
71	5971102000	\$250
72	6869975111	\$250
73	6860001000	\$250
74	6269998100	\$250
75	5969984111	\$250
76	6260332000	\$250
77	6259984110	\$250

78	6719980221	\$250
79	5790004100	\$250
80	6719980211	\$250
81	6260281000	\$250
82	6869995100	\$250
83	6889985121	\$250
84	6250072000	\$250
85	5960061000	\$250
86	5790001111	\$250
87	6869978100	\$252
88	5799950000	\$252
89	6869972100	\$253
90	6879956111	\$254
91	7160402100	\$255
92	5960062000	\$261
93	6880062000	\$261
94	5969942100	\$266
95	5799961100	\$266
96	6730003000	\$282
97	6429968110	\$288
98	5969948100	\$291
99	6870146100	\$291
100	6879999000	\$300
101	6259987110	\$300
102	6879993100	\$305
103	5960122000	\$306
104	5942002000	\$309
105	5971101000	\$309
106	5969939110	\$314
107	6719978110	\$315
108	6880102000	\$317
109	6250024120	\$318
110	6250142000	\$318
111	5969990100	\$320
112	6719982111	\$328
113	6269990000	\$331
114	5959872110	\$332
115	5790002111	\$340
116	6719981100	\$341
117	6719970110	\$342
118	6269997114	\$345
119	6889977110	\$346
120	5960102000	\$349

121	6860004000	\$349
122	5790004200	\$357
123	6709999110	\$363
124	5941006100	\$366
125	5790006100	\$367
126	5950801000	\$368
127	5790183100	\$370
128	6259986112	\$371
129	5979973000	\$372
130	5979987110	\$383
131	6269996120	\$384
132	5790005000	\$385
133	5940810000	\$394
134	6429987100	\$394
135	6880053100	\$395
136	6432481000	\$395
137	6410031100	\$397
138	5969997111	\$406
139	6250082000	\$416
140	6429986100	\$425
141	6250172000	\$445
142	6719980110	\$446
143	6410151000	\$447
144	6880031100	\$451
145	6260006111	\$454
146	6260293000	\$464
147	5940812100	\$465
148	6250081000	\$470
149	6260020111	\$470
150	5939922000	\$475
151	6870801000	\$480
152	6429969110	\$481
153	5969941100	\$489
154	5959866119	\$495
155	6429979110	\$503
156	6260252000	\$505
157	5950861000	\$522
158	5799948120	\$524
159	5959871112	\$524
160	6250132000	\$525
161	6720311000	\$526
162	6870743000	\$528
163	6879981310	\$530

164	5950831000	\$537
165	5940101000	\$537
166	6260007110	\$538
167	6879980100	\$549
168	5959866310	\$554
169	6260232000	\$555
170	6719969110	\$556
171	6269979000	\$557
172	5979949121	\$559
173	6250111000	\$560
174	6420682110	\$564
175	6259989110	\$580
176	6870742000	\$590
177	6870781000	\$619
178	6880041100	\$639
179	5790171000	\$642
180	6719985111	\$650
181	5969983000	\$652
182	7160422000	\$655
183	5969964100	\$660
184	6269997112	\$661
185	6420791000	\$684
186	6869993222	\$688
187	5959873111	\$689
188	6870741000	\$700
189	6250221000	\$715
190	6420792000	\$725
191	6870731100	\$726
192	5820712110	\$729
193	5799948110	\$730
194	6260272000	\$738
195	6870821000	\$743
196	6879994110	\$758
197	5799963110	\$759
198	6260304000	\$773
199	5960103000	\$780
200	5969960100	\$796
201	6259998118	\$804
202	6260016100	\$817
203	5959868120	\$819
204	6260264000	\$829
205	6719968110	\$837
206	5950843000	\$849

207	6260312000	\$873
208	5950844000	\$874
209	5820728000	\$894
210	6870673100	\$894
211	6890272000	\$894
212	6870744000	\$896
213	5959866118	\$899
214	6870811000	\$901
215	7160411000	\$923
216	5960071100	\$934
217	6420681000	\$956
218	6410051000	\$959
219	6269999110	\$973
220	6420752110	\$992
221	6889974110	\$1,004
222	6259978210	\$1,018
223	6269983111	\$1,032
224	6260342000	\$1,062
225	6259982100	\$1,075
226	6889974211	\$1,086
227	6429974111	\$1,097
228	6259981100	\$1,102
229	6260200100	\$1,131
230	6269986000	\$1,135
231	6260017111	\$1,144
232	5941007110	\$1,167
233	6410092000	\$1,192
234	6260321000	\$1,215
235	7169999120	\$1,222
236	6880052100	\$1,242
237	6250101100	\$1,250
238	6260026111	\$1,255
239	6260282000	\$1,257
240	6869996100	\$1,309
241	5799951000	\$1,311
242	6260292000	\$1,343
243	6410082000	\$1,363
244	6410032000	\$1,364
245	6410052000	\$1,393
246	6260221000	\$1,406
247	6870804100	\$1,422
248	6250004111	\$1,442
249	7160421000	\$1,500

250	6269993111	\$1,508
251	6250171000	\$1,522
252	5969955100	\$1,561
253	5950842000	\$1,576
254	6250121100	\$1,620
255	5790011110	\$1,636
256	6260022110	\$1,654
257	6410161000	\$1,680
258	6269997116	\$1,704
259	7160432000	\$1,727
260	6410111000	\$1,776
261	6259977100	\$1,837
262	6879998111	\$1,840
263	6419990111	\$1,852
264	7360001000	\$1,854
265	6260301000	\$1,854
266	5960092000	\$1,930
267	6260302000	\$1,960
268	6259991111	\$1,969
269	5979952121	\$2,007
270	5790191100	\$2,079
271	6260026121	\$2,079
272	6250202000	\$2,134
273	6429982110	\$2,148
274	7160403100	\$2,195
275	6410171100	\$2,291
276	6250182000	\$2,386
277	5950862000	\$2,400
278	6719991213	\$2,414
279	6260036111	\$2,526
280	6260333000	\$2,528
281	6260039113	\$2,620
282	7360002000	\$2,670
283	7160433000	\$2,731
284	6410011000	\$2,893
285	5960091000	\$2,899
286	6889972100	\$3,049
287	5950841000	\$3,059
288	7169999110	\$3,103
289	6870822000	\$3,110
290	6250141000	\$3,238
291	5969957111	\$3,341
292	6269988100	\$3,392

293	6410091100	\$3,460
294	7369999110	\$3,508
295	6260263000	\$3,604
296	6269989100	\$3,644
297	6879958110	\$3,670
298	6410072110	\$3,739
299	6410071110	\$3,843
300	5969994100	\$4,105
301	6880091000	\$4,253
302	6879995110	\$4,331
303	6870791000	\$4,469
304	6720312000	\$4,950
305	7160431000	\$4,974
306	6429990211	\$5,000
307	5790018110	\$5,000
308	6880071100	\$5,000
309	6419988111	\$5,000
310	6429990111	\$5,000
311	7160441000	\$5,000
312	6269996135	\$5,000
313	6410033100	\$5,000
314	6260341000	\$5,000
315	6730001000	\$5,000
316	6410173000	\$5,000
317	6410121100	\$5,000
318	6880111000	\$5,000
319	6259978117	\$5,000
320	6410012100	\$5,000
321	5969999113	\$5,000
322	5950851000	\$5,000
323	6410172100	\$5,000
324	6730002000	\$5,000
<b>Total Proposed BID Assessment =</b>		<b>\$372,028</b>



**APPENDIX C – PROPOSED 2023  
EXEMPT PROPERTIES**

	<b>Address</b>
1	920 W ARMOUR AV
2	4427-R S 6TH ST
3	122 E COLLEGE AV
4	6230 S HOWELL AV
5	5268 S 13TH ST
6	5220-5224 S 13TH ST
7	4135 S 6TH ST
8	4244-ADJ S 13TH ST
9	4122-R S 13TH ST
10	551-585 W HOWARD AV
11	4000-4078 S 6TH ST
12	4100-4176 S 6TH ST
13	4200 S 6TH ST
14	220-ADJ W LAYTON AV
15	4601-ADJ S 5TH ST
16	4320 S 6TH ST
17	559-ADJ W BOLIVAR AV
18	908 W LAYTON AV
19	1024 W ARMOUR AV
20	938-ADJ W ARMOUR AV
21	602-R W ARMOUR AV
22	4331-R S 6TH ST
23	4350-ADJ S 13TH ST
24	4300 S 13TH ST
25	4300-R S 13TH ST
26	4301-ADJ S 6TH ST
27	4707-4709 S 13TH ST
28	801-817 W LAYTON AV
29	4792 S 13TH ST
30	4953 S 6TH ST
31	1001-ADJ W LAYTON AV
32	4959-ADJ S 2ND ST
33	4960-ADJ S 2ND ST
34	130-ADJ W EDGERTON AV
35	4901 S HOWELL AV
36	4801 S 2ND ST

37	4805 S 2ND ST
38	4807 S 2ND ST
39	4960 S 6TH ST
40	4923-R S HOWELL AV
41	203-ADJ W LAYTON AV
42	4747-ADJ S HOWELL AV
43	131-ADJ W LAYTON AV
44	5300 S HOWELL AV
45	401-ADJ W GRANGE AV
46	5471 S HOWELL AV
47	1100 W GRANGE AV
48	700-ADJ W GRANGE AV
49	916-ADJ W GRANGE AV
50	5151 S 6TH ST
51	901-ADJ W GRANGE AV
52	5862-R S 13TH ST
53	5781 S 6TH ST
54	5727 S 6TH ST
55	623 W GRANGE AV
56	5300-ADJ S HOWELL AV
57	1919 E GRANGE AV
58	1600 E COLLEGE AV
59	422 E COLLEGE AV
60	402 E COLLEGE AV
61	6064 S HOWELL AV
62	5950 S HOWELL AV
63	6102-6148 S 3RD ST
64	198 W UNCAS AV
65	6220-R S 3RD ST
66	5900 S 6TH ST
67	5914-R S 6TH ST
68	6074 S 13TH ST
69	6044 S 13TH ST
70	980 W COLLEGE AV
71	6127-R S 6TH ST
72	6280 S 13TH ST
73	6154-ADJ S 13TH ST
74	5904 S 13TH ST

75	6013 S 6TH ST
76	5975 S 6TH ST
77	5945 S 6TH ST
78	1826 W LAYTON AV
79	718 W GRANGE AV
80	5478 S 9TH ST
81	810 W GRANGE AV
82	822 W GRANGE AV
83	811 W GRANGE AV
84	745 W GRANGE AV
85	721 W GRANGE AV
86	6123 S 6TH ST
87	6107 S 6TH ST
88	4169 S 6TH ST
89	4201 S 6TH ST
90	4048 S 13TH ST
91	948 W ARMOUR AV
92	4624 S 13TH ST
93	4634 S 13TH ST
94	1010-R W ARMOUR AV
95	1004 W ARMOUR AV
96	824 W ARMOUR AV
97	4554 S 13TH ST
98	4478 S 13TH ST
99	932 W ARMOUR AV
100	832 W ARMOUR AV
101	632 W ARMOUR AV
102	4719 S 6TH ST
103	4725 S 6TH ST
104	4731 S 6TH ST
105	4737 S 6TH ST
106	4745 S 6TH ST
107	4753 S 6TH ST
108	4759 S 6TH ST
109	4763 S 6TH ST
110	4771 S 6TH ST
111	4770 S 7TH ST
112	4758 S 7TH ST
113	4756 S 7TH ST
114	4750 S 7TH ST

115	4744 S 7TH ST
116	4740 S 7TH ST, Unit A
117	4732 S 7TH ST
118	4726 S 7TH ST
119	4720 S 7TH ST
120	4721 S 7TH ST
121	4727 S 7TH ST
122	4733 S 7TH ST
123	4739 S 7TH ST
124	4747 S 7TH ST
125	4755 S 7TH ST
126	4761 S 7TH ST
127	4767 S 7TH ST
128	4775 S 7TH ST
129	4801 S 6TH ST
130	4807 S 6TH ST
131	4813 S 6TH ST
132	4823 S 6TH ST
133	4829 S 6TH ST
134	4835 S 6TH ST
135	4849 S 6TH ST
136	4861 S 6TH ST
137	4867 S 6TH ST
138	4875 S 6TH ST
139	4872 S 7TH ST
140	4866 S 7TH ST
141	4862 S 7TH ST
142	4856 S 7TH ST
143	4850 S 7TH ST
144	4842 S 7TH ST
145	4836 S 7TH ST
146	4826 S 7TH ST
147	4814 S 7TH ST
148	4812 S 7TH ST
149	4808 S 7TH ST
150	4800 S 7TH ST
151	4803 S 7TH ST
152	4785 S 7TH ST
153	4811 S 7TH ST
154	4821 S 7TH ST

155	4827 S 7TH ST
156	4835 S 7TH ST
157	4841 S 7TH ST
158	4847 S 7TH ST
159	4853 S 7TH ST
160	4859 S 7TH ST
161	4867 S 7TH ST
162	4875 S 7TH ST
163	4770 S 13TH ST
164	4858 S 13TH ST
165	600 W ABBOTT AV
166	612 W ABBOTT AV
167	622 W ABBOTT AV
168	632 W ABBOTT AV
169	700 W ABBOTT AV
170	708 W ABBOTT AV
171	716 W ABBOTT AV
172	728 W ABBOTT AV
173	605 W ABBOTT AV
174	613 W ABBOTT AV
175	627 W ABBOTT AV
176	5200 S 7TH ST
177	5218 S 7TH ST
178	5228 S 7TH ST
179	5236 S 7TH ST
180	5244 S 7TH ST
181	5252 S 7TH ST
182	5300 S 7TH ST
183	5312 S 7TH ST
184	5320 S 7TH ST
185	5328 S 7TH ST
186	707 W ABBOTT AV
187	711 W ABBOTT AV
188	719 W ABBOTT AV
189	727 W ABBOTT AV
190	5219 S 7TH ST
191	5227 S 7TH ST
192	5237 S 7TH ST
193	5245 S 7TH ST
194	5253 S 7TH ST

195	5301 S 7TH ST
196	5313 S 7TH ST
197	5323 S 7TH ST
198	5331 S 7TH ST
199	828 W ABBOTT AV
200	820 W ABBOTT AV
201	812 W ABBOTT AV
202	800 W ABBOTT AV
203	835 W ABBOTT AV
204	827 W ABBOTT AV
205	819 W ABBOTT AV
206	811 W ABBOTT AV
207	801 W ABBOTT AV
208	5221 S 8TH ST
209	5229 S 8TH ST
210	5406 S 8TH ST
211	5416 S 8TH ST
212	5426 S 8TH ST
213	724 W MAPLEWOOD CT
214	704 W MAPLEWOOD CT
215	5429 S 7TH ST
216	5419 S 7TH ST
217	5411 S 7TH ST
218	5410 S 7TH ST
219	5418 S 7TH ST
220	5426 S 7TH ST
221	5434 S 7TH ST
222	5435 S 6TH ST
223	5427 S 6TH ST
224	5419 S 6TH ST
225	715 W MAPLEWOOD CT
226	707 W MAPLEWOOD CT
227	641 W MAPLEWOOD CT
228	633 W MAPLEWOOD CT
229	621 W MAPLEWOOD CT
230	613 W MAPLEWOOD CT
231	601 W MAPLEWOOD CT
232	5346 S 9TH ST
233	5354 S 9TH ST
234	5366 S 9TH ST

235	5374 S 9TH ST
236	5384 S 9TH ST
237	5406 S 9TH ST
238	5414 S 9TH ST
239	5424 S 9TH ST
240	844 W MAPLEWOOD CT
241	834 W MAPLEWOOD CT
242	824 W MAPLEWOOD CT
243	814 W MAPLEWOOD CT
244	804 W MAPLEWOOD CT
245	5421 S 8TH ST
246	5413 S 8TH ST
247	5401 S 8TH ST
248	5387 S 8TH ST
249	5377 S 8TH ST
250	5367 S 8TH ST
251	5357 S 8TH ST
252	5349 S 8TH ST
253	845 W MAPLEWOOD CT
254	837 W MAPLEWOOD CT
255	827 W MAPLEWOOD CT
256	819 W MAPLEWOOD CT
257	809 W MAPLEWOOD CT
258	801 W MAPLEWOOD CT
259	5354 S 8TH ST
260	5366 S 8TH ST
261	5374 S 8TH ST
262	5382 S 8TH ST
263	5390 S 8TH ST
264	5220 S 8TH ST
265	5228 S 8TH ST
266	5236 S 8TH ST
267	5244 S 8TH ST
268	5237 S 8TH ST
269	5245 S 8TH ST
270	5253 S 8TH ST
271	5252 S 8TH ST
272	5304 S 8TH ST
273	5305 S 6TH ST
274	5315 S 6TH ST

275	5325 S 6TH ST
276	5245 S 6TH ST
277	5251 S 6TH ST
278	5259 S 6TH ST
279	5349 S 7TH ST
280	5348 S 8TH ST
281	5338 S 8TH ST
282	5223 S 6TH ST
283	5229 S 6TH ST
284	5237 S 6TH ST
285	604-606 W GRANGE AV
286	616 W GRANGE AV
287	5248-5250 S 13TH ST
288	5240-5242 S 13TH ST
289	5314 S 8TH ST
290	5324 S 8TH ST
291	5330 S 8TH ST
292	5373 S 7TH ST
293	5385 S 7TH ST
294	5401 S 7TH ST
295	5405 S 7TH ST
296	5305 S 8TH ST
297	5315 S 8TH ST
298	5325 S 8TH ST
299	5386 S 7TH ST
300	5400 S 7TH ST
301	5404 S 7TH ST
302	5331 S 8TH ST
303	5337 S 8TH ST
304	5332 S 9TH ST
305	5304 S 9TH ST
306	5310 S 9TH ST
307	5320 S 9TH ST
308	731 W MAPLEWOOD CT
309	723 W MAPLEWOOD CT, Unit '
310	710 W GRANGE AV
311	632 W GRANGE AV
312	620 W GRANGE AV
313	700 W GRANGE AV

314	5409 S 6TH ST
315	5367 S 6TH ST
316	5401 S 6TH ST
317	5353 S 6TH ST
318	5361 S 6TH ST
319	5353 S 7TH ST
320	5373 S 6TH ST
321	630 W MALLORY AV
322	5336 S 7TH ST
323	5335 S 6TH ST
324	5346 S 7TH ST
325	5335 S 7TH ST
326	836 W GRANGE AV
327	5338 S 9TH ST
328	5425 S 9TH ST
329	5408 S 13TH ST
330	5342 S 13TH ST
331	5254 S 13TH ST
332	5270 S 9TH ST
333	5300 S 9TH ST
334	5262 S 9TH ST
335	843 W ABBOTT AV
336	5220 S 9TH ST
337	5228 S 9TH ST
338	5206 S 9TH ST
339	901 W GRANGE AV
340	919 W GRANGE AV
341	839 W GRANGE AV
342	829 W GRANGE AV
343	5672 S 13TH ST
344	1213 W GRANGE AV
345	701 W GRANGE AV
346	637 W GRANGE AV
347	6160 S HOWELL AV
348	6018 S HOWELL AV
349	6026 S HOWELL AV
350	6000 S HOWELL AV
351	5910 S HOWELL AV
352	5904 S HOWELL AV
353	5922 S HOWELL AV

354	116 W UNCAS AV
355	105 W UNCAS AV
356	6173 S HOWELL AV
357	6179 S HOWELL AV
358	6165 S 1ST ST
359	6171 S 1ST ST
360	171 W UNCAS AV
361	207 W MANGOLD AV
362	201 W MANGOLD AV
363	197 W MANGOLD AV
364	193 W MANGOLD AV
365	185 W MANGOLD AV
366	181 W MANGOLD AV
367	175 W MANGOLD AV
368	171 W MANGOLD AV
369	165 W MANGOLD AV
370	170 W ALVINA AV
371	174 W ALVINA AV
372	180 W ALVINA AV
373	186 W ALVINA AV
374	192 W ALVINA AV
375	196 W ALVINA AV
376	200 W ALVINA AV
377	208 W ALVINA AV
378	209 W ALVINA AV
379	201 W ALVINA AV
380	197 W ALVINA AV
381	193 W ALVINA AV
382	187 W ALVINA AV
383	181 W ALVINA AV
384	175 W ALVINA AV
385	171 W ALVINA AV
386	167 W ALVINA AV
387	164 W COLLEGE AV
388	168 W COLLEGE AV
389	172 W COLLEGE AV
390	178 W COLLEGE AV
391	186 W COLLEGE AV
392	192 W COLLEGE AV
393	196 W COLLEGE AV

394	202 W COLLEGE AV
395	210 W COLLEGE AV
396	6188 S 1ST ST
397	6200 S 1ST ST
398	6206 S 1ST ST
399	6214 S 1ST ST
400	6220 S 1ST ST
401	6234 S 1ST ST
402	6244 S 1ST ST
403	6250 S 1ST ST
404	6268 S 1ST ST
405	231 W UNCAS AV
406	221 W UNCAS AV
407	211 W UNCAS AV
408	203 W UNCAS AV
409	199 W UNCAS AV
410	197 W UNCAS AV
411	193 W UNCAS AV
412	189 W UNCAS AV
413	185 W UNCAS AV
414	181 W UNCAS AV
415	175 W UNCAS AV
416	6175 S 1ST ST
417	180 W MANGOLD AV
418	186 W MANGOLD AV
419	194 W MANGOLD AV
420	196 W MANGOLD AV
421	200 W MANGOLD AV
422	206 W MANGOLD AV
423	6178 S 1ST ST
424	6172 S 1ST ST
425	6168 S 1ST ST
426	137 W UNCAS AV
427	133 W UNCAS AV
428	127 W UNCAS AV
429	121 W UNCAS AV
430	188 W UNCAS AV
431	186 W UNCAS AV
432	180 W UNCAS AV
433	174 W UNCAS AV

434	170 W UNCAS AV
435	164 W UNCAS AV
436	6151 S 1ST ST
437	138 W UNCAS AV
438	136 W UNCAS AV
439	132 W UNCAS AV
440	128 W UNCAS AV
441	122 W UNCAS AV
442	6125 S HOWELL AV
443	6133 S HOWELL AV
444	6139 S HOWELL AV
445	6213 S 3RD ST
446	6219 S 3RD ST
447	6239 S 3RD ST
448	300 W UNCAS AV
449	6121 S 3RD ST
450	327 W UNCAS AV
451	313 W UNCAS AV
452	305 W UNCAS AV
453	216 W COLLEGE AV
454	6296 S 3RD ST
455	6288 S 3RD ST
456	6280 S 3RD ST
457	6214 S 3RD ST
458	6220 S 3RD ST
459	6226 S 3RD ST
460	6240 S 3RD ST
461	6250 S 3RD ST
462	6260 S 3RD ST
463	6270 S 3RD ST
464	6109 S HOWELL AV
465	6117 S HOWELL AV
466	6131 S 1ST ST
467	143 W GOLDLEAF AV
468	151 W GOLDLEAF AV
469	157 W GOLDLEAF AV
470	163 W GOLDLEAF AV
471	171 W GOLDLEAF AV
472	177 W GOLDLEAF AV
473	178 W GOLDLEAF AV

474	172 W GOLDLEAF AV
475	166 W GOLDLEAF AV
476	158 W GOLDLEAF AV
477	152 W GOLDLEAF AV
478	146 W GOLDLEAF AV
479	138 W GOLDLEAF AV
480	132 W GOLDLEAF AV
481	122 W GOLDLEAF AV
482	116 W GOLDLEAF AV
483	112 W GOLDLEAF AV
484	108 W GOLDLEAF AV
485	109 W GOLDLEAF AV
486	113 W GOLDLEAF AV
487	117 W GOLDLEAF AV
488	6101 S HOWELL AV
489	220 W ALVINA AV
490	228 W ALVINA AV
491	229 W ALVINA AV
492	221 W ALVINA AV
493	506 W COLLEGE AV
494	416 W COLLEGE AV
495	6263-R S 3RD ST
496	6269 S 3RD ST
497	6259 S 3RD ST
498	6249 S 3RD ST
499	336 W COLLEGE AV
500	330 W COLLEGE AV
501	322 W COLLEGE AV
502	312 W COLLEGE AV
503	6279 S 3RD ST
504	308 W COLLEGE AV
505	300 W COLLEGE AV
506	6229 S 3RD ST
507	407 W UNCAS AV
508	421 W UNCAS AV
509	429 W UNCAS AV
510	426 W UNCAS AV
511	422 W UNCAS AV
512	412 W UNCAS AV

513	400 W UNCAS AV
514	322 W UNCAS AV
515	310 W UNCAS AV
516	6115 S 3RD ST
517	6105 S 3RD ST
518	6215 S HOWELL AV
519	6025 S 6TH ST
520	6001 S 6TH ST

Spring/Summer 2022

# THE GATEWAY TO MILWAUKEE

2021  
Annual Report  
Enclosed

## What's Inside

### Organization Initiatives

*Safety & Security, Beautification,  
Promotion and Development*

### Business Resources

*Grant Opportunities for BID Businesses*

### Business Spotlight

*Sollazzo's 703 Club celebrates 50 years*





# 'WE ARE The Gateway'

It's time to get excited about being a part of the fantastic business community located right here in Milwaukee's Airport District. Business owners, property owners, employees, community members...WE ARE The Gateway to Milwaukee!



Gateway staff worked closely with the team at Angles Creations to beautifully illustrate all that The Gateway to Milwaukee has to offer area businesses and the surrounding community. This energizing look at our organization is sure to reignite your passion for the community in which you work, live and play.

## WEBSITE MAKEOVER - NEW LOOK, NEW FEATURES [www.gatewaytomilwaukee.com](http://www.gatewaytomilwaukee.com)

The goal of the revamped website is to provide easy access to valuable resources and information. The Gateway provides area businesses and community members. Simplicity, straightforward navigation and streamlined content were the focus for the redesign.

### Key website upgrades include:

- the ability for businesses to submit applications for BID grants directly from the website
- intuitive 'How Can We Help You' Home Page navigation, intended to take visitors directly to the content they are looking for
- searchable directory of available commercial real estate in the Gateway region
- interactive directory of businesses located within the district
- easy to view calendar of upcoming Gateway and local partners' events
- 'Spotlight' articles featuring area businesses and organizations
- so much more ...



Visit The Gateway to Milwaukee's new **website** and promotional **video** at: [www.gatewaytomilwaukee.com](http://www.gatewaytomilwaukee.com) or use your smartphone camera to **scan** the QR code at the left.

Video is located on website home page - scroll down to view.

## SAFETY AND SECURITY

Safety and security in and around the Gateway district continues to be of great interest to the organization and its members. In early 2022, Gateway hotel partners met with MPD District 6 Community Liaison Officers, Alderman Scott Spike (District 13) and BID staff to discuss the wellbeing of the hotel properties and their customers. Officers Michael Ward and Fabian Garcia provided valuable insight into preventing and minimizing security issues specific to hotel properties.

In addition to the open communication with MPD, the district continues to provide private 'Mobile Security Patrol' through Per Mar Security Services. These patrols focus on larger parking lots, hotel properties and high traffic areas to deter and report crime.



**pictured above:** Hotel Safety & Security Meeting held at The Crowne Plaza Hotel - Milwaukee Airport in February 2022



**pictured above:** The Gateway shows support for MPD District 6 as a sponsor of the 2021 National Night Out event held on August 23rd along the Kinnickinnic River Parkway.

## ECONOMIC & WORKFORCE DEVELOPMENT

MATC, in partnership with Gateway to Milwaukee, Employ Milwaukee, and South Suburban Chamber put on the "Growing the Workforce" Job Fair on Wednesday, October 27, 2021 at the MATC Oak Creek Campus. A number of Gateway businesses participated and HIRED new employees directly from the event.

**pictured right (top):** Job Fair hosted at MATC Oak Creek Campus.

**pictured right (bottom):** RAM Group owner and Gateway member, Rick Marino, meets with job seekers at MATC Job Fair.



Key economic development efforts and services The Gateway remains committed to include:

- Listing and promotion of up-to-date real estate opportunities in the district.
- Coordination of various industry specific work groups in such areas as Transportation & Logistics and Hotel Management.
- Creating and collaborating on industry specific workforce development events & career fairs, employee education & training, as well as local/state/federal business incentive programs.

[www.gatewaytomilwaukee.com](http://www.gatewaytomilwaukee.com)

## BEAUTIFICATION

**MILWAUKEE HOSTS STORMCON 2021:** showcasing the Gateway region on a national level.

The Airport Gateway Business Improvement District was proud to host a guided group bus tour for the StormCon convention, held in Milwaukee mid-September 2021. The afternoon tour provided attendees from around the country with a unique glimpse of a wide variety of modern sustainable stormwater management features and installations located throughout Milwaukee's far southside region. Led by Gateway to Milwaukee Executive Director Leif Otteson, along with other guest speakers - this tour emphasized the real-world application of sustainable stormwater management on a



variety of scales. Attendees were able to get up close and personal with existing installations, from large scale municipal and midsize commercial, to public parks and river re-naturalization.

StormCon is North America's most tightly focused event dedicated exclusively to elevating and advancing the science and practice of stormwater pollution minimization and prevention. Every year since 2002, StormCon has brought together stormwater and surface water quality professionals from all over the world who are seeking the most up-to-date industry news, breakthroughs in water technology, and the best products and services available in the water sector.

This event was a wonderful opportunity to showcase the Gateway region and our green infrastructure initiatives on a national level.

**Gateway Region and Garden District landmarks visited on StormCon tour:**

**The Energy Exchange at 4121 S. 6th Street**

**The Green Corridor & Garden District Park**

**Stonebranch Farm**  
(formally home to the Hahlbeck Greenhouses farm)

**Pulaski Park -  
KK River Re-naturalization**



*"The improvements around the airport are an **asset** to the city and have this area of Milwaukee looking **spiffy**. From conversations with friends, neighbors and out-of-town visitors, it looks like I'm not the only one who feels this way."*

- Garden District Resident

# MARKETING & PROMOTION

## TASTE OF THE GATEWAY

The airport region is home to some of the Milwaukee's most diverse and historical restaurants, each bringing their own culture and traditions to the melting pot that is: The Gateway to Milwaukee. Since 2016, the Airport Gateway Business Improvement District has showcased the locally owned and operated food businesses in the area with a community event – The Taste of The Gateway.

The sixth annual event marked the second year using the 'dining discount' format. The two-day event brought hundreds of foodies to the airport region. Diners received an instant \$10.00 discount on any purchase totaling \$20.00 or more. Over 800 discounts were utilized, bringing in nearly \$31,000 in gross sales at participating restaurants.

**85%** of participating restaurants believe the additional exposure their business received from the promotion will result in a new customer base

**four** Event promotion included: businesses featured on **Fox6 Wake Up with Brian Kramp**

**“GREAT EVENT. APPRECIATE THE SUPPORT OFFERED TO SMALLER, LOCAL BUSINESSES.”**  
-restaurant owner

**25%** = Average increase in sales during the event (ranging from 10% - 60%)



**Interested in being a part of the 2022 Taste of the Gateway event?**

The Gateway is always looking to add restaurants and venues to the list of participants. For more information please reach out to Sarah - Marketing & Promotions Manager

sarah@gatewaytomilwaukee.com  
(414) 455-3323

Additional facts and figures from the 2021 Taste of the Gateway event can be found on the '2021 Year in Review' insert.



Restaurants that participated in the 2021 Taste of the Gateway - Dining Days event.

**pictured below:** Brian Kramp of Fox6 Wake Up interviews *In Plane View* owner, Daniel Martinez, as he prepares for the 2021 Taste of the Gateway - Dining Days event.



**ONGOING MARKETING & PROMOTION EFFORTS:**

- Marketing Grants
- Gateway Street Banners
- Business Spotlight Articles
- Area Event Sponsorships
- Comprehensive Online Business Directory
- Holiday Lighting Display
- Social Media & Website



## SPOTLIGHT BUSINESS

**SOLLAZO'S 703 CLUB  
CELEBRATES 50 YEARS:**  
serving up a half-century of  
cold drinks and charming  
conversation.

**R**on and Terri Sollazo just celebrated 50 years together as business owners; 2021 marked 51 years of marriage for the lucky couple. Aptly named for its location at 703 W. Layton Ave., Sollazo's 703 Club has been owned and operated by the pair since July 1, 1971. Originally opened by Ron's father, the establishment changed hands a number of times until Ron expressed interest after returning home from the service. The newlyweds each had 'day jobs,' but that did not keep them from running a welcoming corner tavern where local workers and residents could unwind. Terri worked days at Briggs & Stratton and nights at the club. Meanwhile, Ron worked the night shift as a corrections officer, and later with the Sheriff's Department, while he held down the fort during the day. Over the years this ambitious team built both a robust business and an adoring family; the Sollazos have four grown children and seven grandchildren. After retiring, the couple downsized their staff, leaving just the two of them to run the show. Terri tends bar during the day while Ron slings drinks and shares his stories each night. The Sollazos have seen plenty



**pictured above:** Ron and Terri Sollazo proudly show off their beloved bar inside Sollazo's 703 Club, located at 703 West Layton Avenue in Milwaukee's Gateway region.

of changes to their business and the community while enjoying five decades behind the bar. Terri explained that in its heyday, the club would welcome local workers for lunch, and she knew exactly what they were going to order. "I had their



sandwich ready, beer ready, shots ready." 703 Club was open for all three shifts, ensuring that no matter when patrons left work they could swing by for a tasty drink and good conversation. Today the doors open at 1pm, signifying how jobs and businesses in the area have changed. In fact, these days Terri and Ron have seen an uptick in out-of-town guests thanks to the plethora of hotels in the

area. "As soon as they see the Pabst sign, they know it's a true Milwaukee corner bar," Terri explained.

While they are no longer throwing epic holiday parties, Terri continues to keep the place festive throughout the year by changing up the décor. Her custom-made window valances are swapped out each holiday and even the club's mannequin (yes, you read that right) changes her look with the seasons. "She's got a couple bins of costumes," Terri chuckled.

There are plenty of aspects of the Sollazos business that have stood the test of time, including the drinks they offer and the guests they serve. Terri explained how they have "customers who came in, then their children, maybe now even their grandchildren." Gesturing to a gentleman at the end of the bar she smiled, "That's Rudy. His dad used to come in here." Pabst is still on tap, and they have added locally brewed beers, including City

Lights Amber and East Side Dark. If you are looking for signature drinks Ron muddles an incredible Old Fashioned from scratch, not to mention Terri mixes a mean Bloody Mary (also from scratch). What do the next fifty years look like for the exuberant duo? "I know the day will come, but God



willing, we will do it as long as we are able," Terri answered. So, the next time you are in the Gateway area stop in at 703 Club for one of Ron's legendary stories and an Old Fashioned. The Sollazos are ready and eager to show everyone who drops by a true 'taste of Milwaukee.'



Interested in having your business featured in a Business Spotlight? Complete the simple online interest form on our website: [www.gatewaytomilwaukee.com/business-spotlight-request](http://www.gatewaytomilwaukee.com/business-spotlight-request)

# BUSINESS GRANTS AND RESOURCES

The following list of grants are directly funded by Airport Gateway BID #40.



## BEAUTIFICATION (PROPERTY IMPROVEMENT) GRANT

50% matching reimbursement of projects that add a visual improvement to the street-facing / public side of building or property such as updated signage, landscaping improvements, siding, and other projects that improve the look of your business (maximum grant of \$1,000 per business).



## MARKETING & PROMOTION GRANT

50% matching reimbursement of marketing, advertising and promotional related expenses (maximum grant of \$500 per business).



## SAFETY & SECURITY GRANT

50% matching reimbursement of security related expenses designed to improve the safety and security of your business and property such as surveillance cameras, exterior lighting, security alarms, and other safety measures (maximum grant of \$1,000 per business).



## ONLINE APPLICATIONS AVAILABLE

Scan the QR code to the left with your smartphone camera or visit: [www.gatewaytomilwaukee.com](http://www.gatewaytomilwaukee.com) for information and online applications (located under the 'Resources & Grants' tab).

### Curious to see if your project qualifies?

Reach out via phone or email with questions or to receive additional information:

(414) 455-3323 / [sarah@gatewaytomilwaukee.com](mailto:sarah@gatewaytomilwaukee.com)

Applications must be reviewed & approved prior to the start of project. All grants are given on a first-come-first-serve basis.

## WI Economic Development Corporation (WEDC) Main Street Bounceback Program - EXTENDED

Established in 2021, the grant offers \$10,000 to those new and existing businesses that opened up/expanded into previously vacant commercial space between the dates of Jan. 1, 2021 and Dec. 31, 2022. For more information, visit: [WEDC.ORG](http://WEDC.ORG)



# 2021 YEAR IN REVIEW



## BUSINESS IMPROVEMENT GRANTS

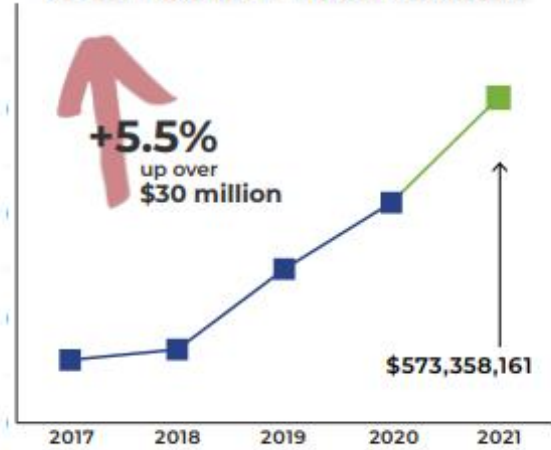
**42**

Total number of matching grants distributed to businesses in 2021, leveraging a total combined investment of **\$58,292.00**

- Beautification = **6**
- Safety & Security = **16**
- Marketing & Promotion = **20**

Number of Grants Distributed by Type

## TOTAL PROPERTY VALUE INCREASE



## DISTRICT MARKETING & PROMOTION

**Taste of the Gateway Dining Days**  
Restaurant Event

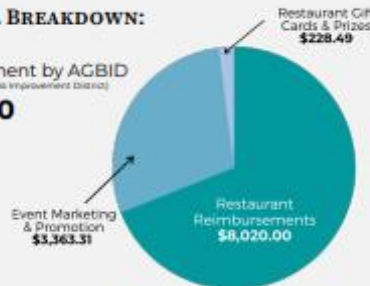
- 2** day event (Thursday & Friday)
- 10** participating restaurants
- 802** discounts redeemed & reimbursed

**25%**

**Average increase in sales during event**  
Ranging from 10% - 60%

### FINANCIAL BREAKDOWN:

total investment by AGBID  
(Airport Gateway Business Improvement District)  
**\$11,611.80**



Nearly **70%** of the dollars AGBID invested in the event went **directly to participating restaurants.**

**\$30,950+**

in gross sales from customers who participated in the event

## ANNUAL BID ASSESSMENT TRENDS



## 2021 FINANCIALS

Revenue = **\$396,117**

- Airport Gateway BID #40 Assessment = \$363,570
- Aerotropolis MKE: Administrative = \$2,916
- Crisol Corridor BID #50 Administrative = \$14,631
- Project Carryover = \$15,000

Expense = **\$395,559**

- District Landscaping & Beautification = \$80,335
- District Marketing, Promotion & Economic Development = \$58,816
- District Safety & Security = \$52,166
- Administrative = \$161,710
- Office & Operations = \$42,532



**DON'T MISS OUT!**

Important information for business & property owners enclosed

**2021 ANNUAL REPORT**  
Organizational Facts and Figures

**GATEWAY INITIATIVES**  
Safety & Security, Beautification, Economic & Workforce Development, Marketing & Promotion

**BUSINESS RESOURCES**  
Grant Opportunities

**BUSINESS SPOTLIGHT**  
Sollazo's 703 Club celebrated 50 years





**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED DECEMBER 31, 2021**

**(With Summarized Totals for the Year Ended December 31, 2020)**

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**

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## Independent Auditor's Report

Board of Directors  
Airport Gateway Business Improvement District No. 40

### **Opinion**

We have audited the accompanying financial statements of Airport Gateway Business Improvement District No. 40 (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 Airport Gateway Business Improvement District No. 40 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 Airport Gateway Business Improvement District No. 40 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 Airport Gateway Business Improvement District No. 40's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

### **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.

#### **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

Board of Directors  
Airport Gateway Business Improvement District No. 40

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 Airport Gateway Business Improvement District No. 40'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 Airport Gateway Business Improvement District No. 40'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 Airport Gateway Business Improvement District No. 40's December 31, 2020, financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated September 27, 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  
September 29, 2022

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**  
**STATEMENT OF FINANCIAL POSITION**  
**DECEMBER 31, 2021**  
**(With Summarized Totals for December 31, 2020)**

	2021	2020
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	\$ 182,551	\$ 194,855
Prepaid Expense	---	1,259
Total Current Assets	\$ 182,551	\$ 196,114
<b>TOTAL ASSETS</b>	\$ 182,551	\$ 196,114
<b>LIABILITIES AND NET ASSETS</b>		
<b>CURRENT LIABILITIES</b>		
Accounts Payable	\$ 11,005	\$ 3,000
Due to Airport Gateway Business Association, Inc.	2,938	2,473
Due to Milwaukee Gateway Aerotropolis Corporation	5,000	20,393
Total Liabilities	\$ 18,943	\$ 25,866
<b>NET ASSETS</b>		
Without Donor Restrictions	\$ 163,608	\$ 170,248
Total Net Assets	\$ 163,608	\$ 170,248
<b>TOTAL LIABILITIES AND NET ASSETS</b>	\$ 182,551	\$ 196,114

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

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**  
**(With Summarized Totals for the Year Ended December 31, 2020)**

	Without Donor Restrictions	
	2021	2020
<b>REVENUE</b>		
Assessment Income	\$ 363,570	\$ 358,081
Investment Income	350	606
Total Revenue	\$ 363,920	\$ 358,687
<b>EXPENSES</b>		
Program Services	\$ 322,441	\$ 353,026
Management and General	48,119	38,278
Total Expenses	\$ 370,560	\$ 391,304
CHANGE IN NET ASSETS	\$ (6,640)	\$ (32,617)
Net Assets, Beginning of Year	170,248	202,865
NET ASSETS, END OF YEAR	\$ 163,608	\$ 170,248

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

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**  
**STATEMENT OF FUNCTIONAL EXPENSES**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**  
**(With Summarized Totals for the Year Ended December 31, 2020)**

	Program Services	Management and General	2021 Total	2020 Total
Professional Fees	\$ ---	\$ 4,560	\$ 4,560	\$ 3,000
Design, Beautification and Maintenance	81,434	---	81,434	79,645
Public Safety Initiative	58,234	---	58,234	46,519
Marketing and Promotion	56,166	---	56,166	57,303
Airport Gateway Business Association, Inc.	126,607	42,202	168,809	140,632
COVID-19 Relief Expense	---	---	---	29,526
Administration and Basic Office	---	---	---	252
Insurance	---	1,259	1,259	1,490
Grant Expense	---	---	---	30,000
Other Expenses	---	98	98	2,937
<b>TOTALS</b>	<b>\$ 322,441</b>	<b>\$ 48,119</b>	<b>\$ 370,560</b>	<b>\$ 391,304</b>

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

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**  
**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	\$ (6,640)	\$ (32,617)
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
(Increase) Decrease in Due from		
Business Improvement District No. 50	---	539
(Increase) Decrease in Prepaid Expenses	1,259	(1,259)
Increase (Decrease) in Accounts Payable	8,005	(887)
Increase (Decrease) in Due to		
Airport Gateway Business Association, Inc.	465	---
Increase (Decrease) in Due to		
Milwaukee Gateway Aerotropolis Corporation	<u>(15,393)</u>	<u>15,393</u>
Net Cash Used by Operating Activities	<u>\$ (12,304)</u>	<u>\$ (18,831)</u>
Net (Decrease) in Cash and Cash Equivalents	\$ (12,304)	\$ (18,831)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>194,855</u>	<u>213,686</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u><u>\$ 182,551</u></u>	<u><u>\$ 194,855</u></u>

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



**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

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

**Organization**

Airport Gateway Business Improvement District No. 40 (the "Organization") was created by the Common Council of the City of Milwaukee pursuant to Wisconsin Statutes. The purpose of the Organization is to develop, improve, and promote the section of Milwaukee surrounding the airport. The Organization's area is roughly bounded by Layton Avenue to the north, Howard Avenue to the north between 6<sup>th</sup> and 13<sup>th</sup> Street, 13<sup>th</sup> Street to the west, College Avenue to the south, and the Milwaukee/Cudahy border to the east. In addition, there is a rectangular section from College Avenue south to the Milwaukee/Oak Creek City line, and from 13<sup>th</sup> Street west to I-94.

Airport Gateway Business Improvement District No. 40 is exempt from tax as an affiliate of a governmental unit under Section 501(a) of the Internal Revenue Code.

**Accounting Method**

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

**Basis of Presentation**

The Organization reports information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions.

**Cash and Cash Equivalents**

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

**Contributions and Grant Revenue**

Contributions received and unconditional promises to give are measured at their fair values and are reported as increases in net assets. Contributions are considered available for the Organization's general programs unless specifically restricted by the donor. Contributions received with restrictions that are met in the same reporting period are reported as revenue without donor restrictions and increase net assets without donor restrictions. Conditional promises to give are not recognized 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 when the barrier is not overcome. Amounts received for which the donor has limited the use of the asset or designated the gift as support for future periods are considered restricted support and included in net assets with donor restrictions. When a donor restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. When the restriction on a contribution is met in the same reporting period as the contribution is received, the contribution is reported in net assets without donor restrictions.

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.

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**  
**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.

**Government Grants and Contract Revenue**

Government grants and contract revenue are recognized when earned. Revenue is earned when eligible expenditures, as defined in each grant, contract or other allowable cost manual, are made. Any cash received for revenue not yet earned is considered to be deferred revenue. Revenue earned but not yet paid to the Organization is included in grants receivable. Expenditures under government contracts are subject to review by the granting authority. To the extent, if any, that such review reduces expenditures allowable under these grants or contracts, the Organization records the disallowance at the time the final assessment is made. Management believes that disallowances, if any, would not have a significant effect on the financial statements.

**Functional Expenses**

The Organization allocates costs based on their functional and natural classification in the statement of functional expenses. Program costs are those associated with carrying out the mission of the Organization; management costs are those for management of the Organization including accounting and office expense; and fundraising costs are those attributed to the solicitation of contributions. Whenever possible, the Organization allocates costs directly to program, management or fundraising.

**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.

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**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.

*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 to generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Organization's financial statements for the year ended December 31, 2020, from which the summarized information was derived.

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**NOTE D - Liquidity**

The Organization has financial assets available to meet cash needs for general expenditure within the next year consisting of cash and cash equivalents of \$182,551.

The Organization receives funding from assessment income on an annual basis which is used to determine annual levels of activity and funding to related organizations. The Organization maintains approximately 50% of its annual funding in liquid assets.

**NOTE E - Concentration of Revenue**

The Organization receives property assessment income and grants from the City of Milwaukee. The Organization's operations rely on the availability of these funds. Nearly 100% of the Organization's revenue was from the City of Milwaukee for the year ended December 31, 2021.

**NOTE F - Related Party Transactions**

The Organization contracted with Airport Gateway Business Association, Inc. for management and administrative services. Under this related party contract, which is renewed annually, the administrative fees were \$168,809. In addition, the Organization contracted with Airport Gateway Business Association, Inc. for marketing activities in the amount of \$10,076 for the year ended December 31, 2021.

**NOTE G - Advertising and Marketing Costs**

The Organization uses advertising and other marketing costs to promote its programs throughout the community. Advertising costs are expensed as incurred. Advertising expense for the year ended December 31, 2021, was \$56,166.

**NOTE H - 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 airport. The assessment is calculated based on assessed values of the properties as of every fall. The assessment levied on the airport properties was \$.852 per \$1,000 of assessed property value with a minimum assessment of \$250 and a maximum assessment of \$5,000 per parcel for the year ended December 31, 2021.

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**NOTE I - Subsequent Events**

The Organization evaluated subsequent events and transactions for possible adjustments to the financial statements and disclosures. The Organization has considered events and transactions occurring after December 31, 2021, the date of the most recent statement of financial position, through September 29, 2022, the date the financial statements are available to be issued. It has been determined that no subsequent events need to be disclosed.

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 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.