

BUSINESS IMPROVEMENT DISTRICT NO. 48
Granville
YEAR 9 OPERATING PLAN

SEPTEMBER 7, 2020

TABLE OF CONTENTS

I.....	INTRODUCTION	2
II.....	DISTRICT BOUNDARIES	2
III.....	PROPOSED OPERATING PLAN	2
A.....	Plan Objectives	2
B.....	Proposed Activities	3
C.....	Proposed Expenditures and Financing Method	4
D.....	Organization of the District Board	5
IV.....	METHOD OF ASSESSMENT	7
A.....	Annual Assessment Rate and Method	7
B.....	Excluded and Exempt Property	7
V.....	PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY	8
A.....	Enhanced Safety and Cleanliness	8
B.....	City Role in District Operation	7
VI.....	PLAN APPROVAL PROCESS	8
VII.....	FUTURE YEAR OPERATING PLANS	9
A.....	Changes	9
B.....	Early Termination of the District	10
C.....	Amendment, Severability and Expansion	11

APPENDICES

A.	Listing of Properties in BID 48	12
B.	Wisconsin Statutes section 66.1109	24
C.	Proposed 2020 Budget	28
D.	Map of District Boundaries	29
E.	Board Members	30

1. INTRODUCTION

Under Wisconsin Statutes section 66.1109, cities are authorized to create Business Improvement Districts ("BIDs") upon the petition of at least one property owner within the proposed district. The purpose of the BID statute 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 Wis. Act 184, Section 1, legislative declaration. See Appendix A.

On or about October 11 2012, the City of Milwaukee (the "City") received a petition from property owners which requested creation of a BID known as the Granville BID. In October 16, 2012, the Common Council of the City adopted resolution no. 120503, creating the District and approving the initial operating plan for the District (the "Initial Operating Plan"). In January, 2013 the Mayor of the City appointed members to the board of the District (the "Board") in accordance with the requirements set forth in Article III.D. of the Initial Operating Plan.

Pursuant to the BID statute, this Year Nine Operating Plan (the "Operating Plan") for the District has been prepared to establish the services proposed to be offered by the District, proposed expenditures by the District and the special assessment method applicable to properties within the District for its 9th year of operation.

II. DISTRICT BOUNDARIES

When created in 2012, the District boundaries cover 60th Street to the east, 95th Street to the west, County Line Road to the North and Good Hope Road to the South as shown in Appendix B of this Operating Plan. A narrative listing of the properties now included in the District is set forth in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the Granville Business Improvement District is to: enhance the economic viability of local businesses, enhance property values, maximize business facilities (general commerce, manufacturing, distribution, commercial and recreational), market and promote the friendliness and quality of services, enhance the community image through safety and beautification, and overall economic development and area growth.

B. Proposed Activities – Year Nine

Principle activities to be engaged in by the district during its 9th year of operation will include:

1. Safety

Continue to develop collaboration with the Milwaukee Police District Four and the Milwaukee County Sheriff Department, work with the police and area businesses, property managers, and residents to work on existing safety initiatives, create new initiatives as needed, manage business park, retail area, and property manager communication chains, conduct safety seminars, implement safety initiatives, provide continuous education on crime trends and advise how to be proactive, engage youth with police, develop new safety strategies as needed, and act as a liaison between property managers, business owners and the police. Safety is critical to the continued revitalization of the area; thus the BID complements the work of MPD. The area continues to have more nuisance crimes (drag racing, panhandling) and crimes to personal property (car thefts and break ins to cars). These issues jeopardize the retention of existing business, expansion of existing business, and creation of new business. Thus, the BID has learned in its first eight years of operation that security must be increased and have a more obvious presence.

In 2021, the BID will hire two new part time security officers, own and insure its own security vehicles and utilize SOS Security on a contract basis as needed. The direct employment of two FTE security officers will allow the BID to increase the hours security is present in the BID area and be more flexible to demands and changes of security needs. The BID employed one fulltime security officer in 2020.

2. Beautification

Enhance the area's image through beautification – maintenance and related activities. 2021 will be a year of projected economic revitalization and rebound after COVID 19 on Brown Deer Road and North 76th Street. The beautification efforts will be increased to enhance the area's appeal to developers.

3. Economic Retention and Expansion

All work done by the BID relates to both economic and community development. The BID will continue to actively work on economic retention and economic growth and expansion in the BID area. This will encompass outreach to BID partners, community building, workforce development partnerships, partnerships with area colleges and high schools, promotion of BID area to developers and site seekers, and collaboration with partners who can help BID partners grow and prosper.

The BID will be the leader in the anticipated late spring 2021 completion of the Granville Connection project at 8633 W. Brown Deer Road. The Connection is an entrepreneurial hub for more than 35 start-up businesses and up to four restaurants.

The BID will continue to represent all Granville employers at community job fairs, resource fairs, and community fairs to connect the Granville employers to the Granville residents and future residents.

The BID works to enhance incumbent workforce preparation while trying to engage the businesses with the future worker who lives in the area.

The BID will also work on engaging area high school and middle school students with business partners and will form a partnership with the Center for Teaching Entrepreneurship to work with students on leadership, entrepreneurship, and the goal of generating wealth.

4. Marketing

2021 is a pivotal year for the BID and it is necessary to continue to brand the area as a safe, vibrant, active and energized community that is poised for new development that will serve the community, city and region. The BID will continue to develop marketing and promotional programs, strategies, and events to promote the district and foster collaborative partnerships and growth. The BID plans to once again host the highly successful Granville Car, Bike, and Truck spectacular, Tasty Tuesdays on Tower and Fishy Fridays on Tower, the Blues/Jazz fest and Jazz/Blues series to promote the diversity of the area to all.

Other marketing activities will be planned as the area evolves.

5. Community

In 2020 Neva Hill expanded her role in the community and is working the entire BID district as a resource for the community and a liaison between the businesses and the community. She works to identify needs and find resources. Ms. Hill works directly with the schools, churches, and community organizers. The BID continues to connect its businesses to the community and will continue to find collaborative opportunities to bridge education and the local employers.

The BID will continue to work with homeowners and condo associations to create community and organization.

C. Proposed Budget

Proposed Expenditures – Approximately \$893,750 in 2021.

Category/Item	Budget
Beautification and Identity	
Neighborhood clean-ups, signage and boulevard enhancement (trees, perennials, etc.)	\$85,000
Community Outreach Initiatives	\$254,000
Work with police, property managers, businesses, residents. Provide additional security for area as needed. Camera grant program. Private Security	
Economic Retention/Expansion/Growth	\$230,000
Granville Connection, Working directly with partners, businesses, workforce development, education to foster retention, expansion, and growth	
Marketing and Promotion	
Development and implementation of activities to increase awareness of the positive attributes and opportunities in the district. (public relations, advertising collaboration, marketing materials, newsletters, surveys, special events, website)	\$230,374.08
Administration and Management	
Management services: Oversight, member communication, administrative support, annual audit, office space/rental, liability insurance, memberships, office supplies, mailings, misc. etc.	\$94,376.32
Total	\$893,750.40
Reserve from 2020 (ESTIMATED)	\$100,000.00

Assessments	\$893,750.40
GEDC	\$20000

Financing Method

It is proposed to raise \$893,750.40 through BID assessments in Milwaukee (see Appendix D). Future miscellaneous income will be from interest on reserves. 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.

D. Organization of the 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 section 66.1109(3)(a) requires that the Board be composed of at least five members. The by-laws approved that all 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 - 9 members.

2. Term - Appointments to the Board shall be for a period of three years. Despite the expiration of a Board member's term, the member shall continue to serve, subject to the by-laws adopted by the Board, until the member's successor is appointed.

3. Compensation - None.

4. Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings Law if and as legally required.

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

6. Staffing - The Board may employ staff and/or contract for staffing services pursuant to this Operating Plan and subsequent modifications thereof. In 2021, the Board may employ or contract a full-time Executive Director, a full-time Community Director, security staff and/or interns and other employees as needed.

7. Meetings - The Board shall at least five times per year. The Board has adopted rules of order (by-laws) to govern the conduct of its meetings.

8. Executive Committee –The Board shall elect from its members a chair, a vice-chair, a secretary, and a treasurer who shall comprise an Executive Committee of the Board.

9. Non-voting Members - At the option of a majority of the members of the Board, representatives of BID partner organizations (ie: MATC, MPS, other nonprofits) may be invited to attend meetings of the Board or Executive Committee as nonvoting members.

10. Emeritus Members – By resolution of a majority of the members of the Board, former Board members who have demonstrated extraordinary service to the District may be appointed "emeritus" members in honor and recognition of their exceptional contributions.

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.

The assessment method will be on the current year general property assessment that is established by the City of Milwaukee. The rate will be approximately \$2.00 per \$1000 of assessed value per property. The assessed amount is the same as 2020.

As of January 1, 2020, the property in the proposed district had a total assessed value of over \$446,875,200.

This plan proposed to assess the property in the district at a rate of \$2.00 per \$1,000.00 of assessed value for the purposes of the BID.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)lm: 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 D, 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. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY

A. Under Wisconsin Statutes section 66.1109(1)(f)(4), this Operating Plan is required to specify how the creation of the District promotes the orderly development of the City.

1. The District will enhance the safety and cleanliness of Granville and, consequently, encourage commerce in the Granville community. Increased business activity in Granville will increase sales tax revenues and property tax base.

City Role in District Operation

2. The City has committed to assisting owners and occupants in the District to promote its objectives. To this end, the City has played a significant role in creation of the District and in the implementation of this Operating Plan. In furtherance of its commitment, the City shall:

3. Perform its obligations and covenants under the Cooperation Agreement.

4. Provide technical assistance to the District in the adoption of this and subsequent operating plans and provide such other assistance as may be appropriate.

5. Collect assessments, maintain the same in a segregated account and disburse monies to the Board.

6. Receive annual audits as required per Wisconsin Statutes section 66.1109(3)(c).

7. Provide the Board, through the Office of Assessment, on or before July 1 of each year, and periodically update, with the official City records on the assessed value of each tax key number within the District as of January 1 of each year for purposes of calculating the District assessments.

8. Promptly appoint and confirm members to the Board, consistent with this Operating Plan.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The BID statute establishes a specific process for reviewing and approving operating plans. Pursuant to the statutory requirements, the following process will be followed:

1. The District shall submit its proposed Operating Plan to the Department of City Development.

2. The Community and Economic Development Committee of the Common Council will review the proposed Operating Plan at a public meeting and will make a recommendation to the full Common Council.

3. The Common Council will act on the proposed Operating Plan.

4. If adopted by the Common Council, the proposed Operating Plan is sent to the Mayor for his approval.

5. If approved by the Mayor, this Year Wight Operating Plan for the District is approved and the Mayor will appoint, in accordance with Article III.D., new members to the Board to replace Board members whose terms have expired or who have resigned.

VII. FUTURE YEAR OPERATING PLANS

A. Changes

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

Wisconsin Statutes section 66.1109(3)(b) 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 proposed activities, information on specific assessed values, budget amounts and assessment amounts are based solely upon current conditions. Greater detail about subsequent years' 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 3/4 majority of the entire District Board and consent of the City of Milwaukee.

B. Early Termination of the District

The City shall consider terminating the 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 herein, 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 City Plan Commission requesting termination of the District. On or after the date such a petition is filed, neither the Board nor the City may enter into any new obligations by contract or otherwise until the expiration of thirty (30) days after the date a public hearing is held and unless the District is not terminated.

Within thirty (30) days after filing of a petition, the City Plan Commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a Class 2 notice. Before publication, a copy of the notice with a copy of the Operating Plan and a copy of the detail map showing the boundaries of the District shall be sent by certified mail to all owners of real property within the District.

Within thirty (30) days after the date of such hearing, every owner of property assessed under the Operating Plan may send a written notice to the City Plan Commission indicating, if the owner signed a

petition, that the owner retracts the owner's request to terminate the District or, if the owner did not sign the petition, that the owner requests termination of the District.

If, after the expiration of thirty (30) days after the date of the public hearing, by petition or subsequent notification and after subtracting any retractions, 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 properties assessed under the Operating Plan have requested the termination of the District, the City shall terminate the District on the date that the obligation with the latest completion date entered into to implement the Operating Plan expires.

C. Amendment, Severability and Expansion

This District has been created under authority of Wisconsin Statutes section 66.1109. Except as set forth in the next sentence, should any court find any portion of this statute invalid or unconstitutional its decision will not invalidate or terminate the District and this Operating Plan shall be amended to conform to the law without need of re-establishment. Should any court find invalid or unconstitutional the organization of the entire District Board, any requirement for a 2/3 or 3/4 majority vote of the District Board, the budgeting process or the automatic termination provision of this or any subsequent Operating Plan, the District shall automatically terminate and this Operating Plan shall be of no further force and effect.

Should the legislature amend the statute to narrow or broaden the definition of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this Operating Plan may be amended by a 2/3 majority of the entire District Board and a majority of the Common Council of the City of Milwaukee as and when they conduct their annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under section 66.1109(3)(b).

A. LISTING OF PROPERTIES

Taxkey	Address	Class	total	Assessments
0060031000	9301 N 76TH ST	Special Mercantile	\$947,600	\$1,895.20
0069999127	8209 W GLENBROOK RD	Local Commercial	\$122,400	\$244.80
0310421000	7400 W BROWN DEER RD	Special Mercantile	\$522,500	\$1,045.00
0310431000	6800 W BROWN DEER RD	Local Commercial	\$1,362,400	\$2,724.80
0310432000	6942 W BROWN DEER RD	Special Mercantile	\$640,800	\$1,281.60
0319986125	7340 W BROWN	Mercantile	\$399,000	\$798.00

	DEER RD	Apartments		
0319992111	7500 W BROWN DEER RD	Special Mercantile	\$1,236,400	\$2,472.80
0319996110	6900-6924 W BROWN DEER RD	Local Commercial	\$1,270,900	\$2,541.80
0320001000	7900 W BROWN DEER RD	Special Mercantile	\$912,900	\$1,825.80
0320003100	9001 N 76TH ST	Local Commercial	\$1,797,300	\$3,594.60
0320011000	9049 N 76TH ST	Local Commercial	\$645,900	\$1,291.80
0320031000	9055 N 76TH ST	Local Commercial	\$331,800	\$663.60
0320032000	9075 N 76TH ST	Special Mercantile	\$338,200	\$676.40
0320033000	9091 N 76TH ST	Special Mercantile	\$1,347,000	\$2,694.00
0320041100	8200 W BROWN DEER RD	Special Mercantile	\$1,951,000	\$3,902.00
0320051000	8100 W BROWN DEER RD	Special Mercantile	\$1,345,000	\$2,690.00
0320061000	9225 N 76TH ST	Special Mercantile	\$382,400	\$764.80
0320062000	9127-9191 N 76TH ST	Special Mercantile	\$1,169,000	\$2,338.00
0320082000	8300 W BROWN DEER RD	Special Mercantile	\$729,000	\$1,458.00
0320083000	8310-8360 W BROWN DEER RD	Local Commercial	\$887,200	\$1,774.40
0320091000	8825 N 76TH ST	Special Mercantile	\$827,100	\$1,654.20
0320121000	8901 N 76TH ST	Local Commercial	\$992,900	\$1,985.80
0320132100	8875 N 76TH ST	Local Commercial	\$186,700	\$373.40
0320142000	8080 W BROWN DEER RD	Local Commercial	\$1,532,300	\$3,064.60
0320143100	8008 W BROWN DEER RD	Local Commercial	\$1,342,700	\$2,685.40
0320151000	8110 W BROWN DEER RD	Special Mercantile	\$6,695,100	\$13,390.20
0320154000	8120 W BROWN DEER RD	Special Mercantile	\$2,245,800	\$4,491.60
0320161000	8260 W	Local	\$266,600	\$533.20

	NORTHRIDGE MALL RD	Commercial		
0320162000	9009 N GRANVILLE STATION RD	Special Mercantile	\$1,242,700	\$2,485.40
0320167000	8901 N GRANVILLE STATION RD	Local Commercial	\$397,800	\$795.60
0320168000	8066 W MENARD RD	Special Mercantile	\$950,000	\$1,900.00
0320169000	8104 W MENARD RD	Local Commercial	\$79,500	\$159.00
0320170000	8221 W NORTHRIDGE MALL RD	Special Mercantile	\$535,400	\$1,070.80
0320171000	9101 N GRANVILLE STATION RD	Special Mercantile	\$721,900	\$1,443.80
0329997123	7800-7810 W BROWN DEER RD	Special Mercantile	\$8,952,400	\$17,904.80
0330015111	8530-8564 W BROWN DEER RD	Special Mercantile	\$710,600	\$1,421.20
0330015210	8600 W BROWN DEER RD	Special Mercantile	\$1,172,800	\$2,345.60
0330141100	8320 W BEATRICE CT	Local Commercial	\$138,200	\$276.40
0330142000	8940 N 85TH ST	Special Mercantile	\$907,700	\$1,815.40
0330232100	8738 W BROWN DEER RD	Special Mercantile	\$798,100	\$1,596.20
0330234000	9008 W BROWN DEER RD	Local Commercial	\$169,100	\$338.20
0330331000	8824 W BROWN DEER RD	Special Mercantile	\$2,688,900	\$5,377.80
0330351000	8488 W BROWN DEER RD	Special Mercantile	\$1,047,000	\$2,094.00
0330371000	9026 W BROWN DEER RD	Special Mercantile	\$561,600	\$1,123.20
0330372000	8842 N SWAN RD	Local Commercial	\$435,000	\$870.00
0330381000	8718 W BROWN DEER RD	Special Mercantile	\$469,800	\$939.60
0330391000	8780 W BROWN DEER RD	Special Mercantile	\$555,100	\$1,110.20

0330392000	8722 W BROWN DEER RD	Local Commercial	\$137,500	\$275.00
0330401000	8980 N 85TH ST	Local Commercial	\$515,400	\$1,030.80
0330402000	8950 N 85TH ST	Local Commercial	\$148,300	\$296.60
0330411000	8409 W BEATRICE CT	Special Mercantile	\$65,000	\$130.00
0330412000	8400 W BROWN DEER RD	Special Mercantile	\$443,800	\$887.60
0331261000	8634 W BROWN DEER RD	Special Mercantile	\$502,000	\$1,004.00
0331262000	8700 W BROWN DEER RD	Local Commercial	\$523,900	\$1,047.80
0341161000	9104 W BROWN DEER RD	Local Commercial	\$326,900	\$653.80
0410001000	9425 W BROWN DEER RD	Special Mercantile	\$910,700	\$1,821.40
0410011000	9201 W BROWN DEER RD	Special Mercantile	\$1,652,000	\$3,304.00
0410031000	9300-9312 W HEATHER AV	Local Commercial	\$1,038,300	\$2,076.60
0410041000	8601 N 91ST ST	Special Mercantile	\$1,938,000	\$3,876.00
0410042000	8701 N 91ST ST	Local Commercial	\$166,400	\$332.80
0410051000	9400 W HEATHER AV	Manufacturing	\$4,386,500	\$8,773.00
0410061100	9301-9331 W HEATHER AV	Special Mercantile	\$1,726,100	\$3,452.20
0410063000	8535 N 91ST ST	Manufacturing	\$3,841,300	\$7,682.60
0410071000	9301 W BROWN DEER RD	Special Mercantile	\$1,469,600	\$2,939.20
0410072000	9401 W BROWN DEER RD	Local Commercial	\$791,000	\$1,582.00
0419997100	9505 W BROWN DEER RD	Local Commercial	\$54,600	\$109.20
0419999210	9101 W BROWN DEER RD	Special Mercantile	\$87,000	\$174.00
0420001000	8923 W BROWN DEER RD	Local Commercial	\$862,300	\$1,724.60
0420002000	8975 W BROWN DEER RD	Local Commercial	\$376,500	\$753.00
0420012000	8801 W BROWN	Special	\$938,800	\$1,877.60

	DEER RD	Mercantile		
0420021000	8787 W BROWN DEER RD	Special Mercantile	\$1,050,200	\$2,100.40
0420023000	8485 W BROWN DEER RD	Special Mercantile	\$538,600	\$1,077.20
0420032000	8711 W BROWN DEER RD	Special Mercantile	\$2,275,200	\$4,550.40
0420041100	8501 W BROWN DEER RD	Special Mercantile	\$1,850,800	\$3,701.60
0420072000	8531 W BROWN DEER RD	Special Mercantile	\$1,356,400	\$2,712.80
0420081000	9050 W HEATHER AV	Manufacturing	\$2,973,100	\$5,946.20
0420092000	8599 W BROWN DEER RD	Special Mercantile	\$624,500	\$1,249.00
0420101000	9041-9075 W HEATHER AV	Special Mercantile	\$1,467,700	\$2,935.40
0420102000	8415 N 87TH ST	Manufacturing	\$909,900	\$1,819.80
0420103000	9000 W DEAN RD	Manufacturing	\$3,561,800	\$7,123.60
0420112000	8440 N 87TH ST	Manufacturing	\$3,137,400	\$6,274.80
0420122000	8525 N 87TH ST	Special Mercantile	\$1,039,600	\$2,079.20
0420124000	8475 N 87TH ST	Manufacturing	\$1,846,500	\$3,693.00
0420131000	8800 W DEAN RD	Manufacturing	\$1,144,300	\$2,288.60
0420132000	8828 W DEAN RD	Manufacturing	\$647,700	\$1,295.40
0420141000	8919 W HEATHER AV	Local Commercial	\$513,600	\$1,027.20
0420143100	8801 W HEATHER AV	Manufacturing	\$1,385,500	\$2,771.00
0420151000	8910 W HEATHER AV	Manufacturing	\$1,507,000	\$3,014.00
0420152000	8600 N 87TH ST	Manufacturing	\$2,866,700	\$5,733.40
0420153000	8480 N 87TH ST	Special Mercantile	\$2,916,000	\$5,832.00
0420162000	8835 W HEATHER AV	Local Commercial	\$594,000	\$1,188.00
0420171100	8603-8665 W BROWN DEER RD	Special Mercantile	\$1,600,000	\$3,200.00
0429996100	8680 N 91ST ST	Local Commercial	\$416,800	\$833.60
0429998112	8730 N 91ST ST	Special Mercantile	\$838,300	\$1,676.60
0429999110	9025 W BROWN DEER RD	Local Commercial	\$155,600	\$311.20

0429999120	9005 W BROWN DEER RD	Local Commercial	\$322,600	\$645.20
0430413000	8331 W BROWN DEER RD	Special Mercantile	\$543,400	\$1,086.80
0430421000	8311 W BROWN DEER RD	Local Commercial	\$275,100	\$550.20
0430422000	8301 W BROWN DEER RD	Local Commercial	\$683,400	\$1,366.80
0430431000	7600 W DEAN RD	Local Commercial	\$159,900	\$319.80
0430442100	8001 W BROWN DEER RD	Special Mercantile	\$874,000	\$1,748.00
0430581000	7901 W BROWN DEER RD	Special Mercantile	\$1,031,300	\$2,062.60
0430582000	7817 W BROWN DEER RD	Local Commercial	\$258,000	\$516.00
0430811100	8700 N SERVITE DR	Manufacturing	\$2,636,400	\$5,272.80
0430851000	8111 W BROWN DEER RD	Local Commercial	\$981,000	\$1,962.00
0430852000	8101 W BROWN DEER RD	Special Mercantile	\$835,000	\$1,670.00
0430862000	8205 W BROWN DEER RD	Special Mercantile	\$506,900	\$1,013.80
0430871000	8155-8173 W BROWN DEER RD	Special Mercantile	\$1,250,000	\$2,500.00
0430872000	8227 W BROWN DEER RD	Local Commercial	\$159,100	\$318.20
0439996000	8400 N 84TH ST	Local Commercial	\$14,500	\$29.00
0439998114	8701 N 76TH PL	Local Commercial	\$64,900	\$129.80
0440241000	6933 W BROWN DEER RD	Special Mercantile	\$460,400	\$920.80
0440243110	6801-6917 W BROWN DEER RD	Special Mercantile	\$2,419,400	\$4,838.80
0449965110	8747 N 76TH PL	Local Commercial	\$95,300	\$190.60
0449972100	7015 W BROWN DEER RD	Special Mercantile	\$988,800	\$1,977.60
0690001100	8380 N 76TH ST	Special Mercantile	\$1,146,000	\$2,292.00
0690031000	8042-8084 N 76TH ST	Local Commercial	\$1,433,400	\$2,866.80

0690032100	7400 W BRADLEY RD	Local Commercial	\$168,000	\$336.00
0690032200	7420 W BRADLEY RD	Local Commercial	\$178,800	\$357.60
0690041000	7301 W DEAN RD	Special Mercantile	\$2,409,000	\$4,818.00
0690051000	8316-8350 N STEVEN RD	Special Mercantile	\$705,600	\$1,411.20
0690052000	7125 W DEAN RD	Special Mercantile	\$1,520,100	\$3,040.20
0690061000	8313 N STEVEN RD	Manufacturing	\$1,310,000	\$2,620.00
0690072000	8222 N GRANVILLE WOODS RD	Manufacturing	\$2,648,700	\$5,297.40
0690083000	8050 N GRANVILLE WOODS RD	Manufacturing	\$1,094,400	\$2,188.80
0690091000	8133 N GRANVILLE WOODS RD	Special Mercantile	\$4,126,200	\$8,252.40
0690093100	7025 W MARCIA RD	Manufacturing	\$3,142,100	\$6,284.20
0690111000	7100 W MARCIA RD	Manufacturing	\$2,043,300	\$4,086.60
0690112000	7020 W MARCIA RD	Local Commercial	\$554,300	\$1,108.60
0690121000	8170 N GRANVILLE WOODS RD	Special Mercantile	\$2,466,600	\$4,933.20
0690131000	8071 N GRANVILLE WOODS RD	Manufacturing	\$798,900	\$1,597.80
0690151000	7221-7225 W MARCIA RD	Special Mercantile	\$6,321,700	\$12,643.40
0699988211	8010-8030 N 76TH ST	Local Commercial	\$1,517,800	\$3,035.60
0699989113	7415 W DEAN RD	Special Mercantile	\$5,726,900	\$11,453.80
0699990110	7300 W BRADLEY RD	Manufacturing	\$2,172,900	\$4,345.80
0699990220	7200 W BRADLEY RD	Manufacturing	\$208,900	\$417.80
0699995100	6840 W BRADLEY RD	Local Commercial	\$22,300	\$44.60

0699996100	6804 W BRADLEY RD	Local Commercial	\$43,700	\$87.40
0700001111	8000 W. TOWER AE	Special Mercantile	\$3,089,000	\$6,178.00
0700003110	8200 W TOWER AV	Manufacturing	\$8,495,400	\$16,990.80
0700012100	8021 W TOWER AV	Local Commercial	\$199,000	\$398.00
0700021000	8109 W TOWER AV	Local Commercial	\$23,000	\$46.00
0700041111	8065 W FAIRLANE AV	Special Mercantile	\$1,639,300	\$3,278.60
0700043000	8320 W FAIRLANE AV	Local Commercial	\$625,700	\$1,251.40
0700051100	8301 N 76TH ST	Special Mercantile	\$1,929,500	\$3,859.00
0700062100	8155 N 76TH ST	Manufacturing	\$1,154,600	\$2,309.20
0700071000	8377 N 76TH ST	Local Commercial	\$268,000	\$536.00
0700072000	8371 N 76TH ST	Special Mercantile	\$72,800	\$145.60
0700081000	8025-8055 N 76TH ST	Local Commercial	\$505,900	\$1,011.80
0700082000	7700 W BRADLEY RD	Local Commercial	\$119,700	\$239.40
0700091000	8050 W FAIRLANE AV	Special Mercantile	\$1,676,700	\$3,353.40
0700092000	7810-7900 W TOWER AV	Manufacturing	\$4,377,600	\$8,755.20
0700101000	8325 W TOWER AV	Local Commercial	\$297,000	\$594.00
0700102000	8165 W TOWER AV	Manufacturing	\$1,023,800	\$2,047.60
0700111000	8365 N 76TH ST	Special Mercantile	\$1,063,400	\$2,126.80
0700112000	7655 W DEAN RD	Special Mercantile	\$321,000	\$642.00
0700121000	8000 W TOWER AV	Special Mercantile	\$4,871,900	\$9,743.80
0709984100	8120 W BRADLEY RD	Local Commercial	\$852,400	\$1,704.80
0709986120	8103 W TOWER AV	Local Commercial	\$382,300	\$764.60
0709989210	7939 W TOWER AV	Manufacturing	\$698,700	\$1,397.40
0709995112	7725 W TOWER AV	Manufacturing	\$531,100	\$1,062.20
0709995113	7825 W TOWER AV	Special	\$1,725,400	\$3,450.80

		Mercantile		
0709995210	8015 N 76TH ST	Special Mercantile	\$1,081,200	\$2,162.40
0709996110	8075 N 76TH ST	Special Mercantile	\$1,008,200	\$2,016.40
0710011000	8500 W TOWER AV	Manufacturing	\$5,926,200	\$11,852.40
0710021000	8058 N 87TH ST	Manufacturing	\$1,803,100	\$3,606.20
0710022000	8501 W TOWER AV	Manufacturing	\$2,635,200	\$5,270.40
0710031100	8600 W BRADLEY RD	Manufacturing	\$1,552,800	\$3,105.60
0710032100	8512 W BRADLEY RD	Special Mercantile	\$1,529,300	\$3,058.60
0710041000	8700 W BRADLEY RD	Special Mercantile	\$1,772,200	\$3,544.40
0710043000	8901 W TOWER AV	Manufacturing	\$4,551,600	\$9,103.20
0710061000	8111 N 87TH ST	Manufacturing	\$3,003,600	\$6,007.20
0710064000	8325 N 87TH ST	Manufacturing	\$2,111,600	\$4,223.20
0710071000	8201 N 87TH ST	Manufacturing	\$787,700	\$1,575.40
0710072000	8225 N 87TH ST	Local Commercial	\$148,500	\$297.00
0710091000	8900 W TOWER AV	Manufacturing	\$3,992,500	\$7,985.00
0710101000	8811 W DEAN RD	Manufacturing	\$2,076,700	\$4,153.40
0710102000	8200 N FAULKNER RD	Manufacturing	\$4,546,700	\$9,093.40
0710103000	8888 W TOWER AV	Local Commercial	\$737,200	\$1,474.40
0710121000	8725 W TOWER AV	Local Commercial	\$94,500	\$189.00
0710122000	8800 W BRADLEY RD	Manufacturing	\$3,268,900	\$6,537.80
0710131000	9099 W DEAN RD	Manufacturing	\$2,540,200	\$5,080.40
0710132000	8265 N FAULKNER RD	Manufacturing	\$1,631,400	\$3,262.80
0710133000	8215 N FAULKNER RD	Local Commercial	\$174,500	\$349.00
0800001100	7901 N FAULKNER RD	Manufacturing	\$4,659,100	\$9,318.20
0800004000	7821 N FAULKNER RD	Special Mercantile	\$1,563,000	\$3,126.00
0800007000	7834-7844 N FAULKNER RD	Special Mercantile	\$932,300	\$1,864.60
0800008000	8701 W BRADLEY RD	Manufacturing	\$1,898,400	\$3,796.80
0800009000	8625 W BRADLEY	Manufacturing	\$1,492,900	\$2,985.80

	RD			
0800031100	7930 N FAULKNER RD	Manufacturing	\$4,458,800	\$8,917.60
0800041100	7855 N FAULKNER RD	Manufacturing	\$1,749,600	\$3,499.20
0800061110	7865 N 86TH ST	Manufacturing	\$3,145,700	\$6,291.40
0800062000	8700 W PORT AV	Local Commercial	\$995,900	\$1,991.80
0800072000	7878 N 86TH ST	Manufacturing	\$978,800	\$1,957.60
0800073000	7840 N 86TH ST	Manufacturing	\$2,565,700	\$5,131.40
0800081000	8711 W PORT AV	Manufacturing	\$2,435,700	\$4,871.40
0800082100	8609 W PORT AV	Manufacturing	\$6,779,200	\$13,558.40
0800091000	8908 W CALUMET RD	Local Commercial	\$330,000	\$660.00
0800101000	8530 W CALUMET RD	Local Commercial	\$980,100	\$1,960.20
0800111000	8760 W CALUMET RD	Local Commercial	\$315,900	\$631.80
0800121000	8844 W CALUMET RD	Local Commercial	\$216,900	\$433.80
0800131000	7900 N 86TH ST	Manufacturing	\$2,979,600	\$5,959.20
0809994112	8628 W CALUMET RD	Local Commercial	\$1,127,500	\$2,255.00
0809997000	8466 W CALUMET RD	Local Commercial	\$181,400	\$362.80
0809999000	8410 W CALUMET RD	Local Commercial	\$432,900	\$865.80
0810101100	7777 N 76TH ST	Local Commercial	\$1,387,700	\$2,775.40
0810192000	8111-8115 W BRADLEY RD	Local Commercial	\$894,600	\$1,789.20
0810201110	8355 W BRADLEY RD	Special Mercantile	\$1,695,500	\$3,391.00
0810202100	8219 W BRADLEY RD	Manufacturing	\$679,200	\$1,358.40
0810211000	7915 N 81ST ST	Manufacturing	\$756,200	\$1,512.40
0810212000	8236 W PARKLAND CT	Manufacturing	\$469,000	\$938.00
0810221000	8300-8310 W PARKLAND CT	Manufacturing	\$1,595,300	\$3,190.60
0810222000	8301 W PARKLAND CT	Special Mercantile	\$5,446,100	\$10,892.20
0810223000	8225 W PARKLAND CT	Manufacturing	\$2,504,200	\$5,008.40

0810232000	7940 N 81ST ST	Special Mercantile	\$1,376,200	\$2,752.40
0810241100	7850 N 81ST ST	Manufacturing	\$2,587,000	\$5,174.00
0810252000	8222 W CALUMET RD	Local Commercial	\$361,800	\$723.60
0810261000	7620 N 81ST ST	Manufacturing	\$1,603,300	\$3,206.60
0810262000	7630-7664 N 81ST ST	Manufacturing	\$1,764,900	\$3,529.80
0810263000	7720 N 81ST ST	Local Commercial	\$884,400	\$1,768.80
0810264000	7764 N 81ST ST	Local Commercial	\$598,900	\$1,197.80
0810272100	7711 N 81ST ST	Special Mercantile	\$5,256,700	\$10,513.40
0810274000	8324 W CALUMET RD	Local Commercial	\$1,323,000	\$2,646.00
0810281100	7737 N 81ST ST	Manufacturing	\$1,844,000	\$3,688.00
0810291000	8220 W SLESKE CT	Manufacturing	\$1,344,500	\$2,689.00
0810292000	8300 W SLESKE CT	Manufacturing	\$1,370,300	\$2,740.60
0810293000	8335 W SLESKE CT	Local Commercial	\$160,600	\$321.20
0819994100	7645 N 76TH ST	Local Commercial	\$220,900	\$441.80
0819995100	7675 N 76TH ST	Local Commercial	\$154,000	\$308.00
0819999110	7965-7967 N 76TH ST	Special Mercantile	\$675,000	\$1,350.00
0819999120	7919 N 76TH ST	Local Commercial	\$1,195,500	\$2,391.00
0820004000	7900 N 73RD ST	Manufacturing	\$2,283,000	\$4,566.00
0820011000	7074 W PARKLAND CT	Manufacturing	\$3,653,600	\$7,307.20
0820012000	7020 W PARKLAND CT	Manufacturing	\$3,684,900	\$7,369.80
0820013100	7025 W PARKLAND CT	Special Mercantile	\$5,411,800	\$10,823.60
0820014000	7075 W PARKLAND CT	Manufacturing	\$1,886,800	\$3,773.60
0820021000	7241 W PARKLAND CT	Local Commercial	\$240,500	\$481.00
0820022000	7221 W PARKLAND CT	Manufacturing	\$1,114,800	\$2,229.60
0820031000	7970 N 76TH ST	Local Commercial	\$417,300	\$834.60

0820032000	7960 N 76TH ST	Local Commercial	\$282,400	\$564.80
0820041100	7000 W CALUMET RD	Manufacturing	\$7,433,900	\$14,867.80
0820043100	6800 W CALUMET RD	Manufacturing	\$1,642,900	\$3,285.80
0820051100	7932 N 76TH ST	Special Mercantile	\$1,070,600	\$2,141.20
0820052000	7906-7910 N 76TH ST	Local Commercial	\$1,092,600	\$2,185.20
0820062100	7800 N 76TH ST	Local Commercial	\$2,717,600	\$5,435.20
0820071000	7878 N 76TH ST	Special Mercantile	\$7,851,100	\$15,702.20
0820081000	7777 N 73RD ST	Manufacturing	\$4,323,300	\$8,646.60
0829995110	7901 N 73RD ST	Manufacturing	\$212,500	\$425.00
0829995122	7909-7933 N 73RD ST	Special Mercantile	\$655,000	\$1,310.00
0829995123	7303 W BRADLEY RD	Manufacturing	\$891,900	\$1,783.80
0829995210	7201 W BRADLEY RD	Manufacturing	\$1,748,000	\$3,496.00
0829996112	7505 W BRADLEY RD	Local Commercial	\$1,466,600	\$2,933.20
0829997113	7801 N 73RD ST	Manufacturing	\$2,923,900	\$5,847.80
0829997121	7869 N 73RD ST	Manufacturing	\$524,300	\$1,048.60
0829998129	7776 N 76TH ST	Local Commercial	\$432,000	\$864.00
0829998131	7676 N 76TH ST	Manufacturing	\$2,210,000	\$4,420.00
0830712000	7737 N 67TH ST	Special Mercantile	\$1,772,900	\$3,545.80
0830714000	6790 W CALUMET RD	Local Commercial	\$6,000	\$12.00
0830721000	6600 W CALUMET RD	Manufacturing	\$3,524,300	\$7,048.60
0830731000	7701-7715 N 67TH ST	Local Commercial	\$957,800	\$1,915.60
0830732000	7651 N 67TH ST	Local Commercial	\$78,800	\$157.60
0830742000	6619 W CALUMET RD	Manufacturing	\$2,345,800	\$4,691.60
0830743000	6747 W CALUMET RD	Local Commercial	\$230,300	\$460.60
0830751000	6505 W CALUMET	Local	\$468,500	\$937.00

	RD	Commercial		
0830761000	6500 W CALUMET RD	Manufacturing	\$2,714,000	\$5,428.00
0830762000	6500-R W CALUMET RD	Local Commercial	\$5,600	\$11.20
1060011000	7250 N 76TH ST	Local Commercial	\$269,900	\$539.80
1060012000	7210-7230 N 76TH ST	Local Commercial	\$320,400	\$640.80
1060123000	7500 N. 76TH ST	Local Commercial	\$557,600	\$1,115.20
1060021111	7440 N 76TH ST	Special Mercantile	\$4,459,900	\$8,919.80
1060042000	7550 N 76TH ST	Local Commercial	\$1,045,000	\$2,090.00
1060121000	7301 W CALUMET RD	Local Commercial	\$1,743,600	\$3,487.20
1060122100	7480 N 76TH ST	Local Commercial	\$39,900	\$79.80
1069988112	7272 N 76TH ST, Unit .	Special Mercantile	\$542,700	\$1,085.40
1069989212	7330 N 76TH ST	Local Commercial	\$598,600	\$1,197.20
1069997111	7123 W CALUMET RD	Special Mercantile	\$1,289,000	\$2,578.00
1069999114	7470-R N 76TH ST	Local Commercial	\$2,100	\$4.20
1070101000	7377 N 76TH ST	Local Commercial	\$724,700	\$1,449.40
1070102000	7700 W CLINTON AV	Local Commercial	\$32,200	\$64.40
1070103000	7712 W CLINTON AV	Local Commercial	\$32,200	\$64.40
1070104000	7726 W CLINTON AV	Local Commercial	\$32,200	\$64.40
1070106000	7812 W CLINTON AV	Local Commercial	\$311,300	\$622.60
1070107100	7900 W CLINTON AV	Local Commercial	\$568,500	\$1,137.00
1070111000	7928 W CLINTON AV	Local Commercial	\$106,200	\$212.40
1070112100	7817 W CLINTON AV	Manufacturing	\$544,200	\$1,088.40
1070202100	7225 N 76TH ST	Local	\$365,100	\$730.20

		Commercial		
1070203000	7259 N 76TH ST	Local Commercial	\$254,000	\$508.00
1070211000	7619 W CLINTON AV	Local Commercial	\$605,300	\$1,210.60
1070221000	7727 W CLINTON AV	Local Commercial	\$53,200	\$106.40
1070223100	7701 W CLINTON AV	Local Commercial	\$812,700	\$1,625.40
1070233000	7630 W GOOD HOPE RD	Special Mercantile	\$558,900	\$1,117.80
1070251000	8201 W CALUMET RD	Local Commercial	\$1,713,600	\$3,427.20
1070271100	7515 N 81ST ST	Special Mercantile	\$4,764,200	\$9,528.40
1070291000	7420 N 81ST ST	Local Commercial	\$145,000	\$290.00
1070292000	7500 N 81ST ST	Special Mercantile	\$2,249,700	\$4,499.40
1070293000	8035 W CALUMET RD	Manufacturing	\$1,011,200	\$2,022.40
1070302000	7810 W GOOD HOPE RD	Local Commercial	\$635,800	\$1,271.60
1070312000	7844 W GOOD HOPE RD	Special Mercantile	\$84,900	\$169.80
1070321000	7701 W CALUMET RD	Special Mercantile	\$3,390,600	\$6,781.20
1070332000	7720 W GOOD HOPE RD	Local Commercial	\$988,000	\$1,976.00
1070341000	7839-7901 W CLINTON AV	Local Commercial	\$842,500	\$1,685.00
1079986210	8331 W CALUMET RD	Manufacturing	\$386,300	\$772.60
1079986220	8301 W CALUMET RD	Local Commercial	\$312,800	\$625.60
1079988100	8000 W GOOD HOPE RD	Manufacturing	\$1,986,500	\$3,973.00
1079989112	8300 W GOOD HOPE RD	Manufacturing	\$5,138,600	\$10,277.20
1079989212	7930 W CLINTON AV	Local Commercial	\$537,800	\$1,075.60
1079994210	7600 W GOOD HOPE RD	Special Mercantile	\$519,300	\$1,038.60
1079995224	7313 N 76TH ST	Local	\$773,500	\$1,547.00

		Commercial		
1079998221	7411 N 76TH ST	Local Commercial	\$362,700	\$725.40
1080331000	8501 W CALUMET RD	Local Commercial	\$526,300	\$1,052.60
1089992100	8401 W CALUMET RD	Local Commercial	\$796,400	\$1,592.80
1089992200	8431 W CALUMET RD	Local Commercial	\$456,900	\$913.80
1089994000	7474 N WILL ENTERPRISE CT	Manufacturing	\$2,207,000	\$4,414.00
1089997000	8613 W CALUMET RD	Local Commercial	\$116,600	\$233.20
1089998120	8617 W CALUMET RD	Local Commercial	\$99,500	\$199.00
			\$446,875,200	\$893,750.40

B. 66.1109 Business improvement districts.

(1) In this section:

(a) "Board" means a business improvement district board appointed under sub. (3) (a).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that subds. [1.](#) to [4.](#) have been complied with.

(g) "Planning commission" means a plan commission under s. [62.23](#), or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. [\(b\)](#) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. [985](#). Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. [\(c\)](#), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(2m) A municipality may annex territory to an existing business improvement district if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the territory proposed to be annexed has petitioned the municipality for annexation.

(b) The planning commission has approved the annexation.

(c) At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. 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 a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.

(d) Within 30 days after the hearing under par. [\(c\)](#), the owners of property in the territory to be annexed that would be assessed under the operating plan having a valuation equal to more than 40 percent of the valuation of all property in the territory to be annexed that would be assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property in the territory to be annexed that would be assessed under the operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property in the territory to be annexed that would be assessed under the operating plan, have not filed a petition with the planning commission protesting the annexation.

(3)

(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 one of the following:

1. If the cash balance in the segregated account described under sub. [\(4\)](#) equaled or exceeded \$300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.

2. If the cash balance in the segregated account described under sub. [\(4\)](#) was less than \$300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.

(cg) For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. [\(c\) 1.](#) and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. [\(c\) 2.](#) shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of \$10 if the revised amount is not a multiple of \$10 or, if the revised amount is a multiple of \$5, such an amount shall be increased to the next higher multiple of \$10.

(cr) The municipality shall obtain an additional independent certified audit of the implementation of the operating plan 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.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits and reviewed financial statements required under sub. [\(3\) \(c\)](#), or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4g) A municipality may convert a business improvement district under this section into a neighborhood improvement district under s. [66.1110](#) if an owner of real property that is subject to general real estate taxes, that is used exclusively for residential purposes, and that is located in the business improvement district petitions the municipality for the conversion. If the municipality approves the petition, the board shall consider and may make changes to the operating plan under s. [66.1110 \(4\) \(b\)](#).

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

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

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

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under 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 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, 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.

(5)

(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. [70.11](#) may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(

c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

(d) If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. [70.11](#) or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.

History: [1983 a. 184](#); [1989 a. 56](#) s. [258](#); [1999 a. 150](#) s. [539](#); Stats. 1999 s. 66.1109; [2001 a. 85](#); [2017 a. 59](#), [70](#), [189](#).

C.PROPOSED 2019 BUDGET













Proposed Budget

Category/Item	Budget
Beautification and Identity	
Neighborhood clean-ups, signage and boulevard enhancement (trees, perennials, etc.)	\$85,000
Community Outreach Initiatives	\$254,000
Work with police, property managers, businesses, residents. Provide additional security for area as needed. Camera grant program. Private Security	
Economic Retention/Expansion/Growth	\$230,000
Working directly with partners, businesses, workforce development, education to foster retention, expansion, and growth	
Marketing and Promotion	
Development and implementation of activities to increase awareness of the positive attributes and opportunities in the district. (public relations, advertising collaboration, marketing materials, newsletters, surveys, special events, website)	\$230,374.08
Administration and Management	
Management services: Oversight, member communication, administrative support, annual audit, office space/rental, liability	\$94,376.32

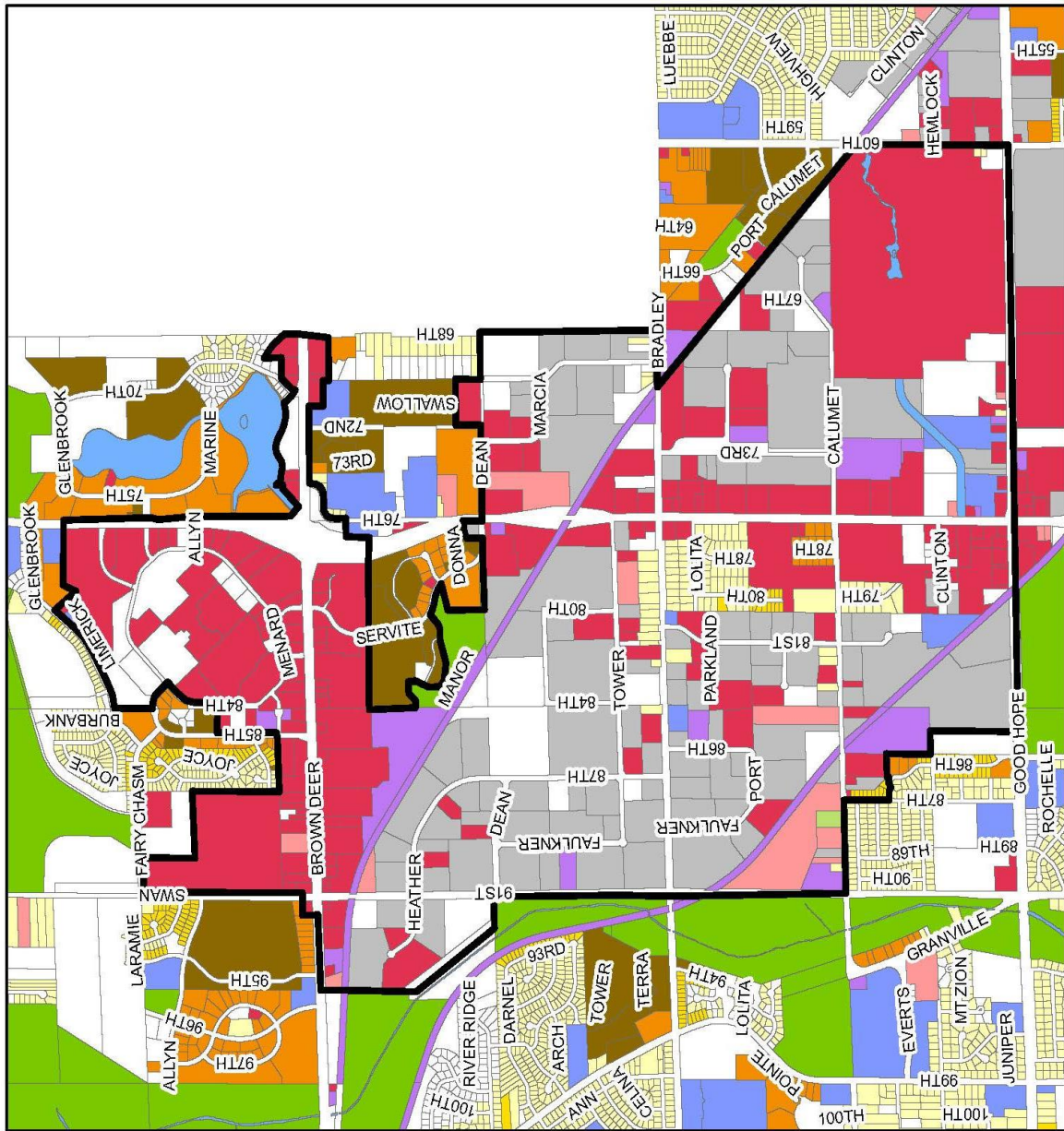
insurance, memberships, office supplies, mailings, misc. etc.	
Total	\$893,750.40
Reserve from 2020 (ESTIMATED)	\$100,000.00
Assessments	\$893,750.40
GEDC	\$2,0000

D. MAP OF DISTRICT BOUNDARIES

Potential Business Improvement District No. X (Granville BID) Land Use

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

Prepared by:
 Department of City Development Information Center, AT
 Project #:
 PJA O/S: ResProjectBIDNoDor2012Nov
 Map File:
 PJA O/S: ResProjectBIDNoDor2012Nov



E. 2020 Board Members

1. Mark Krause, Board Chair,(1/2019-1/2022)

Owner Krause Funeral Home and Cremation, 7001 W. Brown Deer Road,
mark@krausefuneralhome.com

2. Patti Plough, Secretary, (1/2020-1/2023)

Owner Healics Inc., 8919 W. Heather Ave., patti.plough@healics.com

3. Tim Hansen, Board Vice Chair, (9/2020-9/2023)

Owner Hansen Auto Sales, 7776 N. 76th St., JSH5@sbcglobal.net

4. Kristie Letizia, Member, (6/3/2018 – 6/3/2021)

Owner & President Greater Milwaukee Auto Auction, 8711 W. Brown Deer Rd.,
kristie.goben@maa.com

5. Mandeep Kler, Member, (1/2019-1/2021)

Owner Citgo, 8071 N. 76th St., zirapearls@gmail.com

6. Ostaveeya Tye, Member,(7/2021-7/2024)

Owner, TruCannabliss, 8311 W. Brown Deer Rd. , ostaveeya@trucannabliss.com

7. Michael Poe, Member (7/2021-7/2024)

Director of Real Estate at AllSet Investments/Property Management
7600 W Dean Rd, Milwaukee, WI 53223, mpoe@allsetproperties.com

8. Steve Piehl, Member, (7/2021-2/2024)

Owner Big Orange House (dba Milwaukee Laundry), 9151 N. 76th Street, steve.piehl@gmail.com

9. Robert McKinley, Member, (7/2021-7/2024)

Branch Manager Associated Bank, 7900 W. Brown Deer Rd.,
Robert.McKinley@associatedbank.com

Annual Report Granville Business Improvement District 2020

Mission Statement/Vision/Priorities

The mission of the Granville Business Improvement District is”

- Enhance the economic viability of local businesses.
- Enhance property values.
- Market and promote the friendliness and quality of services.
- Enhance the community image through safety and beautification.
- Oversee area economic development.
- Market and brand Granville.
- Help find solutions to workforce needs.
- Help businesses thrive by being innovative in training and programming.
- Sustain a great community.

The Granville Business Improvement District board of directors also oversees the operations of the Granville Economic Development Corporation.

Total Assessed Value of Properties within District

- The total assessed value of the Granville Business Improvement District is \$827,000.
- Year-to-Year comparison ...in 2018 it was \$773,000.

Landscaping and Beautification

- The BID maintains more than 12 miles of medians. The BID contracts to cut the grass, fertilize the grass, remove litter, and maintain the medians beginning in April and ending with the first frost.
- The BID has planted 20 annual/perennial flower beds on the corridor stretches.
- During the holidays the BID decorates the corridors with 200 wreaths and ribbons.

Security

- The BID employed one fulltime security guard and contracted with SOS security who has responded to over 800 calls to address issues such as pan handlers, unruly customers, suspicious behavior, suspicious vehicles, employee firings, domestic violence issues warranting employee escorts, parking lot watch, cars broken into, minor arguments, and other matters.
- Crime in the BID is down 30.7 percent over a ten-year period.
- Vehicle theft and thefts from vehicles were down in 2020.
- Most crimes (82.6%) are property related and non-violent.
- The prevalence of crime in Granville is very low compared to the city as a whole.
- Drag Racing incidents have decreased by 90 percent in the district.
- Summer, 2020 had almost no crime issues in the industrial district.
- Major security issues involve employee safety because of threats to employees.
- Worked with MPD to attempt to address nagging panhandler.

Administration

- The BID has three full time employees: An Executive Director, a Community Director, and a full-time Security Guard.
- The BID hosts 5 board meetings and one annual meeting.

Economic Development

- Awarded two security camera grants. Occupancy in the industrial sector is more than 95 percent.
- Douglas Dynamics purchased the Russ Darrow car dealership.
- One other car dealer is now sold to Reid Funeral Homes and the other to a church.
- Created the Human Resource Professionals roundtable to address relevant concerns.
- Contacted every small business in the district four or more times to keep them current on COVID relief and address concerns.
- Collaborated with WMEP to provide virtual training on diversity, inclusion, inclusion leadership and change in the workplace.
- Collaborated with WMEP to provide an executive seminar series on how to move beyond COVID 19.
- In 2019 the concept of the Granville Connection at 8633 W. Brown Deer Road. began to emerge and in 2020 the concept grew into a work in process. The Connection's opening day has been moved to 2021, but the design has been finalized and the building was rethought to accommodate concerns about social distancing. There will be four restaurants, other foods, gathering/community space, more than 35 retailers, a wedding center, a gym/dance studio, and other niche spaces.
- The BID hosted an expo for small business, Small Business Christmas, and a Fall Harvest Fest to give the community an opportunity to have fun in 2020.

- Created web sites for Granville Unemployment and created a Call Granville Home campaign for both jobs and residents.
- Celebrated Manufacturing Month with a food celebration featuring Granville foods.
- Hosted a Housing Fair with resources, panel discussions and a tour of houses available in Granville for area employees.
- Hosted a Taste of the Holidays at the Granville Connection.

Marketing & Branding

- The Granville BID received news coverage in 7 articles or television/radio outlets.
- Number of Facebook fans increased from 411 to 900.
- Attended in-person and virtually more than 80 events/seminars/outings to promote the Granville area.
- Advertised on billboards, local radio stations, and print outlets.

Partner/Collaborative Community Initiatives

- Senior Stock Boxes
- Bread and Bakery Distribution
- ESL classes residents Woodlands
- Trips for Youth in area
- Recreational sports for youth in area

- After School Tutoring
- Job Search and Resume Writing Skills
- Summer Meals for Woodlands
- Earn & Learn Summer Program
- Woodlands clean ups and beautification
- Health Outreach with Milwaukee Health Department
- Weekly Music/Food Events for Woodlands
- July 4th celebration
- MATC workforce events

New Programs/New Initiative Formed

- In 2021 the Granville BID will continue to work on the initiatives described above and other initiatives that develop. Overall, 2020 was a year of reflection, vision, direction, and grit. We worked to continue to energize the area. Despite the 2020 setbacks, several new businesses are moving into the area including both manufacturing, food, and retail. 2021 is a critical year to create momentum, bring new business to the area, bring people to Granville, and market the area and wonderful community.
- We will be the leader in the retail/restaurant incubator and a fitness incubator in 2021.
- Building a sustainable workforce will continue to be a priority.
- Bringing entrepreneur and wealth creation training to teens is a priority.
- A small business mentee and coaching program will be formed.
- We will partner with a national non-profit to address the work force disconnect in the community.
- ESL for employees will be ongoing.
- C-Suite roundtables will be formed.
- Computer skills and Excel training will be ongoing.
- We will be hiring the majority of our own security force.
- We hope to expand the BID to 124th Streets to include all of Granville.
- We are actively involved with the new Neighborhood board.

The Granville staff thank the Common Council and city for all their help in working with BIDs and supporting us in 2020 and look forward to seeing everyone in person in 2021 and celebrating our year of rebirth from COVID. We work together to create diverse, inclusive, expanding, and phenomenal communities like Granville.

Thank you!

The Granville BID Staff:

Executive Director Mary Hoehne

Community Director Neva Hill

Security Ken Boster

GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2019
(With Summarized Totals for the Year Ended December 31, 2018)

Draft 8/13/20

GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE

TABLE OF CONTENTS

	<u>Page</u>
Independent Auditor's Report.....	1 - 2
Consolidated Statement of Financial Position.....	3
Consolidated Statement of Activities	4
Consolidated Statement of Functional Expenses	5
Consolidated Statement of Cash Flows.....	6
Notes to the Consolidated Financial Statements	7 - 14

Draft 8/13/20

Independent Auditor's Report

Board of Directors
Granville Business Improvement District #48 and Affiliate

We have audited the accompanying consolidated financial statements of Granville Business Improvement District #48 and Affiliate which comprise the consolidated statement of financial position as of December 31, 2019, and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Organization's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Granville Business Improvement District #48 and Affiliate as of December 31, 2019, and the changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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

330 E. Kilbourn Ave., Suite 550 t. 414.271.1451
Milwaukee, WI 53202 f. 414.271.7464
ritzholman.com

Board of Directors
Granville Business Improvement District #48 and Affiliate

Report on Summarized Comparative Information

We have previously audited Granville Business Improvement District #48 and Affiliate's December 31, 2018 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated September 24, 2019. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2018, 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
NEED DATE

Draft 8/13/20

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2019
(With Summarized Totals for the Year Ended December 31, 2018)**

ASSETS		2019	2018
CURRENT ASSETS			
Cash		\$ 260,350	\$ 294,713
Accounts Receivable		581	6,549
Prepaid Expenses		6,700	1,900
Total Current Assets		\$ 267,631	\$ 303,162
FIXED ASSETS			
Vehicle		\$ 15,363	\$ ---
Construction In Process		4,000	---
Less: Accumulated Depreciation		(768)	---
Net Fixed Assets		\$ 18,595	\$ ---
OTHER ASSETS			
Security Deposit		\$ ---	\$ 400
Intangible Assets, Net of Accumulated Amortization		8,767	6,313
Total Other Assets		\$ 8,767	\$ 6,713
TOTAL ASSETS		\$ 294,993	\$ 309,875
LIABILITIES AND NET ASSETS			
CURRENT LIABILITIES			
Accounts Payable		\$ 33,859	\$ 26,064
Accrued Payroll		9,401	7,788
Total Current Liabilities		\$ 43,260	\$ 33,852
Total Liabilities		\$ 43,260	\$ 33,852
NET ASSETS			
Without Donor Restrictions			
Operating		\$ 91,733	\$ 216,023
Board Designated		160,000	60,000
Total Net Assets		\$ 251,733	\$ 276,023
TOTAL LIABILITIES AND NET ASSETS		\$ 294,993	\$ 309,875

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

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
CONSOLIDATED STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2019
(With Summarized Totals for the Year Ended December 31, 2018)**

	Without Donor Restrictions	
	2019	2018
REVENUE		
Tax Assessments	\$ 768,795	\$ 774,776
Contributions	---	8,000
Auto Show Revenue	---	8,212
Pop Up Jazz Concerts	7,405	2,122
Blues / Jazz Festival Sponsorships	---	5,000
Total Revenue	\$ 776,200	\$ 798,110
EXPENSES		
Program Services	\$ 743,967	\$ 665,844
Management and General	56,523	59,907
Total Expenses	\$ 800,490	\$ 725,751
CHANGE IN NET ASSETS	\$ (24,290)	\$ 72,359
Net Assets, Beginning of Year	276,023	203,664
NET ASSETS, END OF YEAR	\$ 251,733	\$ 276,023

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

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2019
(With Summarized Totals for the Year Ended December 31, 2018)**

	2019			2018 Total
	Program Services	Management and General	Total	
Salaries and Wages	\$ 178,433	\$ 19,826	\$ 198,259	\$ 176,718
Payroll Taxes	13,300	1,478	14,778	13,400
Employee Benefits	29,334	3,259	32,593	22,216
Professional Fees	---	9,402	9,402	13,622
Supplies	---	1,470	1,470	3,408
Telephone	---	4,338	4,338	4,963
Postage	225	---	225	111
Technology	---	8,704	8,704	6,328
Printing	---	784	784	455
Conferences, Conventions and Meetings	10,196	---	10,196	6,920
Occupancy	---	1,584	1,584	6,109
Depreciation and Amortization Expense	4,626	---	4,626	---
Mileage Expense	7,309	---	7,309	---
Beautification and Identity Costs	71,179	---	71,179	73,716
Marketing and Promotion	146,697	---	146,697	120,200
Events				
Auto Show	24,382	---	24,382	28,692
Jazz Festival	39,894	---	39,894	27,269
Economic Development				
Workforce Classes	27,253	---	27,253	38,301
Granville Connection	56,723	---	56,723	23,471
Membership Events	8,379	---	8,379	11,471
Food Truck MunchDays	136	---	136	2,010
Security Grants	---	---	---	1,552
Other	---	---	---	204
Community Outreach				
Security	112,996	---	112,996	99,642
Meetings/ Conferences	5,345	---	5,345	8,227
Goodrich School Partnership	---	---	---	7,214
Neighborhood Ambassadors	6,000	---	6,000	6,000
Charitable Contribution	---	---	---	10,250
Other	1,560	---	1,560	9,494
Insurance	---	3,600	3,600	2,521
Miscellaneous	---	2,078	2,078	1,267
TOTALS	\$ 743,967	\$ 56,523	\$ 800,490	\$ 725,751

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

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2019
(With Summarized Totals for the Year Ended December 31, 2018)**

	<u>2019</u>	<u>2018</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ (24,290)	\$ 72,359
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
Depreciation and Amortization Expense	4,626	---
(Increase) Decrease in Accounts Receivable	5,968	9,051
(Increase) Decrease in Prepaid Expenses	(4,800)	1,508
(Increase) Decrease in Security Deposit	400	---
Increase (Decrease) in Accounts Payable	7,795	997
Increase (Decrease) in Accrued Payroll	1,613	2,074
	<u>\$ (8,688)</u>	<u>\$ 85,989</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Fixed Assets	\$ (25,675)	\$ ---
	<u>\$ (25,675)</u>	<u>\$ ---</u>
Net (Decrease) Increase in Cash and Cash Equivalents	\$ (34,363)	\$ 85,989
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>294,713</u>	<u>208,724</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>\$ 260,350</u>	<u>\$ 294,713</u>

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

GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2019

Draft 01/13/20

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE A - Summary of Significant Accounting Policies

Organization

Granville Business Improvement District #48 (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 plan for long-term sustainable growth, foster a premier business and commercial center, provide guidance on financing and incentives, and nurture our community through safety, beautification, and services.

Granville Business Improvement District #48 is exempt from tax as an affiliate of a governmental unit under Section 501(a) of the Internal Revenue Code.

Consolidated Financial Statements

The accompanying consolidated financial statements include the accounts of Granville Business Improvement District #48 and Granville Economic Development Corporation (an "Affiliate"). Significant intercompany accounts and transactions have been eliminated.

Granville Economic Development Corporation is exempt from income tax under Section 501(c)(3) of the Internal Revenue Code and is classified as other than a private foundation. The mission of the Affiliate is to plan, promote and develop the vitality of the Granville area. Business Improvement District #48 and Granville Economic Development Corporation have common board members and accordingly, are consolidated.

Accounting Method

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

Basis of Presentation

The Organization reports information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions, and net assets with donor restrictions. At December 31, 2019, the Organization had only unrestricted net assets, however, net assets have been designated by the board as follows:

Cash Flow and Signage	\$ 60,000
Granville Connection Social Enterprise Hub	<u>100,000</u>
Total Financial Assets	<u>\$160,000</u>

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.

Accounts Receivable

Accounts receivable are stated at unpaid balances of fees and other miscellaneous receivables. All accounts receivable are expected to be collected and no allowance for uncollectible amounts is considered necessary.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE A - Summary of Significant Accounting Policies (continued)

Fixed Assets

Fixed assets are recorded at cost. Depreciation is provided over the estimated useful lives of the assets using the straight-line method. The Organization capitalizes major additions.

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.

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.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE A - Summary of Significant Accounting Policies (continued)

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, office expense, budgeting or board of directors costs; and fundraising costs are those attributed to the solicitation of contributions. Whenever possible, the Organization allocates costs directly to program, management or fundraising. The cost of individuals that participate in more than one function are allocated to each function based on that individual's time in each function. Other costs that relate to more than one function are allocated based on their estimated share in each function.

Estimates

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

NOTE B - Accounting Change

The Organization's financial statements have changed to adopt the *Accounting Standards Update 2014-09, Revenue from Contracts with Customers (Topic 606)*, and all subsequently issued accounting updates issued to clarify the standards. The updates are effective for the year ended December 31, 2019. The updates are required and establish principles for reporting useful information to users of financial statements about the nature, amount, timing and uncertainty of revenue and cash flows arising from contracts with customers.

The core principle of the guidance is that an organization should recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the organization expects to be titled.

The Organization's financial statements have changed to adopt the *Accounting Standards Update 2018-08, Not-for-Profit Entities (Topic 958), Clarifying the Scope and Accounting Guidance for Contributions Received and Contributions Made* effective for the year ended December 31, 2019. This update is required. The goal of this update is to help organizations determine reciprocal and nonreciprocal transactions. The guidance clarifies that an exchange transaction is when the resource provider receives equal value in return for what the resource provider pays. When the general public is the recipient of the service or goods, the transaction is not considered a reciprocal transaction, it is considered a contribution. The guidance also clarifies that 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.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE B - Accounting Change (continued)

The Organization applied the new guidance using the practical expedient provided in Topic 606 that allows the guidance to be applied only to contracts that were not complete as of January 1, 2019. Results for reporting periods beginning after January 1, 2019 are presented under Topic 606 while prior period amounts are not adjusted and continue to be reported in accordance with legacy generally accepted accounting principles.

The adoption of this new standard did not result in a material impact to the Organization's financial statements. There was no significant effect on the financial statements related to the adoption of this new standard which would require cumulative effect adjustment to net assets at the date of adoption.

Future Accounting Pronouncements

The Organization will be required to implement *Accounting Standards Update 2016-02, Leases (Topic 842)*. The effective date for ASU 2016-02 is 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. It is to be adopted using the modified retrospective approach.

The Organization will be required to implement *Accounting Standards Update 2016-13, Financial Instruments - Credit Losses (Topic 326)*. The effective date for ASU 2016-13 is for fiscal years beginning after December 15, 2023. 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 2018 in the accompanying financial statements is included to provide a basis for comparison with 2019 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, 2018, from which the summarized information was derived.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE D - Liquidity

The Organization has financial assets available to meet cash needs for general expenditure consisting of the following:

Cash and Cash Equivalents	\$160,350
Account Receivable	<u>581</u>
Total Financial Assets	<u>\$160,931</u>

The above cash and cash equivalents do not include \$100,000 of funds designated by the board for the Granville Connection Social Enterprise Hub. The Organization structures its financial assets to be available as its general expenditures, liabilities, and other obligations come due and has set aside \$60,000 of board designated funds for cash flow.

NOTE E - Concentration of Risk

The Organization receives property assessment income from the City of Milwaukee. The Organization's operations rely on the availability of these funds. 99% of the Organization's revenue was from the City of Milwaukee for the year ended December 31, 2019.

NOTE F - Intangible Assets

Intangible assets of \$8,767 presented on the statement of financial position as of December 31, 2019, consist of the following:

<u>Amortized Asset</u>	<u>Gross Value</u>	<u>Accumulated Amortization</u>	<u>Residual Value</u>	<u>Life</u>
Website	<u>\$12,625</u>	<u>\$3,858</u>	<u>\$8,767</u>	3 years

Estimated amortization expense for the next three years are \$4,208, \$4,208 and \$351 respectively.

NOTE G - Assessment Income

In order to provide revenues to support the Organization's mission, the Common Council of the City of Milwaukee enforced an assessment on property located within a specified area of the Granville neighborhood. The assessment is calculated based on assessed values of the properties as of every fall. The assessment levied on properties was \$2/1,000 for every dollar of assessed property value for the year ended December 31, 2019.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE H - Marketing and Promotion

The Organization uses marketing and promotion to promote its programs among the audiences it serves. Advertising costs are expensed as incurred. Marketing and promotion expense for the year ended December 31, 2019, was \$146,697.

NOTE I - Operating Leases

On February 1, 2020, the Organization signed a five year lease for the Granville Connection in Milwaukee, Wisconsin. The facilities will be used as an entrepreneurial hub for retail, office, gym, entertainment and restaurant services. The future minimum payments required under the lease are as follows:

<u>Year</u>	<u>Amount</u>
2020	\$ 8,708
2021	9,958
2022	10,458
2023	10,958
2024	<u>918</u>
Total	<u>\$41,000</u>

NOTE J - Related Party Transactions

The Organization made a payment of \$15,363 to a company owned by a board member to purchase an auto for the security employee hired by the Organization in 2019.

NOTE K - Income Tax

Granville Economic Development Corporation is exempt from income tax under Section 501(c)(3) of the Internal Revenue Code and classified as other than a private foundation. Management has reviewed all tax positions recognized in previously filed tax returns and those expected to be taken in future tax returns. As of December 31, 2019, the Organization and Affiliate had no amounts related to unrecognized income tax benefits and no amounts related to accrued interest and penalties. The Organization does not anticipate any significant changes to unrecognized income tax benefits over the next year. The Organization and Affiliate are currently not under audit by any federal or state taxing authority.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE L - Subsequent Events

The Organization has evaluated events and transactions occurring after December 31, 2019, through NEED DATE, the date the financial statements are available to be issued, for possible adjustments to the financial statements or disclosures. The Organization has determined that the following subsequent events need to be disclosed.

In February 2020, the Organization signed a lease. See Note I.

The COVID-19 outbreak in the United States has caused business disruption though mandated and voluntary closings of many businesses and nonprofit organizations. While the disruption is expected to be temporary, there is considerable uncertainty around the duration of the closings. The Organization has cancelled all events in 2020. It is unknown at this time what, if any, negative impact on the Organization's financial position may be.

Draft 8/13/20

Granville Business Improvement District #48 and Affiliate
7817 W Brown Deer Rd
Milwaukee, WI 53223

In planning and performing our audit of the financial statements of Granville Business Improvement District #48 and Affiliate for the year ended December 31, 2019, we considered the Organization's internal control structure to determine our auditing procedures for the purpose of expressing an opinion on the financial statements and not to provide assurance on the internal control structure.

However, during our audit we became aware of the following matters that are opportunities for strengthening internal controls and operating efficiency:

1. An employee received an auto allowance that was not included in taxable wages. Auto allowances should be included in taxable wages since the allowance is not based on actual mileage records. We recommend that amended payroll reports be prepared for 2019 and that 2020 payroll records be corrected to report the taxable wages.
2. We noted that the Organization consistently exceeds the credit card limit and relies on the use of the Executive Director's personal credit card for purchases. We recommend that the Organization increase the credit limit or pay the credit card balance more frequently so all Organization expenses are paid directly.
3. There was no documentation of cash collected at special events. We recommend that two people count and sign a summary of the amount of cash collected at an event.

This letter does not affect our report dated NEED DATE, on the financial statements of Granville Business Improvement District #48 and Affiliate.

We will review the status of these comments during our next audit engagement. We have already discussed many of these comments and suggestions with various Organization personnel, and we will be pleased to discuss them in further detail at your convenience, to perform any additional study of these matters, or to assist you in implementing the recommendations.

RITZ HOLMAN LLP
Certified Public Accountants

NEED DATE

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

NEED DATE

To the Board of Directors
Granville Business Improvement District #48 and Affiliate

We have audited the consolidated financial statements of Granville Business Improvement District #48 and Affiliate for the year ended December 31, 2019, and have issued our report thereon dated NEED DATE. 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 16, 2019.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Granville Business Improvement District #48 and Affiliate are described in Note A to the financial statements. The Organization's financial statements include implementation of *Accounting Standards Update 2014-09, Revenues from Contracts with Customers (Topic 606)*, effective for years beginning after December 15, 2018. This new revenue recognition standard affects all entities, including public, private, and non-profit entities, that have contracts with customers, except where other specific guidance is issued by the Financial Accounting Standards Board. The standard eliminates transaction and industry specific guidance and replaces it with a principles-based approach for determining an entity's revenue recognition policies. The core principle of the standard is that an entity should recognize revenue to depict the transfer of goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. The Organization has also implemented *Accounting Standards Update 2018-08, Not-for-Profit Entities (Topic 958), Clarifying the Scope and Accounting Guidance for Contributions Received and Contributions Made* effective for years beginning after December 15, 2018. This standard clarifies the definition of exchange transactions and contributions and provides additional guidance on evaluating if a contribution is considered conditional.

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.

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
Granville Business Improvement District #48 and Affiliate
Page Two

Difficulties Encountered in Performing the Audit

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

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.

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.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated NEED DATE.

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.

To the Board of Directors
Granville Business Improvement District #48 and Affiliate
Page Three

This information is intended solely for the use of the Board of Directors and management of Granville Business Improvement District #48 and Affiliate and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

RITZ HOLMAN LLP
Certified Public Accountants

Draft 8/13/20