

BUSINESS IMPROVEMENT DISTRICT 32
2024 PROPOSED OPERATING PLAN



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I. INTRODUCTION

A. Background

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

The City of Milwaukee received and approved a petition from property owners, which created a Business Improvement District for the purpose of revitalizing and improving the MARKETPLACE BID 32 business area on Milwaukee's North Side. The area is bounded on North Avenue between I-43 and 27th Streets and Fond du Lac Avenue between 17th and 27th Street. The BID law requires that every district have an annual Operating Plan. This document is the Operating Plan for the Marketplace Business Improvement District #32.

B. Physical Setting

The District covers the retail and commercial corridors of North Avenue from I-43 to 27th Streets and Fond du Lac from 17th to 27th Avenue. This area involves several major commercial nodes; North and Fond du Lac Avenues, Center Street, 27th and Fond du Lac Ave and Teutonia Avenue and North Avenue. It creates a great opportunity for increasing commercial development, business, and employment growth.

II. DISTRICT BOUNDARIES

Boundaries of the district are shown on the map in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix E.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

Create a viable and sustainable commercial corridor that supports pedestrian oriented commercial real estate development with job growth, local entrepreneurs, engaged business owners, beautification, blight reduction, environmental remediation and local, regional or national businesses location in MARKETPLACE BID 32.

KEY STRATEGIC FOCUS AREAS

- Initiate Safety and Security practices.
- Advance Commercial Corridors Maintenance and Streetscape Projects.
- Support implementation of the Lindsay Heights Charette and the area plan.
- Develop BID 32 Board of Directors and infrastructure.
- Creation of a loan and grant program for BID Businesses.

FOCUS AREAS and PROPOSED ACTIVITIES FOR 2024

Outward Facing

1. Bring BID resources to fully support implementation of final incomplete Charrette sites. Initial focus to be on the Sears Marketplace development. Resources may include, but not limited to: marketing, tenant sourcing, occupancy, funding, consulting.
2. Implement business safety plans and resources for all BID businesses via Community Public Safety Ambassador Program. Work with MPD on specific nuisance properties/areas as well.
3. Establish and maintain close contact with existing BID businesses and property owners. This will be accomplished by developing a slate of programming and providing resources for the purpose of supporting a thriving economic/entrepreneurial ecosystem.

Inward Facing

4. Fill all available vacant BOD seats and slate of Officers. Re-establish and activate committees and fill with BOD members and corridor partners.
5. Update and Publish BOD/BID policies and procedures.
6. Complete organizational analysis of current BID structure and processes.
7. Activate BID non-profit 501(c)(3) to fund and supplement BID programming and activities.

B. Proposed Expenditures

Proposed 2024 Budget – See Appendix D

C. Financing Method

Marketplace BID 32's primary revenue/financing source will be BID assessments in the amount of \$ 74,331.54. (See Appendix D). BID 32 also plans on pursuing grants and other resources to be used to fund projects outlined in the BID budget. 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 BID Board

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

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – Five to Eleven
 2. Composition - At least three members shall be owners or occupants of property within the district. The board shall elect its Chairperson from among its members.
 3. Term - Appointments to the board shall be for a period of three years
 4. Compensation – None
 5. Meetings: All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
 6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
 7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
 8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.
- E. Relationship to the Business Association -no official business association located in the BID 32 service area to date. The BID is a collaborating partner with the Lindsay Heights Commercial Corridors Committee.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

Marketplace BID 32 assesses the property in the district at a rate of 6.60/1000 of assessed value, subject to the maximum assessment of \$1,500 and a minimum assessment of \$300 for the purposes of the BID. DCD staff can assist in developing other methods to fit the proposed BID's circumstances.

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.

Appendix A

Wisconsin State Legislation

General Municipality Law

Subchapter XI - Development

Section 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](#).

Appendix B Annual Updates

Total Assessed Value of Properties within District

	2023	2022	2021	2020	2019
\$ total assessed value	\$19,840,876	\$19,994,403	\$19,251,978	\$18,893,261	\$21,197,265
# properties / tax keys	217	221	222	221	220

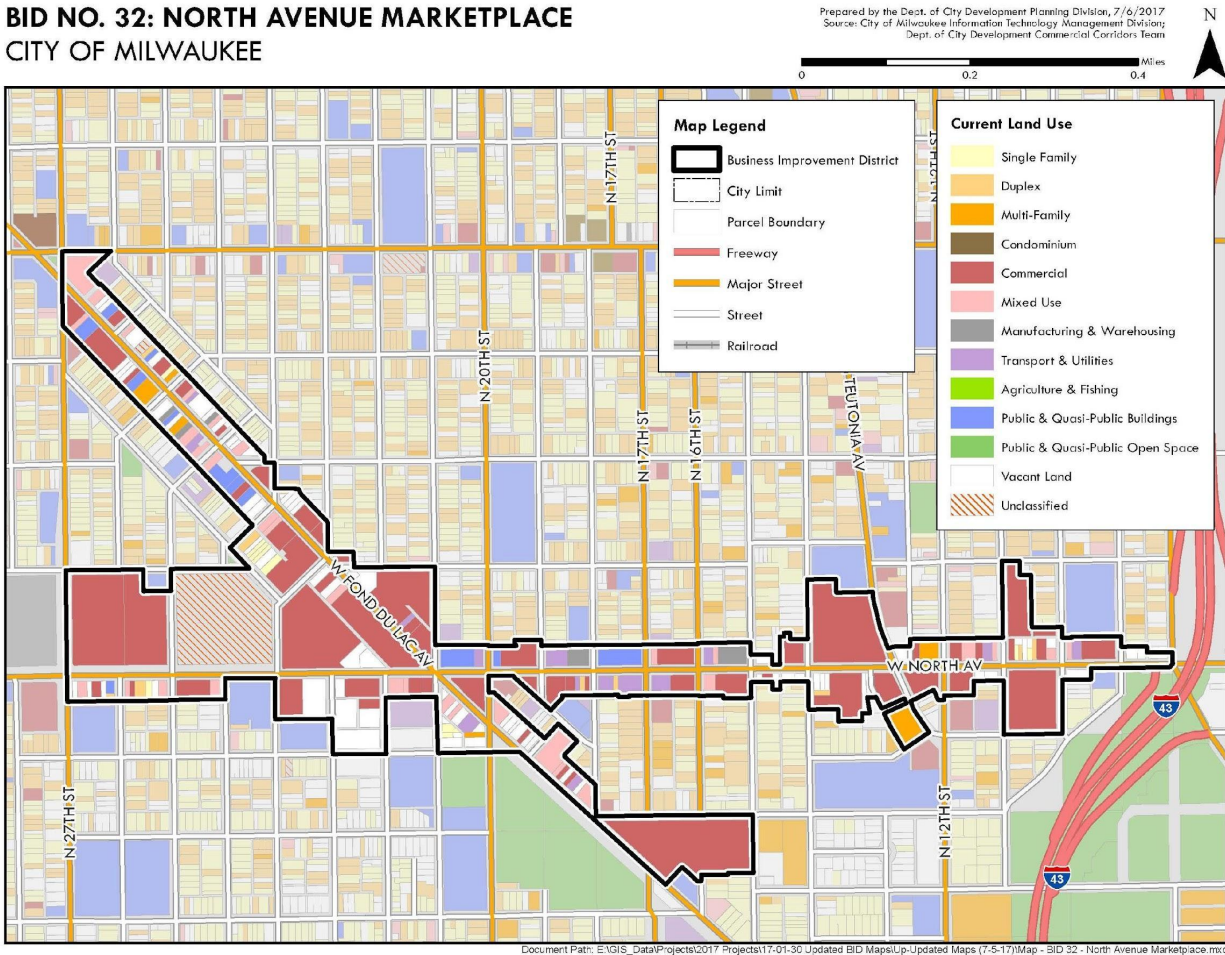
In the last year the total assessed value of real estate in BID #32 was \$19,840,876 for 217 properties.

2023 Key Strategic Focus Areas	Result
<ul style="list-style-type: none"> o Advance Commercial Corridors Maintenance and Streetscape Projects. 	This is something that is continually being worked on. Started developing and working with Alderman Stamper, along with the City and State to discuss streetscape and traffic calming.
<ul style="list-style-type: none"> o Support Implementation of the Lindsay Heights Charette. 	Several of the projects identified in the Charette have been completed. There are only two projects remaining and the BID plans to turn its attention and devote its resources to bringing these two fruition.
<ul style="list-style-type: none"> o Initiate Safety and Security Practices. 	The BID has voted to create a Community Ambassador Program and has formed a partnership with private security companies to create the program. The BID has committed funding for the next three (3) years, along with the City and other community partners to fund this initiative.
<ul style="list-style-type: none"> o Support existing business and property owners to build capacity and scale within the BID. 	This is a continuous effort.
<ul style="list-style-type: none"> o Develop BID Board of Directors. 	This is a continuous effort. However, we added two new members to the board.

Appendix C

Marketplace Business Improvement District 32 Area Map

BID NO. 32: NORTH AVENUE MARKETPLACE CITY OF MILWAUKEE



Appendix D – Proposed 2024 Budget

Revenues	2024
Carry Forward: Draw from Operating Reserve	\$ 65,300.00
City of Milwaukee Assessment	\$ 74,331.54
Interest Income	\$ 18.46
Expenses	
Community Ambassador Program	\$ 15,000.00
BID 32 Business Grant Program	\$ 6,000.00
Contracted Services, Salaries/Taxes/Benefits	\$ 65,000.00
Professional Fees	\$ 18,000.00
Marketing/Advertising	\$ 500.00
Insurance	\$ 2,600.00
Telephone/Internet	\$ 500.00
Program Supplies	\$ 500.00
Office Supplies/Postage	\$ 750.00
Conferences & Meetings	\$ 250.00
Repairs/Maintenance/Plantings	\$ 9,500.00
Interest Expenses	\$ 7,200.00
License, Permit & Fees	\$ 1,100.00
Dues/Publications & Subscriptions	\$ 250.00
Website Maintenance/Hosting	\$ 2,500.00
Board & Staff Development	\$ 2,000.00
Community Outreach	\$ 7,500.00
Miscellaneous Expense	\$ 500.00
Operational Surplus/Deficit	\$ 0.00
Net Surplus/Deficit	\$ 0.00

APPENDIX E – PROPERTIES LIST

<u>Taxkey</u>	<u>Address</u>	<u>Owner1</u>	<u>Owner2</u>	<u>Class</u>	<u>BID Assessme nt</u>
<u>352196 1000</u>	<u>1437-1439 W NORTH AV</u>	<u>NAIL F MSEITIF</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>351267 4000</u>	<u>1940-1942 W FOND DU LAC AV</u>	<u>JT REAL ESTATE LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>350200 5000</u>	<u>2621 W NORTH AV</u>	<u>BYRON MEYER</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>325094 0000</u>	<u>2466-2468 W FOND DU LAC AV</u>	<u>KIMBRA LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>325094 2000</u>	<u>2486 W FOND DU LAC AV</u>	<u>KIMBRA LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>350200 1000</u>	<u>2635 W NORTH AV</u>	<u>VERA M LEWIS, ETHEL IVORY,</u>	<u>LILLIE IVORY, BETTY OWENS</u>	<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>351267 2000</u>	<u>1948-1950 W FOND DU LAC AV</u>	<u>JT REAL ESTATE LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>351269 1000</u>	<u>1840-1842 W FOND DU LAC AV</u>	<u>EYE NTOBOASE LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>323142 1000</u>	<u>830-832 W NORTH AV</u>	<u>S & L GLOBAL CONSULTING</u>	<u>USA LLC</u>	<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>323128 5000</u>	<u>1026 W NORTH AV</u>	<u>KIRBY WILKS</u>	<u>C/O AA AUTO BODY</u>	<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>323141 9100</u>	<u>800 W NORTH AV</u>	<u>S & L GLOBAL CONSULTING</u>	<u>USA LLC</u>	<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>351267 3000</u>	<u>1944 W FOND DU LAC AV</u>	<u>JT REAL ESTATE LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>352205 0000</u>	<u>1333-1335 W NORTH AV</u>	<u>BACHAN SINGH</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>323132 3000</u>	<u>1104-1106 W NORTH AV</u>	<u>AMERICAN SUB INC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>324155 9000</u>	<u>1832-1834 W NORTH AV</u>	<u>AHN TIME TOWING LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>351263 9000</u>	<u>1809 W NORTH AV</u>	<u>WILLIE D WEEKS</u>	<u>CAROLYN WEEKS</u>	<u>Local Commercial</u>	<u>\$ 300.00</u>

<u>323132</u> <u>4000</u>	<u>1108-1110 W</u> <u>NORTH AV</u>	<u>AMERICAN SUB INC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>325000</u> <u>1000</u>	<u>2249-2253 W</u> <u>FOND DU LAC AV</u>	<u>FRIENDSHIP INC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>352212</u> <u>7100</u>	<u>925-929 W NORTH</u> <u>AV</u>	<u>BACHAN SINGH</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>352204</u> <u>9000</u>	<u>1337-1339 W</u> <u>NORTH AV</u>	<u>BACHAN SINGH</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>323128</u> <u>8000</u>	<u>1028-R W NORTH</u> <u>AV</u>	<u>ALVIN ROBINSON</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>325094</u> <u>1000</u>	<u>2476-2482 W</u> <u>FOND DU LAC AV</u>	<u>KIMBRA LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>325002</u> <u>7000</u>	<u>2449 W FOND DU</u> <u>LAC AV</u>	<u>MODERN CITY DEVELOPMENT, LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>324141</u> <u>7100</u>	<u>2300 N TEUTONIA</u> <u>AV</u>	<u>BACHAN SINGH</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>325093</u> <u>5000</u>	<u>2452 W FOND DU</u> <u>LAC AV</u>	<u>KIMBRA LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>350203</u> <u>0100</u>	<u>2501-2503 W</u> <u>NORTH AV</u>	<u>UNITE WI LLC</u>	<u>ATTN: BRIA GRANT</u> <u>MANAGING MANAGER</u>	<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>325000</u> <u>9100</u>	<u>2353 W FOND DU</u> <u>LAC AV</u>	<u>NEW PARADISE MISSIONARY</u>	<u>BAPTIST CHURCH, INC</u>	<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>325054</u> <u>8000</u>	<u>2134 W FOND DU</u> <u>LAC AV</u>	<u>ZDH HOLDINGS LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>351267</u> <u>6000</u>	<u>1928-1930 W</u> <u>FOND DU LAC AV</u>	<u>M.N.M. OF WISCONSIN LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>325142</u> <u>9000</u>	<u>2524 W FOND DU</u> <u>LAC AV</u>	<u>PENTECOST CHURCH OF</u>	<u>GOD IN CHRIST INC</u>	<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>325093</u> <u>9000</u>	<u>2462 W FOND DU</u> <u>LAC AV</u>	<u>KIMBRA LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>350080</u> <u>3100</u>	<u>2033-2035 W</u> <u>FOND DU LAC AV</u>	<u>CHERISHING CARE LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>325143</u> <u>5000</u>	<u>2552-2554 W</u> <u>FOND DU LAC AV</u>	<u>LAKESHA P JACKSON</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>325094</u> <u>3000</u>	<u>2490-2492 W</u> <u>FOND DU LAC AV</u>	<u>J E D INVESTMENT CORP</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>325143</u> <u>9000</u>	<u>2496 W FOND DU</u> <u>LAC AV</u>	<u>ALLEN RHODES, CARL RHODES,</u>	<u>MCKINLEY RHODES &</u>	<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>325000</u> <u>9200</u>	<u>2347 W FOND DU</u> <u>LAC AV</u>	<u>KILBOURN COURT LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>

<u>325140</u> <u>2100</u>	<u>2624 W FOND DU</u> <u>LAC AV</u>	<u>JUNIOR COOPER & MARTHA</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>350200</u> <u>3100</u>	<u>2625 W NORTH AV</u>	<u>JOHN M MULLARKEY REV TRUST</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 300.00</u>
<u>324152</u> <u>4000</u>	<u>1934 W NORTH AV</u>	<u>FREE WILL CHURCH</u>	<u>DELIVERANCE INC &</u> <u>GREATER</u>	<u>Local</u> <u>Commercial</u>	<u>\$ 302.61</u>
<u>325095</u> <u>7110</u>	<u>2412-2414 W</u> <u>FOND DU LAC AV</u>	<u>PROPERTY ASSET MANAGEMENT</u> <u>LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 308.88</u>
<u>323127</u> <u>9000</u>	<u>1000-1006 W</u> <u>NORTH AV</u>	<u>JOHN CARLOS SNARSKI</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 328.01</u>
<u>350202</u> <u>3000</u>	<u>2533 W NORTH AV</u>	<u>NORTHSIDE LUTHERAN MINISTRIES</u> <u>INC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 329.67</u>
<u>323091</u> <u>3000</u>	<u>938 W NORTH AV</u>	<u>GURMEET KAUR</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 332.55</u>
<u>325003</u> <u>3000</u>	<u>2419-A W FOND</u> <u>DU LAC AV</u>	<u>JOHN NELSON SIMS &</u>	<u>BOBBIE RAY SIMS</u>	<u>Local</u> <u>Commercial</u>	<u>\$ 368.28</u>
<u>325001</u> <u>1100</u>	<u>2337 W FOND DU</u> <u>LAC AV</u>	<u>KIMBERLY NOESKE RIVERS</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 369.10</u>
<u>350080</u> <u>5000</u>	<u>2025-2027 W</u> <u>FOND DU LAC AV</u>	<u>MC FOND PROPERTIES LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 369.86</u>
<u>325000</u> <u>4000</u>	<u>2229-2231 W</u> <u>FOND DU LAC AV</u>	<u>JAMES CANADY</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 374.68</u>
<u>325005</u> <u>4000</u>	<u>2487 W FOND DU</u> <u>LAC AV</u>	<u>LC MARTIN TOD</u>	<u>C/O ANTHONY AVERY</u>	<u>Local</u> <u>Commercial</u>	<u>\$ 380.16</u>
<u>325005</u> <u>8000</u>	<u>2465-2469 W</u> <u>FOND DU LAC AV</u>	<u>AK HOUSE LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 407.87</u>
<u>351504</u> <u>1000</u>	<u>1533 W NORTH AV</u>	<u>JACK & HILDA INVESTMENT INC</u>	<u>C/O HILDA KHEIRIEH</u>	<u>Local</u> <u>Commercial</u>	<u>\$ 447.26</u>
<u>325005</u> <u>3000</u>	<u>2491 W FOND DU</u> <u>LAC AV</u>	<u>MACK REV LIVING TRUST</u>	<u>JAMES MACK TOD</u>	<u>Local</u> <u>Commercial</u>	<u>\$ 468.60</u>
<u>325101</u> <u>1000</u>	<u>2525 W FOND DU</u> <u>LAC AV</u>	<u>ROBERT D FERGUSON</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 484.44</u>
<u>352196</u> <u>0000</u>	<u>1427-1433 W</u> <u>NORTH AV</u>	<u>NAIL F MSEITIF</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 518.10</u>
<u>325142</u> <u>7000</u>	<u>2516 W FOND DU</u> <u>LAC AV</u>	<u>PINK SLIPS LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 521.40</u>
<u>324066</u> <u>9000</u>	<u>1632-1634 W</u> <u>NORTH AV</u>	<u>HMW PROPERTIES LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 550.94</u>
<u>325005</u> <u>7000</u>	<u>2473 W FOND DU</u> <u>LAC AV</u>	<u>WILLIAM H SMITH</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 562.98</u>

<u>351267</u> <u>0100</u>	<u>2226-2240 N 20TH</u> <u>ST</u>	<u>JT REAL ESTATE LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 564.70</u>
<u>323132</u> <u>5000</u>	<u>1112-1116 W</u> <u>NORTH AV</u>	<u>AMERICAN SUB INC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 582.12</u>
<u>350200</u> <u>6000</u>	<u>2613-2619 W</u> <u>NORTH AV</u>	<u>MATT TALBOT</u>	<u>RECOVERY CENTER INC</u>	<u>Local</u> <u>Commercial</u>	<u>\$ 623.70</u>
<u>325044</u> <u>8100</u>	<u>2404-2406 N 23RD</u> <u>ST</u>	<u>MAYFIELD PROPERTIES I LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 626.47</u>
<u>351210</u> <u>4100</u>	<u>1635 W NORTH AV</u>	<u>AMJAD TUFAIL</u>	<u>KAUSAR F CHATTHA</u>	<u>Local</u> <u>Commercial</u>	<u>\$ 643.50</u>
<u>351269</u> <u>0000</u>	<u>1844 W FOND DU</u> <u>LAC AV</u>	<u>MEGAN'S INVESTMENTS LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 648.78</u>
<u>351265</u> <u>5000</u>	<u>1905 W NORTH AV</u>	<u>WILLIE B WEEKS SR</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 658.68</u>
<u>350088</u> <u>6000</u>	<u>2125-2127 W</u> <u>NORTH AV</u>	<u>JULIAN L NELSON</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 665.94</u>
<u>325143</u> <u>1000</u>	<u>2532-2538 W</u> <u>FOND DU LAC AV</u>	<u>SALEM SARSOOR</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 692.34</u>
<u>351269</u> <u>8100</u>	<u>1810-1822 W</u> <u>FOND DU LAC AV</u>	<u>1810 W FOND DU LAC LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 724.28</u>
<u>352204</u> <u>2110</u>	<u>1351 W NORTH AV</u>	<u>JOHN M STERN</u>	<u>C/O WINDERMERE</u> <u>PROPERTIES</u>	<u>Local</u> <u>Commercial</u>	<u>\$ 815.10</u>
<u>325121</u> <u>1000</u>	<u>2000 W NORTH AV</u>	<u>2000 W NORTH AVE MILWAUKEE L</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 896.94</u>
<u>324015</u> <u>6100</u>	<u>1400 W NORTH AV</u>	<u>FADI R IMSEITEF</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 967.56</u>
<u>325040</u> <u>3100</u>	<u>2330 W FOND DU</u> <u>LAC AV</u>	<u>AUTO SOURCE LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 976.80</u>
<u>324152</u> <u>3100</u>	<u>1900-1926 W</u> <u>NORTH AV</u>	<u>HAMADI MOTLANI</u>	<u>ABDUL R MOTLANI</u>	<u>Local</u> <u>Commercial</u>	<u>\$ 979.44</u>
<u>351264</u> <u>1100</u>	<u>1819 W NORTH AV</u>	<u>WILLIE D WEEKS</u>	<u>CAROLYN WEEKS</u>	<u>Local</u> <u>Commercial</u>	<u>\$ 1,007.16</u>
<u>350089</u> <u>0100</u>	<u>2111-2117 W</u> <u>NORTH AV</u>	<u>UNITED 1301 INVESTMENT LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 1,016.40</u>
<u>325139</u> <u>7100</u>	<u>2600-2604 W</u> <u>FOND DU LAC AV</u>	<u>SL PROPERTY INVESTMENTS LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 1,050.72</u>
<u>325160</u> <u>1000</u>	<u>2635 W FOND DU</u> <u>LAC AV</u>	<u>FRYERZ, INC.</u>	<u>BASSAM AL-RAMAHI</u>	<u>Local</u> <u>Commercial</u>	<u>\$ 1,082.40</u>
<u>350089</u> <u>1000</u>	<u>2101-2107 W</u> <u>NORTH AV</u>	<u>ADEL INVESTMENT GROUP LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 1,092.30</u>

<u>351264</u> <u>2110</u>	<u>1829 W NORTH AV</u>	<u>AHN TIME TOWING LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 1,287.00</u>
<u>351507</u> <u>1000</u>	<u>1836 W FOND DU LAC AV</u>	<u>ADAMS GARDEN PARK LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 1,457.94</u>
<u>350205</u> <u>7000</u>	<u>2451-2457 W NORTH AV</u>	<u>EWS ELECTRIC & INDUSTRIAL TRUCKLING & TRAFFIC CONT</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 1,500.00</u>
<u>351268</u> <u>9000</u>	<u>1848-1850 W FOND DU LAC AV</u>	<u>EYE NTOBOASE LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 1,500.00</u>
<u>350091</u> <u>7110</u>	<u>2213 W NORTH AV</u>	<u>3501 MILWAUKEE LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 1,500.00</u>
<u>350205</u> <u>1100</u>	<u>2475 W NORTH AV</u>	<u>AUTOZONE INC</u>	<u>DEPT 8088</u>	<u>Local</u> <u>Commercial</u>	<u>\$ 1,500.00</u>
<u>352194</u> <u>8100</u>	<u>1515 W NORTH AV</u>	<u>BACHAN SINGH</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 1,500.00</u>
<u>325122</u> <u>7000</u>	<u>2126-2130 W FOND DU LAC AV</u>	<u>ZDH HOLDINGS LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 1,500.00</u>
<u>323204</u> <u>1000</u>	<u>2300-2304 N 12TH ST</u>	<u>GRANT-ACQUAH REALTY LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 1,500.00</u>
<u>325138</u> <u>3110</u>	<u>2636-2654 W FOND DU LAC AV</u>	<u>CFSC PROPERTIES LLC</u>	<u>ATTN BOB WELLENSTEIN</u>	<u>Local</u> <u>Commercial</u>	<u>\$ 1,500.00</u>
<u>350405</u> <u>2000</u>	<u>2329 W NORTH AV</u>	<u>AGREE STORES LLC</u>		<u>Local</u> <u>Commercial</u>	<u>\$ 1,500.00</u>
<u>323127</u> <u>6111</u>	<u>2320 N 11TH ST</u>	<u>VWSS LLOYD LLC</u>		<u>Manufacturin</u> <u>g</u>	<u>\$ 1,500.00</u>
<u>323206</u> <u>1000</u>	<u>1210-1214 W NORTH AV</u>	<u>PRINCE HALL VILLAGE LLC C/O</u>	<u>COMMONWEALTH CONSTRUCTION</u>	<u>Mercantile</u> <u>Apartments</u>	<u>\$ 512.89</u>
<u>351268</u> <u>8100</u>	<u>1862 W FOND DU LAC AV</u>	<u>JOHNSON PARK LOFTS LLC</u>		<u>Mercantile</u> <u>Apartments</u>	<u>\$ 1,158.57</u>
<u>350080</u> <u>8100</u>	<u>2007-2015 W FOND DU LAC AV</u>	<u>COLUMBIA SAVINGS & LOAN ASSN</u>		<u>Special</u> <u>Mercantile</u>	<u>\$ 300.00</u>
<u>323091</u> <u>1111</u>	<u>928 W NORTH AV</u>	<u>MCDONALDS CORP</u>	<u>C/O MAC PYLES</u>	<u>Special</u> <u>Mercantile</u>	<u>\$ 522.72</u>
<u>325144</u> <u>1000</u>	<u>2328-2364 N 27TH ST</u>	<u>WISCONSIN COMMUNITY SERVICES INC</u>		<u>Special</u> <u>Mercantile</u>	<u>\$ 951.72</u>
<u>352206</u> <u>5100</u>	<u>1205 W NORTH AV</u>	<u>BFC MANAGEMENT LTD INC</u>	<u>C/O THOMAS ROEPSCH CPA</u>	<u>Special</u> <u>Mercantile</u>	<u>\$ 1,500.00</u>
<u>352208</u> <u>9112</u>	<u>1003 W NORTH AV</u>	<u>ZAILOTI II LLC</u>		<u>Special</u> <u>Mercantile</u>	<u>\$ 1,500.00</u>
<u>324066</u> <u>7100</u>	<u>1622 W NORTH AV</u>	<u>NORTH AVENUE GALST LLC</u>		<u>Special</u> <u>Mercantile</u>	<u>\$ 1,500.00</u>

<u>350405</u> <u>1000</u>	<u>2399 W NORTH AV</u>	<u>ZUBHA PROPS RE LP</u>		<u>Special</u> <u>Mercantile</u>	<u>\$ 1,500.00</u>
<u>325040</u> <u>8100</u>	<u>2312 W FOND DU</u> <u>LAC AV</u>	<u>IQRA ENTERPRISES LLC</u>		<u>Special</u> <u>Mercantile</u>	<u>\$ 1,500.00</u>
<u>352201</u> <u>1110</u>	<u>1319 W NORTH AV</u>	<u>BACHAN & PATRICIA SINGH</u>		<u>Special</u> <u>Mercantile</u>	<u>\$ 1,500.00</u>
<u>352208</u> <u>7111</u>	<u>2242 N 12TH ST</u>	<u>MSA 1 REAL ESTATE LLC</u>		<u>Special</u> <u>Mercantile</u>	<u>\$ 1,500.00</u>
<u>325001</u> <u>2110</u>	<u>2322 W OAK ST</u>	<u>2322 MILWAUKEE WI LLC</u>		<u>Special</u> <u>Mercantile</u>	<u>\$ 1,500.00</u>
<u>323090</u> <u>9111</u>	<u>920 W NORTH AV</u>	<u>NEVADA CORP DBA</u>	<u>MCDONALDS CORP</u>	<u>Special</u> <u>Mercantile</u>	<u>\$ 1,500.00</u>
<u>325122</u> <u>9100</u>	<u>2102 W FOND DU</u> <u>LAC AV</u>	<u>SELF-HELP FEDERAL CREDIT</u>	<u>UNION</u>	<u>Special</u> <u>Mercantile</u>	<u>\$ 1,500.00</u>
<u>350150</u> <u>6100</u>	<u>2000-2040 W</u> <u>FOND DU LAC AV</u>	<u>COLUMBIA SAV & LOAN ASSN</u>		<u>Special</u> <u>Mercantile</u>	<u>\$ 1,500.00</u>
<u>325000</u> <u>5111</u>	<u>2100 W NORTH AV</u>	<u>HG SEARS LLC</u>		<u>Special</u> <u>Mercantile</u>	<u>\$ 1,500.00</u>
				<u>TOTAL</u>	<u>\$</u> <u>74,331.54</u>

Appendix F – Amortization Schedule for Sav A Lot Loan

Amortization schedule - Customer					Updated 10/23/18		
Note: This amortization schedule is based on payment due date.							
Actual amounts may vary based on actual payment dates.							
Principal		\$100,000.00			BID-32 (Save a lot)		
Interest Rate		3.750%			Pymt.amt.per Comp. schedule		
Amortization		20			Imputed interest rate		
Calculated Pmt.		\$7,196.21					
Actual Pmt.		\$7,200.00					
#	Date		Beg. Balance	Payment	Interest	Principal	Ending Balance
1	2019		\$100,000.00	\$7,200.00	\$1,325.34	\$5,874.66	\$94,125.34
2	2020		\$94,125.34	\$7,200.00	\$3,529.70	\$3,670.30	\$90,455.04
3	2021		\$90,455.04	\$7,200.00	\$3,392.06	\$3,807.94	\$86,647.11
4	2022		\$86,647.11	\$7,200.00	\$3,249.27	\$3,950.73	\$82,696.37
5	2023		\$82,696.37	\$7,200.00	\$3,101.11	\$4,098.89	\$78,597.49
6	2024		\$78,597.49	\$7,200.00	\$2,947.41	\$4,252.59	\$74,344.89
7	2025		\$74,344.89	\$7,200.00	\$2,787.93	\$4,412.07	\$69,932.83
8	2026		\$69,932.83	\$7,200.00	\$2,622.48	\$4,577.52	\$65,355.31
9	2027		\$65,355.31	\$7,200.00	\$2,450.82	\$4,749.18	\$60,606.13
10	2028		\$60,606.13	\$7,200.00	\$2,272.73	\$4,927.27	\$55,678.86
11	2029		\$55,678.86	\$7,200.00	\$2,087.96	\$5,112.04	\$50,566.82
12	2030		\$50,566.82	\$7,200.00	\$1,896.26	\$5,303.74	\$45,263.07
13	2031		\$45,263.07	\$7,200.00	\$1,697.37	\$5,502.63	\$39,760.44
14	2032		\$39,760.44	\$7,200.00	\$1,491.02	\$5,708.98	\$34,051.46
15	2033		\$34,051.46	\$7,200.00	\$1,276.93	\$5,923.07	\$28,128.39
16	2034		\$28,128.39	\$7,200.00	\$1,054.81	\$6,145.19	\$21,983.20
17	2035		\$21,983.20	\$7,200.00	\$824.37	\$6,375.63	\$15,607.57
18	2036		\$15,607.57	\$7,200.00	\$585.28	\$6,614.72	\$8,992.85
19	2037		\$8,992.85	\$7,200.00	\$337.23	\$6,862.77	\$2,130.09
20	2038		\$2,130.09	\$2,209.96	\$79.88	\$2,130.09	\$0.00
				\$139,009.96			

Appendix G

Marketplace Business Improvement District 32 2024 Board of Directors

Steven DeVougas, Chair

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Vacant, Vice-Chair

Jeremy Davis, Treasurer

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Vacant, Secretary

Larry Adams

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BID area property owner
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