

BUSINESS IMPROVEMENT DISTRICT NO. 48

Granville

YEAR 14 OPERATING PLAN

SEPTEMBER 16, 2025

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I. 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. On 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 Thirteen 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 13th 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 friendliness and quality of services.

B. Proposed Activities – Year Fourteen

All our activities are planned around the vision to “Grow in Granville”. Previous activities were planned around the “first 10 years” plan. In that time, we have helped to stabilize the industrial areas, clean up and beautify the district, create community via many events, activities, and collaborations, provide an atmosphere of friendliness, care, and safety, and continue to work on the diversity and inclusiveness of all areas within Granville. The Granville BID continues to work on all areas previously mentioned and seeks to create a true cohesion between the various aspects of the community, the region,

and the state. We hope to build on our manufacturing reputation and help to provide thousands of great jobs while creating a marketplace to play, relax, enjoy, and celebrate the continual diversity of all of Granville. We hope to help attract new businesses that will take us into our next era and help us become the center of innovative marketing, manufacturing, education, community building, and fun! Principle activities to be engaged in by the district during its 14th year of operation will include:

1. Safety & Beautification

The Granville BID recognizes that safety and beautification are critical to the continued revitalization of the area. The BID complements the work of Milwaukee Police Department District Four (MPD) and the Milwaukee County Sheriff Department by collaborating with law enforcement, businesses, property managers, and residents to enhance public safety and maintain an attractive district environment.

The BID will continue to manage communication chains, conduct safety seminars, monitor crime trends, provide education, engage youth with police, and act as a liaison between stakeholders and law enforcement. Our biggest concerns remain speeding, red-light violations, and litter/debris drop-off. To address these issues in 2026, the following initiatives will be implemented:

a. Security Patrols

- The BID will continue utilizing a contracted security company to provide regular patrols through the BID district area and for various events.
- Partner agencies include Citywide Public Safety LLC and PWD Computers Surveillance & Security.
- Patrols survey businesses, engage with owners, address concerns, provide resources, and serve as the “eyes on the street.” Incidents are reported directly to MPD and a copy provided to District.

b. Litter Control & Dumping Response

- The BID is contracted with Riverworks Development Corporation to provide year-round litter removal and manage illegal dumping.
- This partnership, proven effective in 2024 and 2025, has kept the district clean, reduced litter, and ensured quick cleanup when debris dumping occurs.

c. Landscaping & Beautification

- The BID is contracted with Granville's Crawford Tree & Landscaping to maintain business corridors, plant seasonal flowers, and implement additional beautification measures throughout the year
- These efforts enhance the visual appeal of the district and create a welcoming environment.

d. Holiday Décor & Community Spirit

- The BID is contracted with Holiday Heroes to decorate the district during the holiday season.
- Holiday décor enhances the sense of place, community pride, and visitor experience.

e. Security Camera Grants

- The BID will continue to provide Security Camera Grants for businesses and business property owners.
- These grants expand surveillance coverage, deter crime, and support law enforcement investigations.

2. 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. Some of the activities planned are:

- The BID will expand the Granville Cares grant program for retailers on the two corridors. The monies are used to provide inspiration and beautification of small local businesses.
- The BID will continue business chats with the small businesses to bring the business owners (large and small) together and promote local companies.
- The BID works to enhance incumbent workforce preparation while trying to engage the businesses with the future workers that may live in the area. We will engage in job fairs and explore other methods to meet the talent needs in the district.
- The BID will also work on engaging the 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.

- The BID brings speakers and thought leaders to Granville for our companies, both small and large, to listen to and continue to grow and innovate with new ideas for the next decade.

3. Marketing

In 2026 we will 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 Annual Blues Fest, Faith & Blues Days, Village Harvest Fest w/ Kidz Zone, Granville Holiday Village, and new events that highlight our diversity and inclusion.

4. Community

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 foster a feeling of community and connection in the district. We partner with the District 4 Faith Based Initiatives. The BID will hire or contract with a community expert to support these and other efforts within the community.

5. Other

The BID will contract with a local agency to perform accounting work and provide the district with 10-year strategic financial direction. As the BID continues to broaden its work it is necessary to continue in contract with our partner, Ritz Holman, who is familiar with the BID from their work as the BID 48 auditor. We will consider continuing use of Gordon Maier & Co., LLP as our auditor, however we will interview new auditors and accountants.

The BID will concentrate on developing a secession plan and working with the next generation of prospective Granville leaders to grow in the positions and lead the future. The BID will begin work to expand to 124th Street and encompass all of Granville.

**C. Proposed Budget Proposed Expenditures – Approximately
\$1,493,684.04**

Category/Item	Budget
Beautification and Identity	\$135,000
Neighborhood clean-ups, signage and boulevard enhancement (trees, perennials, etc.)	
Community Outreach Initiatives	\$290,000
Work with police, property managers, businesses, residents. Provide additional security for area as needed. Camera grant program. Private Security	
Economic Retention/Expansion/ Growth	\$620,000
Working directly with partners, businesses, workforce development, education to foster retention, expansion, and growth. Begin development of next to be determined catalytic project.	
Marketing Promotion	\$400,000
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, consultants)	
Administrative and Management	\$45,000
Management services: Oversight, member communication, administrative support, annual audit, office space/rental, liability insurance, memberships, office supplies, mailings, misc. etc.	
TOTAL	\$1,490,000.00
Reserve from 2025 (Estimated)	60,000
Assessments	\$1,493,684.04
GEDC	Unknown

1. Financing Method

It is proposed to raise \$1,493,684.04 through BID 48 assessments in Milwaukee (see Appendix D). Future miscellaneous income will be from interest on reserves. The BID Board have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds 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 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 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.
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 2025, the Board may employ or contract a full-time Executive Director, Community Director, Granville Connection personnel, and/or interns and other employees as needed.
7. Meetings - The Board shall meet at least four 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. Annual 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 \$2.86 per \$1000 of assessed value per property. As of January 1, 2024, the property in the proposed district had a total assessed value of over \$522,409,907. This plan proposed to assess the property in the district at a rate of \$2.86 per \$1,000.00 of assessed value for the purposes of the BID.

B. Excluded and Exempt Property

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. Enhance Safety and Cleanliness

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 promote increase in sales tax revenues and property tax base.

B. City Role in District Operation

1. 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:

2. Perform its obligations and covenants under the Cooperation Agreement.
3. Provide technical assistance to the district in the adoption of this and subsequent operating plans and provide such other assistance as may be appropriate.
4. Collect assessments, maintain the same in a segregated account and disburse monies to the Board.
5. Receive annual audits as required per Wisconsin Statutes section 66.1109(3)(c).
6. 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.
7. 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 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 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 should be published as 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).

Appendices

A. 2025 Listing of Properties

Tax key	Address	Class	BID Assessble Value	BID 48 Assessment
1069999114	7470-R N 76TH ST	Local Commercial	300	0.86
1070102000	7700 W CLINTON AV	Local Commercial	13300	38.03
1070103000	7712 W CLINTON AV	Local Commercial	13300	38.03
1070104000	7726 W CLINTON AV	Local Commercial	13300	38.03
0830762000	6500-R W CALUMET RD	Local Commercial	18100	51.77
0830714000	6790 W CALUMET RD	Local Commercial	19600	56.06
1060122100	7480 N 76TH ST	Local Commercial	19900	56.91
0330392000	8722 W BROWN DEER RD	Local Commercial	26100	74.65
0419997100	9505 W BROWN DEER RD	Local Commercial	28000	80.08
0699996100	6804 W BRADLEY RD	Local Commercial	28600	81.8
0330411000	8409 W BEATRICE CT	Local Commercial	36700	104.96
0700021000	8109 W TOWER AV	Local Commercial	38100	108.97
0699995100	6840 W BRADLEY RD	Local Commercial	39700	113.54
1070221000	7727 W CLINTON AV	Local Commercial	44400	126.98
0439996000	8400 N 84TH ST	Local Commercial	46200	132.13
0430872000	8227 W BROWN DEER RD	Local Commercial	50400	144.14
0699989113	7415 W DEAN RD	Special Mercantile	62767	179.51
0330331000	8824 W BROWN DEER RD	Special Mercantile	64340	184.01
0700072000	8371 N 76TH ST	Special Mercantile	72800	208.21
0330412000	8400 W BROWN DEER RD	Local Commercial	74600	213.36
0690032100	7400 W BRADLEY RD	Local Commercial	75100	214.77
0690032200	7420 W BRADLEY RD	Local Commercial	75300	215.36
0320169000	8104 W MENARD RD	Special Mercantile	76700	219.36
1070312000	7844 W GOOD HOPE RD	Special Mercantile	84900	242.81
0320163200	8919 N GRANVILLE STATION RD	Special Mercantile	86300	246.82
0439998114	8701 N 76TH PL	Local Commercial	88300	252.54
0419999210	9101 W BROWN DEER RD	Local Commercial	90000	257.4
0830732000	7651 N 67TH ST	Local Commercial	116400	332.9
1070352000	7800 W CLINTON AV	Special Mercantile	117900	337.19
0700082000	7700 W BRADLEY RD	Local Commercial	119400	341.48
1089997000	8613 W CALUMET RD	Local Commercial	119400	341.48
0449965110	8747 N 76TH PL	Local Commercial	124200	355.21

1070111000	7928 W CLINTON AV	Local Commercial	136000	388.96
0330402000	8950 N 85TH ST	Local Commercial	137600	393.54
0819995100	7675 N 76TH ST	Special Mercantile	151200	432.43
0709995113	7825 W TOWER AV	Special Mercantile	169254	484.07
0330141200	8450 W BEATRICE CT	Local Commercial	172500	493.35
0700071000	8377 N 76TH ST	Local Commercial	178900	511.65
0330234000	9008 W BROWN DEER RD	Local Commercial	180400	515.94
0429999110	9025 W BROWN DEER RD	Local Commercial	181600	519.38
0820021000	7241 W PARKLAND CT	Local Commercial	195700	559.7
0819994100	7645 N 76TH ST	Local Commercial	220900	631.77
0830743000	6747 W CALUMET RD	Local Commercial	230300	658.66
1070291000	7420 N 81ST ST	Local Commercial	232000	663.52
0710072000	8225 N 87TH ST	Local Commercial	237600	679.54
0330141100	8320 W BEATRICE CT	Local Commercial	241500	690.69
0699990220	7200 W BRADLEY RD	Manufacturing	242800	694.41
1089998120	8617 W CALUMET RD	Local Commercial	251200	718.43
0800091000	8908 W CALUMET RD	Local Commercial	257400	736.16
0330351000	8488 W BROWN DEER RD	Local Commercial	257600	736.74
0320132100	8875 N 76TH ST	Local Commercial	259700	742.74
0710151000	8800 W BRADLEY RD	Manufacturing	265800	760.19
0410042000	8701 N 91ST ST	Local Commercial	266300	761.62
0710133000	8215 N FAULKNER RD	Local Commercial	279200	798.51
0829995110	7901 N 73RD ST	Manufacturing	282700	808.52
1060011000	7250 N 76TH ST	Local Commercial	293100	838.27
1079986220	8301 W CALUMET RD	Local Commercial	295400	844.44
0800111000	8760 W CALUMET RD	Local Commercial	331800	948.95
0430431000	7600 W DEAN RD	Local Commercial	334000	955.24
1079998221	7411 N 76TH ST	Local Commercial	346100	989.85
1060012000	7210-7230 N 76TH ST	Local Commercial	347000	992.42
1070106000	7812 W CLINTON AV	Local Commercial	348500	996.71
0320032000	9075 N 76TH ST	Special Mercantile	354000	1012.44
0820032000	7960 N 76TH ST	Local Commercial	371000	1061.06
0420002000	8975 W BROWN DEER RD	Local Commercial	376500	1076.79
0430582000	7817 W BROWN DEER RD	Local Commercial	385600	1102.82
1070202100	7225 N 76TH ST	Local Commercial	396800	1134.85
0700012100	8021 W TOWER AV	Local Commercial	408100	1167.17
1079986210	8331 W CALUMET RD	Manufacturing	431200	1232.23
		Mercantile		
0069999127	8209 W GLENBROOK RD	Apartments	432200	1236.1
0330372000	8842 N SWAN RD	Local Commercial	435000	1244.1
0429999120	9005 W BROWN DEER RD	Local Commercial	437900	1252.39
0320031000	9055 N 76TH ST	Local Commercial	442400	1265.26
1069989212	7330 N 76TH ST	Local Commercial	448096	1281.55

0430422000	8301 W BROWN DEER RD	Local Commercial	471800	1349.35
0809997000	8466 W CALUMET RD	Local Commercial	471800	1349.35
0319986125	7340 W BROWN DEER RD	Local Commercial	481900	1378.23
0709986120	8103 W TOWER AV	Local Commercial	482400	1379.66
0330142000	8940 N 85TH ST	Local Commercial	487900	1395.39
0310421000	7400 W BROWN DEER RD	Local Commercial	490000	1401.4
0430421000	8311 W BROWN DEER RD	Local Commercial	513100	1467.47
0330401000	8980 N 85TH ST	Local Commercial	515400	1474.04
0810212000	8236 W PARKLAND CT	Manufacturing	516000	1475.76
0320011000	9049 N 76TH ST	Local Commercial	523700	1497.78
0341161000	9104 W BROWN DEER RD	Local Commercial	533100	1532.67
0829997121	7869 N 73RD ST	Manufacturing	537600	1537.54
0440241000	6933 W BROWN DEER RD	Special Mercantile	542300	1550.98
0800101000	8530 W CALUMET RD	Local Commercial	548400	1568.42
0700043000	8320 W FAIRLANE AV	Local Commercial	549200	1570.12
0330381000	8718 W BROWN DEER RD	Special Mercantile	578900	1655.65
0709995112	7725 W TOWER AV	Manufacturing	580900	1661.37
0330442000	8600 W BROWN DEER RD, Unit 2	Local Commercial	585000	1673.1
0810252000	8222 W CALUMET RD	Local Commercial	591900	1692.83
0330371000	9026 W BROWN DEER RD	Special Mercantile	615900	1761.47
1070112100	7817 W CLINTON AV	Manufacturing	620500	1774.63
1070302000	7810 W GOOD HOPE RD	Local Commercial	666900	1907.33
0429996100	8680 N 91ST ST	Local Commercial	672200	1922.49
0700112000	7655 W DEAN RD	Special Mercantile	697700	1995.42
0320161000	8260 W NORTHRIDGE MALL RD	Local Commercial	712200	2036.89
0320082000	8300 W BROWN DEER RD	Local Commercial	717300	2051.48
0700081000	8025-8055 N 76TH ST	Local Commercial	724700	2072.64
0810202100	8219 W BRADLEY RD	Manufacturing	728500	2083.51
0310432000	6942 W BROWN DEER RD	Special Mercantile	739300	2268.84
0420132000	8828 W DEAN RD	Manufacturing	741800	2121.55
0830751000	6505 W CALUMET RD	Local Commercial	749600	2143.86
1070107100	7900 W CLINTON AV	Local Commercial	758100	2168.17
0690131000	8071 N GRANVILLE WOODS RD	Manufacturing	762000	2179.32
1089992200	8431 W CALUMET RD	Local Commercial	764000	2185.04
0330015111	8530-8564 W BROWN DEER RD	Special Mercantile	768900	2199.05
0690112000	7020 W MARCIA RD	Local Commercial	773700	2212.78
0331262000	8700 W BROWN DEER RD	Local Commercial	776300	2220.22
0820031000	7970 N 76TH ST	Local Commercial	779700	2229.94
0420162000	8835 W HEATHER AV	Local Commercial	796200	2277.13
0330391000	8780 W BROWN DEER RD	Special Mercantile	798300	2283.14

0420072000	8531 W BROWN DEER RD	Local Commercial	810300	2317.46
1070223100	7701 W CLINTON AV	Local Commercial	812700	2324.32
0420141000	8919 W HEATHER AV	Local Commercial	813200	2325.75
0320167000	8901 N GRANVILLE STATION RD	Local Commercial	819500	2343.77
0810211000	7915 N 81ST ST	Manufacturing	821600	2349.78
0709989210	7939 W TOWER AV	Manufacturing	824900	2359.21
0420122000	8525 N 87TH ST	Special Mercantile	836000	2390.96
0430862000	8205 W BROWN DEER RD	Special Mercantile	839400	2400.68
0710071000	8201 N 87TH ST	Manufacturing	840500	2403.83
0410072000	9401 W BROWN DEER RD	Local Commercial	848700	2427.28
0331261000	8634 W BROWN DEER RD	Local Commercial	881500	2521.09
0710103000	8888 W TOWER AV	Local Commercial	884000	2528.24
0829998129	7776 N 76TH ST	Local Commercial	886300	2534.82
1070101000	7377 N 76TH ST	Local Commercial	890900	2547.97
1089992100	8401 W CALUMET RD	Local Commercial	891100	2548.55
1070211000	7619 W CLINTON AV	Local Commercial	907300	2594.88
0829995123	7303 W BRADLEY RD	Manufacturing	916000	2619.76
0420001000	8923 W BROWN DEER RD	Local Commercial	919800	2630.63
0330232100	8738 W BROWN DEER RD	Special Mercantile	920400	2632.34
1079995224	7313 N 76TH ST	Special Mercantile	951800	2693.55
0810264000	7764 N 81ST ST	Local Commercial	960100	2745.87
1069997111	7123 W CALUMET RD	Special Mercantile	974500	2787.07
0420102000	8415 N 87TH ST	Manufacturing	980800	2805.09
0320121000	8901 N 76TH ST	Local Commercial	992900	2839.69
0449972100	7015 W BROWN DEER RD	Special Mercantile	1013700	2899.18
0320142000	8080 W BROWN DEER RD	Local Commercial	1027600	2938.94
0709984100	8120 W BRADLEY RD	Local Commercial	1034900	2959.81
1060042000	7550 N 76TH ST	Special Mercantile	1046800	2993.85
0819999110	7965-7967 N 76TH ST	Special Mercantile	1057100	3023.31
0330441000	8600 W BROWN DEER RD, Unit 1	Local Commercial	1064000	3043.04
0420092000	8599 W BROWN DEER RD	Special Mercantile	1067400	3052.76
0810274000	8324 W CALUMET RD	Local Commercial	1072700	3067.92
0810192000	8111-8115 W BRADLEY RD	Local Commercial	1076600	3079.08
0410001000	9425 W BROWN DEER RD	Special Mercantile	1077200	3080.79
0320143100	8008 W BROWN DEER RD	Local Commercial	1090300	3118.26
0700102000	8165 W TOWER AV	Manufacturing	1101100	3149.15
0800062000	8700 W PORT AV	Local Commercial	1104800	3159.73
0810263000	7720 N 81ST ST	Local Commercial	1105200	3160.87
1070293000	8035 W CALUMET RD	Manufacturing	1109900	3174.31
0800072000	7878 N 86TH ST	Manufacturing	1112700	3182.32
0429998112	8730 N 91ST ST	Special Mercantile	1139600	3259.26

0820052000	7906-7910 N 76TH ST	Local Commercial	1149600	3287.86
0320062000	9127-9191 N 76TH ST	Special Mercantile	1153700	3299.58
1070251000	8201 W CALUMET RD	Local Commercial	1158000	3311.88
0690051000	8316-8350 N STEVEN RD	Special Mercantile	1164000	3329.04
1080331000	8501 W CALUMET RD	Local Commercial	1169500	3344.77
0320001100	7900 W BROWN DEER RD	Special Mercantile	1181300	3378.52
0709995210	8015 N 76TH ST	Special Mercantile	1221300	3492.92
0430851000	8111 W BROWN DEER RD	Special Mercantile	1230000	3517.8
0330443000	8600 W BROWN DEER RD, Unit 3	Local Commercial	1233200	3526.95
0819999120	7919 N 76TH ST	Local Commercial	1241500	3550.69
0690083000	8050 N GRANVILLE WOODS RD	Manufacturing	1258100	3598.17
0420023000	8485 W BROWN DEER RD	Special Mercantile	1263900	3614.75
0320091000	8825 N 76TH ST	Special Mercantile	1272400	3639.06
0829995122	7909-7933 N 73RD ST	Special Mercantile	1293500	3699.41
0320083000	8310-8360 W BROWN DEER RD	Local Commercial	1294800	3703.12
0690001100	8380 N 76TH ST	Special Mercantile	1300100	3718.29
0430581100	7901 W BROWN DEER RD	Special Mercantile	1327300	3796.08
0430852000	8101 W BROWN DEER RD	Special Mercantile	1329400	3802.08
0700062100	8155 N 76TH ST	Manufacturing	1347400	3853.56
1070341000	7839-7901 W CLINTON AV	Local Commercial	1348000	3855.28
0820051100	7932 N 76TH ST	Special Mercantile	1369900	3917.91
0700091000	8050 W FAIRLANE AV	Special Mercantile	1381200	3950.23
0430442110	8001 W BROWN DEER RD	Special Mercantile	1412500	4039.75
1069988112	7272 N 76TH ST, Unit .	Special Mercantile	1424900	4075.21
0809994112	8628 W CALUMET RD	Local Commercial	1426900	4080.93
0820041110	7000 W CALUMET RD	Manufacturing	1447400	4139.56
0690061000	8313 N STEVEN RD	Manufacturing	1451600	3774.16
0800009000	8625 W BRADLEY RD	Manufacturing	1466800	4195.05
0830731000	7701-7715 N 67TH ST	Local Commercial	1473500	4214.21
1070332000	7720 W GOOD HOPE RD	Local Commercial	1483600	4243.1
0820022000	7221 W PARKLAND CT	Manufacturing	1484000	4244.24
0690031000	8042-8084 N 76TH ST	Local Commercial	1506400	4308.3
0319996110	6900-6924 W BROWN DEER RD	Local Commercial	1512000	4324.32
0420151000	8910 W HEATHER AV	Manufacturing	1520700	4349.2
0829996112	7505 W BRADLEY RD	Local Commercial	1523000	4355.78
0709996110	8075 N 76TH ST	Special Mercantile	1523500	4357.21
0699988211	8010-8030 N 76TH ST	Local Commercial	1545700	4420.7
0420012000	8801 W BROWN DEER RD	Local Commercial	1577800	4512.5
0420131000	8800 W DEAN RD	Manufacturing	1585800	4535.39

0710031100	8600 W BRADLEY RD	Manufacturing	1590900	4549.97
0319992111	7500 W BROWN DEER RD	Local Commercial	1592800	4555.41
0810221000	8300-8310 W PARKLAND CT	Manufacturing	1599700	4575.14
0810101100	7777 N 76TH ST	Local Commercial	1649800	4718.43
0810291000	8220 W SLESKE CT	Manufacturing	1655400	4734.44
0710132000	8265 N FAULKNER RD	Manufacturing	1659500	4746.17
0410071000	9301 W BROWN DEER RD	Local Commercial	1660600	4749.31
0410011000	9201 W BROWN DEER RD	Local Commercial	1684300	4817.1
0810201110	8355 W BRADLEY RD	Special Mercantile	1695500	4849.13
0830712000	7737 N 67TH ST	Special Mercantile	1742900	4984.69
0820091000	7201 W BRADLEY RD	Manufacturing	1745000	4990.7
0320003100	9001 N 76TH ST	Local Commercial	1797300	4968.68
0420143100	8801 W HEATHER AV	Manufacturing	1798900	5144.85
0800041100	7855 N FAULKNER RD	Manufacturing	1801400	5152
0420124000	8475 N 87TH ST	Manufacturing	1810000	5176.6
0310431000	6800 W BROWN DEER RD	Local Commercial	1830900	5236.37
0810232000	7940 N 81ST ST	Special Mercantile	1835500	5249.53
0420101000	9041-9075 W HEATHER AV	Special Mercantile	1839100	5259.83
0430413000	8331 W BROWN DEER RD	Special Mercantile	1852100	5297
0420021000	8787 W BROWN DEER RD	Local Commercial	1879800	5376.23
0810261000	7620 N 81ST ST	Manufacturing	1880000	5376.8
0800007000	7834-7844 N FAULKNER RD	Special Mercantile	1911200	5466.03
0810262000	7630-7664 N 81ST ST	Manufacturing	1925100	5505.79
0410041000	8601 N 91ST ST	Special Mercantile	1936300	5537.82
0430871000	8155-8173 W BROWN DEER RD	Special Mercantile	1951700	5581.86
0320168000	8066 W MENARD RD	Special Mercantile	1965800	5622.19
0800008000	8701 W BRADLEY RD	Manufacturing	2030900	5808.37
0330432000	9050-9100 N SWAN RD	Local Commercial	2056100	5880.45
0820014000	7075 W PARKLAND CT	Manufacturing	2059600	5890.46
0410061100	9301-9331 W HEATHER AV	Special Mercantile	2061400	5895.6
0410031000	9300-9312 W HEATHER AV	Local Commercial	2081900	5954.23
0710021000	8058 N 87TH ST	Manufacturing	2114700	6048.04
0320033000	9091 N 76TH ST	Special Mercantile	2131600	6096.38
0800004000	7821 N FAULKNER RD	Special Mercantile	2136300	6109.82
0420032000	8711 W BROWN DEER RD	Special Mercantile	2146600	6139.28
0320041100	8200 W BROWN DEER RD	Special Mercantile	2155200	6163.87
0810281100	7737 N 81ST ST	Manufacturing	2156000	6166.16
0690111000	7100 W MARCIA RD	Manufacturing	2161400	6181.6
0700051100	8301 N 76TH ST	Special Mercantile	2173700	6216.78
0699990110	7300 W BRADLEY RD	Manufacturing	2199900	6291.71

	8603-8665 W BROWN DEER			
0420171100	RD	Special Mercantile	2219300	6347.2
0710064000	8325 N 87TH ST	Manufacturing	2219500	6347.77
0820092000	7900 N 73RD ST	Manufacturing	2233500	6387.81
0710032100	8512 W BRADLEY RD	Special Mercantile	2298600	6574
	8170 N GRANVILLE WOODS			
0690121000	RD	Special Mercantile	2323300	6644.64
0690041000	7301 W DEAN RD	Special Mercantile	2409000	6889.74
0320051000	8100 W BROWN DEER RD	Special Mercantile	2458400	7031.02
0830742000	6619 W CALUMET RD	Manufacturing	2461000	7038.46
0710101000	8811 W DEAN RD	Manufacturing	2466300	7053.62
0710022000	8501 W TOWER AV	Manufacturing	2486000	7109.96
0700111000	8365 N 76TH ST	Special Mercantile	2517100	7198.91
0810292000	8300 W SLESKE CT	Special Mercantile	2522200	7213.49
0820043100	6800 W CALUMET RD	Manufacturing	2523500	7217.21
1070292000	7500 N 81ST ST	Special Mercantile	2671500	7640.49
0700101000	8325 W TOWER AV	Local Commercial	2675300	7651.36
1060121000	7301 W CALUMET RD	Local Commercial	2690800	7695.69
0690052000	7125 W DEAN RD	Manufacturing	2707000	7742.02
0810223000	8225 W PARKLAND CT	Manufacturing	2722700	7786.92
1089994000	7474 N WILL ENTERPRISE CT	Manufacturing	2738100	7830.97
0829998131	7676 N 76TH ST	Manufacturing	2828700	8090.08
	8222 N GRANVILLE WOODS			
0690072000	RD	Manufacturing	2882900	8245.09
0830761000	6500 W CALUMET RD	Manufacturing	2889300	8263.4
1079988100	8000 W GOOD HOPE RD	Manufacturing	2918400	8346.62
0800073000	7840 N 86TH ST	Manufacturing	2935700	8396.1
0810241100	7850 N 81ST ST	Manufacturing	2941300	8412.12
0800081000	8711 W PORT AV	Manufacturing	2945400	8423.84
0829997113	7801 N 73RD ST	Manufacturing	3050600	8724.72
0710131000	9099 W DEAN RD	Manufacturing	3076000	8797.36
0820062100	7800 N 76TH ST	Local Commercial	3195600	9139.42
0420153000	8480 N 87TH ST	Special Mercantile	3273800	9363.07
0800061110	7865 N 86TH ST	Manufacturing	3320400	9496.34
0430811100	8700 N SERVITE DR	Manufacturing	3322400	9502.06
0420152000	8600 N 87TH ST	Manufacturing	3389700	9694.54
	6801-6917 W BROWN DEER			
0440243110	RD	Special Mercantile	3407200	9744.59
0710061000	8111 N 87TH ST	Manufacturing	3499100	10007.43
0420103000	9000 W DEAN RD	Manufacturing	3655700	10455.3
0690093100	7025 W MARCIA RD	Manufacturing	3807100	10888.31
0320154000	8120 W BROWN DEER RD	Special Mercantile	3927500	11232.65
0800131000	7900 N 86TH ST	Manufacturing	3949700	11296.14
0820011000	7074 W PARKLAND CT	Manufacturing	3962900	11333.89

	8133 N GRANVILLE WOODS			
0690091000	RD	Special Mercantile	3974600	11367.36
0420081000	9050 W HEATHER AV	Manufacturing	4048700	11579.28
0800031100	7930 N FAULKNER RD	Manufacturing	4240900	12128.97
0710152000	8700 W BRADLEY RD	Special Mercantile	4338700	12408.68
0710091000	8900 W TOWER AV	Manufacturing	4427000	12661.22
0820012000	7020 W PARKLAND CT	Manufacturing	4513800	12909.47
0820081000	7777 N 73RD ST	Manufacturing	4556000	13030.16
0710102000	8200 N FAULKNER RD	Manufacturing	4580700	13100.8
0830721000	6600 W CALUMET RD	Manufacturing	4788000	13693.68
0410063000	8535 N 91ST ST	Manufacturing	4862200	13905.89
0710043000	8901 W TOWER AV	Manufacturing	5120500	14644.63
0690151000	7221-7225 W MARCIA RD	Special Mercantile	5128900	14668.65
0410051000	9400 W HEATHER AV	Manufacturing	5533300	15825.24
0700121000	8000 W TOWER AV	Special Mercantile	5729000	16384.94
0710011000	8500 W TOWER AV	Manufacturing	5922900	16939.49
0810301000	7711 N 81ST ST	Special Mercantile	6196600	17722.28
	7800-7810 W BROWN DEER			
0329997123	RD	Special Mercantile	6200000	17732
0800001100	7901 N FAULKNER RD	Manufacturing	6353100	18169.87
0420041100	8501 W BROWN DEER RD	Special Mercantile	6457100	18476.31
1060021111	7440 N 76TH ST	Special Mercantile	6796100	19436.85
1079989112	8300 W GOOD HOPE RD	Manufacturing	6941700	19853.26
0820013100	7025 W PARKLAND CT	Special Mercantile	7031000	20108.66
0800082100	8609 W PORT AV	Manufacturing	7202300	20598.58
0420112000	8440 N 87TH ST	Manufacturing	7218800	20645.77
1070351000	7701 W CALUMET RD	Special Mercantile	7697800	22015.71
0820071000	7878 N 76TH ST	Special Mercantile	7851100	22454.15
0810222000	8301 W PARKLAND CT	Special Mercantile	8437800	24132.11
1070271100	7515 N 81ST ST	Special Mercantile	9402600	26891.44
0320151000	8110 W BROWN DEER RD	Special Mercantile	9990300	28572.26
0700092000	7810-7900 W TOWER AV	Special Mercantile	10299500	29456.57
0700003110	8200 W TOWER AV	Special Mercantile	12017250	34369.34
			522409907	1493684.04

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 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 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 of the 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 should have

at least 5 members. A majority of board members 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 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 always less than \$300,000 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 independently 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.

(c) The municipality shall obtain an additional independent certified audit of the implementation of the operating plan upon termination of the business improvement district.

Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all the necessary or convenient powers 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 money 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 money 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 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 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 detailed 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.

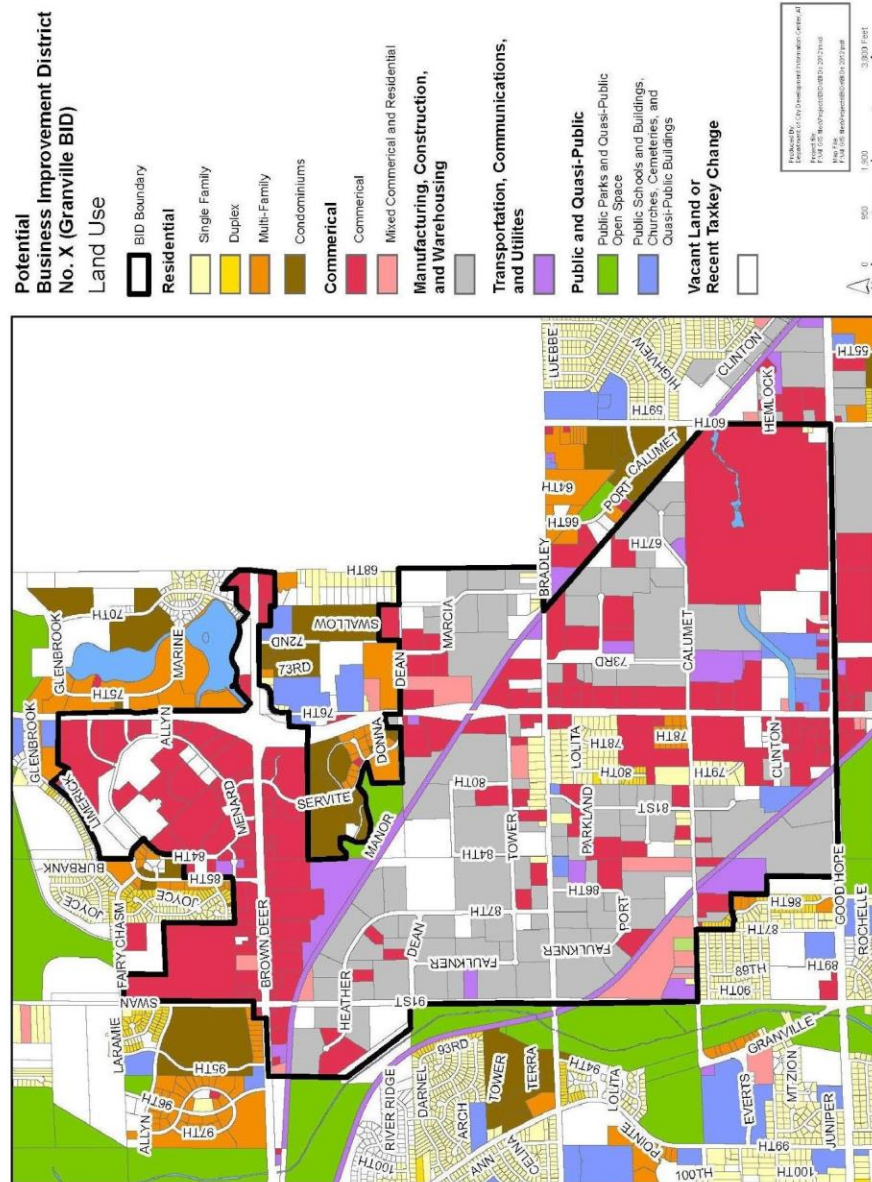
History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85; 2017 a. 59, 70, 189.

C. Proposed Budget – Approximately \$1,493,684.04

Category/Item	Budget
Beautification and Identity	\$135,000

Neighborhood clean-ups, signage and boulevard enhancement (trees, perennials, etc.)	
Community Outreach Initiatives	\$290,000
Work with police, property managers, businesses, and residents. Provide additional security for area as needed. Camera grant program. Private Security	
Economic Retention/Expansion/ Growth	\$620,000
Working directly with partners, businesses, workforce development, education to foster retention, expansion, and growth. Complete Connection and begin development of next to be determined catalytic project.	
Marketing Promotion	\$400,000
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, consultants)	
Administrative and Management	\$45,000
Management services: Oversight, member communication, administrative support, annual audit, office space/rental, liability insurance, memberships, office supplies, mailings, misc. etc.	
TOTAL	\$149,000.000
Reserve from 2025 (Estimated)	60,000
Assessments	\$1,493.684.04
GEDC	Unknown

D. District Map of Boundaries



E. Board Members

1. Tim Hansen - Board Chair BID Term 10/21/22-10/21/25
Hansen Auto Sales - Owner
7776 N 76th Street
Milwaukee WI 53223
JSH5@sbcglobal.net
2. Matt Kaminecki - Board Secretary BID Term 6/6/23-6/5/26
Douglas Dynamics
Production Manager
7777 N 73rd St
Milwaukee WI 53223
3. Andrea Bester - Board Vice President BID Term 4/7/25- 4/7/28
Cutting Edge Staffing Service - Owner
7800 W Brown Deer Rd, Suite 100
Milwaukee. WI 53223
4. Jerone Perkins BID Term 4/3/25- 4/3/28
Perkins Boys on the Grill - Owner
6818 W Brown Deer Rd
Milwaukee, WI 53223
5. Jason McNeal BID Term 9/26/25-9/26/28
The Corner Store - Owner
7300 W Brown Deer Rd
Milwaukee, WI 53223
6. Apexa Patel BID Term 9/29/25-9/29/28
IVR Restaurant and Bar
10950 W Good Hope Rd.
Milwaukee, WI 53224

Annual Report Granville Business Improvement District 2025

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 friendliness and quality of services.
- Enhance the community image through safety and beautification.
- Oversee area economic development.
- Market and re - 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 was approximately One million, four hundred ninety-three thousand, six hundred eighty-four dollars and four cents.

Landscaping and Beautification

- The BID maintains more than 12 miles of medians. The BID contracts Crawford to cut the grass, fertilize the grass, remove litter, and maintain the medians beginning in April and ending with the first frost. We also remove dumped materials.
- 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 and puts lights up in the shopping areas.
- The BID contracts River works to clean up and take care of dumping in the district.

Security

- The BID contracted Citywide Public Safety, LLC security and together has responded to over 150 calls to address issues such as suspicious vehicles, employee firings, issues warranting employee escorts, parking lot watches, and weekend spin outs. Since May 2025 the calls were mostly about the large numbers of spin outs during the weekend.
- Crime in the BID is down.
- Vehicle thefts and thefts from vehicles were limited to the country-wide problem of Kias and Hyundais and only 2 were reported in the industrial parks.
- Most crimes are property related and non-violent.
- The prevalence of crime in Granville is very low compared to the inner city. Racing incidents have decreased by 95 percent in the district.
- Summer 2025 had no reported domestic violence issues in the industrial district.
- Some security issues involve employee safety because of threats to employees.

Administration

- The BID employed 1 full-time employee and one parttime.
- The Board has hosted ten meetings since May 2025. This increase is due to the transition following the retirement of the previous Executive Director, the reorganization of the Boad, and the need to work closely with the Interim Executive Director. As a result, the number of meetings has been higher than usual.

Economic Development

- 6-7 security people were added during the Blues Fest due to high number of attendances.
- Met with some of the businesses regarding a different direction for the trainings in the Industrial areas.
- Worked with District four police in several community events that included both businesses and the community.
- Collaborated with two of the businesses that helped judge during a science fair at one of the Elementary schools in the BID district.
- In 2025 and 2026 there will be primarily positioning for a new economy. From Industrial to Innovation: Rebranding shifts perception from outdated manufacturing to clean tech, logistics, creative industries, and startups. A modern brand helps attract younger workers, entrepreneurs, and skilled traders who want to work in spaces that feel future-focused. Instead of businesses and residents seeing themselves as separate, a new brand can create a name, story, and visual identity that both groups are proud of. Branding the area as a place where

businesses thrive and residents' benefit (jobs, better amenities, training) reduces the "us vs. them" mindset.

Marketing & Branding

- Number of Facebook fans increased from 1600 to 2000
- The Granville Blues Fest was held in July and more than 19,000 people attended the six-day Granville celebration. .
- Collaborated with the annual Faith and Blue event.
- Collaborated with Goodrich Elementary School for the red carpet walk on the first day of school
- Advertised on billboards, radio stations, and community papers.

New Programs/New Initiative Formed

- In 2026, the Granville BID will continue to work on the initiatives described above and other initiatives that develop. Overall, 2025 is a year of reflection, vision, direction, and grit. And a year to ignite and build momentum, which is being done. We worked to continue to energize the area. Several new businesses have moved into the area including both manufacturing, food, and car dealerships. 2026 will be a critical year to create momentum, bring new business to the area, bring people to Granville, and market the area and wonderful community because Northridge will be a complete memory and gone, and the future will be now.
- Building a sustainable workforce will continue to be a priority.
- Bringing entrepreneur and wealth creation training to teens is a priority.
- A small business coaching program, and trainings will be formed.
- We will continue to be prominent in diversity programs with the National Association of African American Human Resource Professionals.
- C-Suite roundtables will be formed.
- Computer skills and Excel training will be ongoing.
- We hope to expand the BID to 124th Streets to include all of Granville.
- We are actively involved with the Neighborhood Advisory board.

The Granville staff thank the Common Council and city for all their help in working with BIDs and supporting us in 2025 and look forward to seeing everyone in person in 2026 and celebrating continual rebirth and innovation as we work together to create diverse, inclusive, expanding, phenomenal communities like Granville.

Thank you!

The Granville Business Improvement District

Interim Executive Director Neva Hill

GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

(With Summarized Financial Information for the Year Ended December 31, 2023)

GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE

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GORDON J. MAIER & COMPANY, LLP

CERTIFIED PUBLIC ACCOUNTANTS

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JOSEPH L. NIXA, CPA
GEORGE L. GISSELL, CPA
FRANKLIN M. TRESCH, CPA

April 29, 2025

Board of Directors
Granville Business Improvement District #48 and Affiliate
Milwaukee, Wisconsin

Independent Auditor's Report

Opinion

We have audited the accompanying Consolidated Financial Statements of Granville Business Improvement District #48 and Affiliate (a nonprofit organization) which comprise the Consolidated Statement of Financial Position as of December 31, 2024, 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.

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, 2024, 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.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Granville Business Improvement District #48 and Affiliate and to meet other ethical responsibilities in accordance with the ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Granville Business Improvement District #48 and Affiliate's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Granville Business Improvement District #48 and Affiliate's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate that raise substantial doubt about Granville Business Improvement District #48 and Affiliate's ability to continue as a going concern for a reasonable period of time.

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

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The *Consolidated Schedule of Functional Expenses* is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.



Gordon J. Maier & Company, LLP
Certified Public Accountants

Granville Business Improvement District #48 and Affiliate
Consolidated Statement of Financial Position
December 31, 2024
(With Summarized Financial Information for December 31, 2023)

ASSETS		2024	2023
Current Assets			
Cash		\$ 113,222	\$ 96,996
Prepaid Expenses		2,649	1,895
Total Current Assets		<u>115,871</u>	<u>98,891</u>
Fixed Assets			
Vehicles		15,363	15,363
Construction In Progress		1,039,482	726,078
Leasehold Improvements		7,579	7,579
		<u>1,062,424</u>	<u>749,020</u>
Less: Accumulated Depreciation		<u>(16,395)</u>	<u>(13,585)</u>
Net Fixed Assets		1,046,029	735,435
Other Assets			
Security Deposits		400	400
TOTAL ASSETS		<u><u>\$ 1,162,300</u></u>	<u><u>\$ 834,726</u></u>
LIABILITIES AND NET ASSETS			
Current Liabilities			
Accounts Payable		\$ 102,901	\$ 63,323
Accrued Payroll		6,613	4,078
Total Current Liabilities		<u>109,514</u>	<u>67,401</u>
Net Assets			
Without Donor Restrictions			
Operating		992,786	707,325
Board Designated		60,000	60,000
Total Net Assets		<u>1,052,786</u>	<u>767,325</u>
TOTAL LIABILITIES AND NET ASSETS		<u><u>\$ 1,162,300</u></u>	<u><u>\$ 834,726</u></u>

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

Granville Business Improvement District #48 and Affiliate
Consolidated Statement of Activities
Year Ended December 31, 2024
(With Summarized Financial Information for the Year Ended December 31, 2023)

	Without Donor Restrictions	
	2024	2023
REVENUES AND SUPPORT		
Tax Assessments	\$ 1,194,248	\$ 1,045,030
Other Revenue	10,000	5,165
Total Revenue	1,204,248	1,050,195
EXPENSES		
Program Services	843,143	911,312
Management and General	75,644	136,975
Total Expenses	918,787	1,048,287
Change in Net Assets	285,461	1,908
Net Assets at January 1,	767,325	765,417
Net Assets at December 31,	\$ 1,052,786	\$ 767,325

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

Granville Business Improvement District #48 and Affiliate
Consolidated Statement of Functional Expenses
Year Ended December 31, 2024
(With Summarized Financial Information for the Year Ended December 31, 2023)

	2024			
	Program Services	Management and General	Total	2023
Salaries	\$ 194,936	\$ 9,219	\$ 204,155	\$ 197,259
Payroll Taxes	14,919	728	15,647	16,564
Employee Benefits	-	4,390	4,390	5,910
Advertising and Sponsorships	112,292	621	112,913	67,393
Web Site and Social Media	5,876	1,160	7,036	12,348
Memberships and Events	350	-	350	847
Meetings	5,558	783	6,341	28,073
Other Expenses	-	1,444	1,444	601
Professional Fees	-	33,493	33,493	42,877
Contracted Services	260,454	-	260,454	263,319
Office Supplies and Expenses	6,239	5,405	11,644	18,610
Depreciation Expense	-	2,810	2,810	4,218
Insurance	-	2,879	2,879	25,404
Rent	-	5,316	5,316	6,228
Mileage and Vehicle Expenses	2,985	7,384	10,369	13,049
Events:				
Car Show	-	-	-	7,473
Blues/Jazz Festival	127,200	-	127,200	214,155
Holly Days	-	-	-	10,215
Diversity Day	-	-	-	1,060
Harvest Fest	55,522	-	55,522	6,250
Community Outreach:				
Granville Connection	12,798	-	12,798	22,279
Police Outreach	1,595	-	1,595	1,291
Workforce Classes	37,619	12	37,631	33,346
Small Business Development and Retention	4,800	-	4,800	(209)
Property Taxes	-	-	-	49,727
Total Expenses	\$ 843,143	\$ 75,644	\$ 918,787	\$ 1,048,287

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

Granville Business Improvement District #48 and Affiliate
Consolidated Statement of Cash Flows
Year Ended December 31, 2024
(With Summarized Financial Information for the Year Ended December 31, 2023)

	<u>2024</u>	<u>2023</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ 285,461	\$ 1,908
Adjustments to Reconcile Change in Net Assets to		
Net Cash (Used) Provided by Operating Activities		
Depreciation Expense	2,810	4,218
Loss on Disposal of Fixed Assets	-	5,289
(Increase) Decrease in Accounts Receivable	-	4,789
(Increase) Decrease in Prepaid Expenses	(754)	504
Increase (Decrease) in Accounts Payable	39,578	(22,569)
Increase (Decrease) in Accrued Payroll	2,535	298
Net Cash (Used) Provided by Operating Activities	<u>329,630</u>	<u>(5,563)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Fixed Assets	<u>(313,404)</u>	<u>(87,077)</u>
Net Cash Used by Investing Activities	<u>(313,404)</u>	<u>(87,077)</u>
Net Increase (Decrease) in Cash and Cash Equivalents	<u>16,226</u>	<u>(92,640)</u>
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>96,996</u>	<u>189,636</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u><u>\$ 113,222</u></u>	<u><u>\$ 96,996</u></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, 2024

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 (BID) 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 the 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

Financial statement presentation follows the standards of FASB ASC 958, *Not-for-Profit Entities*. Under FASB ASC 958, the Organization is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets.

Net assets of the Organization and changes therein are classified and reported as follows:

Without Donor Restrictions—Net assets that are not subject to donor-imposed restrictions as to use.

With Donor Restrictions—Net assets subject to donor-imposed restrictions either in perpetuity, restricted for specific purposes, or restricted by the passage of time.

As of December 31, 2024, the Organization had only net assets without donor restrictions, however, net assets have been designated by the board for cash flow and signage of \$60,000.

GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
Notes to the Consolidated Financial Statements
December 31, 2024

NOTE A. Summary of Significant Accounting Policies (cont.)

Cash and Cash Equivalents

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

Accounts Receivable

Accounts receivable represent 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.

Fixed Assets

Fixed assets are recorded at cost. Depreciation is provided over the estimated useful lives of the assets, which range from three to 15 years, using the straight-line method. The Organization has no formal capitalization policy but 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. Promises to give are recorded at net realizable value if expected to be collected in one year, and at fair value, which is measured as the present value of their future cash flows, if expected to be collected in more than one year. The discounts on those amounts are computed using risk-adjusted interest rates applicable to the years in which the promises are received. Amortization of the discounts is included in contribution revenue.

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.

GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
Notes to the Consolidated Financial Statements
December 31, 2024

NOTE A. Summary of Significant Accounting Policies (cont.)

Contributions and Grant Revenue (cont.)

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

Functional Expenses

The Organization allocates costs 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 accounting principles generally accepted in the United States of America 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. Comparative Financial Information

The financial information shown for 2023 in the accompanying financial statements is included to provide a basis for comparison with 2024 and presents summarized totals only. The comparative information is summarized by total only, not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the Organization's financial statements for the year ended December 31, 2023, from which the summarized information was derived.

GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
Notes to the Consolidated Financial Statements
December 31, 2024

NOTE C. Liquidity

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

	<u>2024</u>	<u>2023</u>
Cash and Cash Equivalents	\$ 113,222	\$ 96,996
Accounts Receivable	--	--
Total Financial Assets	<u>\$ 113,222</u>	<u>\$ 96,996</u>

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 and signage.

NOTE D. Concentration of Risk

The Organization maintains cash balances at J. P. Morgan Chase in Columbus, OH and Associated Bank in Green Bay, WI. Accounts at each bank are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 per depositor and class of account. As of December 31, 2024 and 2023, the Organization had \$114,197 and \$96,471 respectively, on deposit at the two banks, of which \$-0- and \$-0- respectively, was not insured by the FDIC.

The Organization receives property assessment income from the City of Milwaukee. The Organization's operations rely on the availability of these funds. Approximately 99% of the Organization's revenue was from the City of Milwaukee for the years ended December 31, 2024 and 2023, respectively.

NOTE E. 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 the assessed values of the properties as of every fall. The assessment levied on properties was \$2/\$1,000 of every dollar of assessed property value for the year ended December 31, 2024.

NOTE F. Advertising

The Organization uses advertising and sponsorships to promote its programs among the audiences it serves. Advertising costs are expensed as incurred. Advertising and sponsorships expense for the year ended December 31, 2024 and 2023 was \$112,913 and \$67,393, respectively.

GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
Notes to the Consolidated Financial Statements
December 31, 2024

Note G. FASB Accounting Standards Codification 842 – Leases

The Organization recognizes and measures its leases in accordance with FASB ASC 842, *Leases*. The Organization determines if an arrangement is a lease, or contains a lease as defined by the standard, at inception of the contract and when the terms of an existing contract are changed. The Organization recognizes a lease liability and a right of use (ROU) asset at the commencement date of the lease. The lease liability is initially and subsequently recognized based on the present value of the expected future lease payments. The discount rate used is the implicit rate if it is readily determinable or otherwise the Organization's incremental borrowing rate. The ROU asset and related liability are subsequently remeasured throughout the lease term at the amount of the present value of the remaining lease payments.

The Organization has elected, for all underlying classes of assets, to not recognize ROU assets and lease liabilities for short-term leases that have a lease term of 12 months or less at lease commencement, and do not include an option to purchase the underlying asset that the Company is reasonably certain to exercise. Lease cost associated with short-term leases is recognized on a straight-line basis over the lease term. As of December 31, 2024 the Organization was party to the following leases:

On February 1, 2020, the Organization signed a four year lease for the Granville Connection in Milwaukee, Wisconsin. The lease will commence when the project is completed and the Organization occupies its portion of the new facility, which is currently anticipated in August of 2025. The facilities will be used as an entrepreneurial hub for retail, office, gym, entertainment, and restaurant services. The Organization has invested \$1,039,482 in the Granville Connection and anticipates another \$250,000 will be necessary to complete the project. The initial lease term expired on January 31, 2024, however, the lease agreement contains two renewal options, each for an additional three year period. The Organization has exercised the first of these options, extended the lease term through January 31, 2027. The future minimum payments which will be required under the renewal options upon commencement of the lease are as follows:

<u>Year</u>	<u>Total</u>
2025	\$ 11,958
2026	12,458
2027	13,417
2028	13,958
2029	14,458
2030	1,208
	<u>\$ 67,457</u>

On September 1, 2021, the Organization entered into a one-year lease for office space in Milwaukee, Wisconsin. Rent payments are \$400 per month. The lease terminated on August 31, 2022, and the Organization continues to lease the space on a month-to-month basis under the existing terms.

Rent expense for the years ended December 31, 2024 and 2023 was \$5,316 and \$6,228, respectively, which included storage space rental and office space.

GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
Notes to the Consolidated Financial Statements
December 31, 2024

NOTE H. Income Tax

Granville Economic Development Corporation is exempt from income tax under Section 501(a) 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, 2024 and 2023, 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.

NOTE J. Subsequent Events, Commitments and Contingencies

The Organization has evaluated events and transactions occurring after December 31, 2024, through April 29, 2025, the date the financial statements are available to be issued, for possible adjustments to or disclosure in the financial statements. The Organization has determined that no subsequent events need to be disclosed.

The Organization is undertaking the establishment of the Granville Connection, an incubator for retail entrepreneurs, food providers and fitness professionals. Up to 45 businesses will be housed under one roof. The businesses will have opportunities for networking, demonstrations, technology integration talks, and marketing and branding expertise from business coaches. The Granville Connection will be housed in a former retail facility that is being renovated. Construction costs to date total \$1,039,482. Remaining construction commitments as of December 31, 2024, are approximately \$300,000.

NOTE K. Related Party Transactions

During the year ended December 31, 2024 and 2023, the Organization expended \$-0- and \$654 respectively, at an auto body shop in Granville which is owned by a Board member.

SUPPLEMENTARY INFORMATION

Granville Business Improvement District #48 and Affiliate
Consolidated Schedule of Functional Expenses
Year Ended December 31, 2024
(With Summarized Financial Information for the Year Ended December 31, 2023)

	Programs							Support		Total Expenses	
	Beautification and Identity	Marketing and Promotion	Economic Development	Community Outreach	Security	Granville Connection	Total Program Services	Management and General	Fundraising	2024	2023
Salaries	\$ -	\$ 47,612	\$ 38,393	\$ 83,336	\$ -	\$ 25,595	\$ 194,936	\$ 9,219	\$ -	\$ 204,155	\$ 197,259
Payroll Taxes	-	3,644	2,938	6,378	-	1,959	14,919	728	-	15,647	16,564
Employee Benefits	-	-	-	-	-	-	-	4,390	-	4,390	5,910
Advertising and Sponsorships	-	106,855	5,437	-	-	-	112,292	621	-	112,913	67,393
Website and Social Media	-	5,396	-	480	-	-	5,876	1,160	-	7,036	12,348
Memberships and Events	-	-	350	-	-	-	350	-	-	350	847
Meetings	-	1,890	3,401	267	-	-	5,558	783	-	6,341	28,073
Other Expenses	-	-	-	-	-	-	-	1,444	-	1,444	601
Professional Fees	-	-	-	-	-	-	-	33,493	-	33,493	42,877
Contracted Services	171,349	-	-	-	88,245	860	260,454	-	-	260,454	263,319
Office Supplies and Expenses	-	1,185	853	2,065	1,296	840	6,239	5,405	-	11,644	18,610
Depreciation Expense	-	-	-	-	-	-	-	2,810	-	2,810	4,218
Insurance	-	-	-	-	-	-	-	2,879	-	2,879	25,404
Rent	-	-	-	-	-	-	-	5,316	-	5,316	6,228
Mileage and Vehicle Expense	-	-	-	2,985	-	-	2,985	7,384	-	10,369	13,049
Events:								-			
Car Show	-	-	-	-	-	-	-	-	-	-	7,473
Blues/Jazz Festival	-	126,879	-	321	-	-	127,200	-	-	127,200	214,155
Holly Days	-	-	-	-	-	-	-	-	-	-	10,215
Diversity Day	-	-	-	-	-	-	-	-	-	-	1,060
Harvest Fest	-	55,522	-	-	-	-	55,522	-	-	55,522	6,250
Community Outreach:											
Granville Connection	-	-	-	-	-	12,798	12,798	-	-	12,798	22,279
Police Outreach	-	-	-	1,595	-	-	1,595	-	-	1,595	1,291
Workforce Classes	-	-	37,615	4	-	-	37,619	12	-	37,631	33,346
Small Business Development and Retentio	-	-	4,550	250	-	-	4,800	-	-	4,800	(209)
Property Taxes	-	-	-	-	-	-	-	-	-	-	49,727
	<u>\$ 171,349</u>	<u>\$ 348,983</u>	<u>\$ 93,537</u>	<u>\$ 97,681</u>	<u>\$ 89,541</u>	<u>\$ 42,052</u>	<u>\$ 843,143</u>	<u>\$ 75,644</u>	<u>\$ -</u>	<u>\$ 918,787</u>	<u>\$ 1,048,287</u>