

City of Milwaukee

GREATER MITCHELL STREET

BUSINESS IMPROVEMENT DISTRICT NO. 4

**OPERATING PLAN FOR YEAR 2023
(34th Year)**

9/17/2022

TABLE OF CONTENTS

- I. Introduction
- II. District Boundaries
- III. Proposed Operating Plan
- IV. Method of Assessment
- V. Relationship to Milwaukee Comprehensive Plan and Orderly Development of the City
- VI. Plan Approval Process
- VII. Future Years' Operating Plans

Appendices:

- A. BID #4 Boundary Map
- B. Listing of Current BID #4 Board of Directors
- C. Additional 2023 Proposed Goals and Activities – Annual Report Sept. 2021 - August 2022
- D. Projected Assessments for 2023 Operating Plan
- E. BID State Statute

I. INTRODUCTION

A. History of BID #4:

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

The City of Milwaukee created Business Improvement District No. 4 (“BID 4”) and approved its initial operating plan with Common Council Resolution File No. 890176, adopted by reference July 28, 1989.

The City of Milwaukee had received a petition from property owners which requested creation of a Business Improvement District for the purpose of revitalizing and improving the Mitchell Street business area on Milwaukee's near south side. BID #4 was established in 1989. The BID law requires that every district have an annual Operating Plan.

Since 1989, BID #4 has submitted annual operating plans, adding and modifying its plan objectives as part of its ongoing management and promotion of the district, including in some instances its financing arrangements and assessment methodologies. This BID #4 Operating Plan shall govern the operation of BID #4 during calendar year 2023. The BID #4 Staff prepared this Plan with technical assistance from the City of Milwaukee Department of City Development’s Commercial Corridor Team, and approved by the BID #4 Board of Directors.

B. Physical Setting:

The BID #4 District is a retail and commercial, and densely populated District on the near south side of the City of Milwaukee, and includes the Historic Mitchell Street commercial corridor. In the last several years, it has become an ever-growing culturally diverse and dense neighborhood, both residentially and commercially.

II. DISTRICT BOUNDARIES

BID #4 was established in 1989 to support the commercial and business interests of the Mitchell Street commercial corridor. It oversees an area of fourteen-plus blocks, representing over 100 business and property owners on the near south side of the City. A listing of the properties included in the District, and their projected assessments, are part of this 2023 Operating Plan. (Appendix D)

III. PROPOSED 2023 OPERATING PLAN

A. Plan Objectives and Mission:

The BID #4's 2023 Mission, and the continuing objectives of BID #4 include: To continue the revitalization and improvement of the retail shopping and business district as a shopping destination; to develop a strong commercial area and to create a higher quality of life in the City; to further economic development initiatives by providing coordinated resources for businesses on the Mitchell Street commercial corridor; to advocate and create positive solutions for business and commercial issues; to create and operate several annual events to attract more destination and return shoppers and visitors to the commercial corridor; to promote private and public funding and sponsorships of the BID's activities and events; and to increase the number and variety of businesses, including more diverse restaurants, in this District on Milwaukee's near south side. The BID continually strives to remain culturally relevant to the ethnically diverse enterprises in the District, and to work with the commercial property and business owners who also believe in the vision of improving the Mitchell Street commercial corridor. The BID's specific and strong initiatives are maintaining a clean, graffiti-free, safe and friendly business neighborhood, and promoting a positive shopping destination for its merchants and businesses on the commercial corridor and in the District.

B. Proposed Goals and Activities:

Primary goals, endeavors and activities to be engaged in by BID #4 during its 34th year of operation include:

Maximizing both human and capital resources in the continuing promotion and implementation of activities that will result in enhanced safety for the business and surrounding residential area; continuing improvement of the area's image and esthetics; and increased property values. This effort includes graffiti removal, street sanitation maintenance, maintenance of the medians and floral plantings, streetscaping, and holiday decorations and lighting. The BID will also continue its efforts in revitalizing the historic beauty of the commercial corridor, which includes Historic Mitchell Street from 5th to 13th Streets, thereby maintaining retail vibrancy in this culturally diverse and historic district. Several new public art and other events will be scheduled, to continue to draw new visitors to the commercial corridor. The three events planned for 2020 were cancelled due to COVID-19, as well as event plans for 2021-22. Several new events and projects will be planned and conducted in 2023.

Refer to Appendix C for Additional 2023 Goals and Activities.

C. Proposed Expenditures and Income:

Proposed Expense Budget for 2023:

Business Development	\$500
Marketing and Promotion	\$2,520
Community Outreach	\$3,400
Graffiti Removal	\$2,000
Meeting Expenses	\$2,000
Street Maintenance	\$8,750
Office Operations	\$4,990
Rent/Occupancy	\$10,055
Telephone/Internet	\$2,736
Postage	\$600
Legal & Professional Services	\$12,250
Insurance	\$2,256
Personnel	\$71,095
Total Expense Budget for 2023:	\$123,152
Proposed Income Budget for 2023:	\$128,391

D. Financing Method:

It is proposed to raise \$115,291.00 from 100+ commercial properties, through BID assessments, which is about the same assessment income as the past two years (see Appendix D); and it is projected that several planned events in 2023 will net \$3,000.00. Additionally, it is projected that BID #4 will have \$2,500 of miscellaneous income, plus \$100.00 of interest income. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of a BID Board:

Upon creation of a Business Improvement District, the Mayor appoints members to the District Board ("board"), who are approved by the Common Council. The board's primary responsibility is the implementation of this Operating Plan. This requires the board and staff to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to amend, when necessary, the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments. The Operating Plan serves as the guide for a year's activities and operation.

State law requires that the Board be composed of a minimum of five members and that a majority of the Board members be owners or occupants of commercial property within the District.

The BID #4 Board of Directors is structured and operates as follows:

Board Size – Fifteen (Per By-Laws)

Composition – The majority of the Board are owners or occupants of commercial property and/or businesses within the district. Any non-owner or non-occupant appointed to the board must be a resident of the City of Milwaukee. The Board shall elect its President, Vice President, Treasurer and Secretary from among its members at the Board’s annual meeting held every January.

Term – Mayoral appointments to the Board are for a term of three years.

Compensation – None.

Meetings – All meetings of the Board are governed by the Wisconsin Open Meetings Law. The Board must meet regularly, at least twice each year. However, the BID #4 Board of Directors meets monthly. The Board has adopted rules of order (“By-Laws”) to govern the conduct of its meetings. Standing committees (including Economic Development, Safety, Fund Development and Marketing) meet as needed, with reporting to the Board at its regular monthly Board meetings. The Board’s Executive/Finance Committee meets quarterly, or as necessary. The Board’s Strategic Planning Committee meets a minimum of four times each year.

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

Staffing – The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof. However, BID #4 employs one full-time employee -- the executive director, plus contracts the services of an outside accountant.

IV. METHOD OF ASSESSMENT

Assessment Rate and Method:

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

However, maintaining an equitable relationship between the BID assessment and the expected benefits required an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$2500.00 per property was determined.

As of January 1, 2022, the commercial property in the district had a total assessed value of \$39,896,301, an increase over the previous year. The Plan’s creation assessed the commercial property in the District at a rate of \$.04 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID. Taxable properties, other than those classified as parking lots or vacant lots, are subject to a

\$400.00 minimum BID assessment. Taxable properties are subject to a maximum of a \$2,500.00 BID assessment.

Appendix D provides the projected 2023 BID assessment for each property included in the District. There is approximately a \$4,000.00 decrease over the previous year's assessments, following several years of a slow but steady increase.

Excluded and Exempt Property

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

State Statute 66.1109 (1)(1m): 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.

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.

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 could be asked to make a financial contribution to the district on a voluntary basis.

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

City Plans:

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

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

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

City Role in District Operation:

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

Provides technical assistance to the proponents of the district through adoption of the Plan, and provides assistance as appropriate thereafter.

Monitors, and when appropriate, applies for outside funds that could be used in support of the district.

Collects assessments, maintained in a segregated account, and disburses the monies for the maintenance of the business district.

Mandates the conduction by an outside auditor of an annual audit of the BID, as required per sec. 66.1109(3)(c) of the BID law. Effective with the 2019 operating year, a Review is mandated for those BID's with annual assessment income of less than \$300,000. This then pertains to BID #4, until further notice.

Provides the Board, through the City's Treasurer's Office by a designated date of each Plan year, with the official City records and the assessed value of each tax key number within the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.

Encourages and works with the State of Wisconsin, Milwaukee County and other units of government, to support the activities of the District.

VI. PLAN APPROVAL PROCESS

Public Review Process:

The Wisconsin Business Improvement District law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process has been followed:

The Milwaukee City Plan Commission reviews the proposed district boundaries and proposed Operating Plan and then sets a date for a formal public hearing.

The City Plan Commission sends, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition, a Class 2 notice of the public hearing is published in a local newspaper of general circulation.

The City Plan Commission holds a public hearing, approves or disapproves the Plan, and reports its action to the Common Council.

The Community Economic Development Committee of the Common Council reviews the proposed BID Operating Plan at a public meeting and makes a recommendation to the full Common Council. The Common Council then acts on the proposed BID Plan.

If adopted by the Common Council, the proposed BID Plan is sent to the Mayor of the City for approval. If approved by the Mayor, the BID is created, and the Mayor then appoints members to the district board established to implement the Plan.

Each year a BID is in existence and operation, it meets with the Community and Economic Development Committee of the Common Council, for a review of its Operating Plan, and for the Committee's recommendation to the full Common Council for approval to operate for the following year.

Early Termination of the District:

The City shall consider terminating the District if the owners of property assessed under the Operating Plan having a valuation equal to more than 50% of the valuation of all property assessed under the Operating Plan, using the method of valuation specified herein, or the owners of property assessed under the Operating Plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the Operating Plan, file a petition with the City Plan Commission requesting termination of the District. On or after the date such a petition is filed, neither the Board nor the City may enter into any new obligations by contract or otherwise until the expiration of thirty (30) days after the date a public hearing is held and unless the District is not terminated.

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

Within thirty (30) days after the date of such hearing, every owner of property assessed under the Operating Plan may send a written notice to the City Plan Commission indicating, if the owner signed a petition, that the owner retracts the owner's request to terminate the District or, if the owner did not sign the petition, that the owner requests termination of the District.

If, after the expiration of thirty (30) days after the date of the public hearing, by petition or subsequent notification and after subtracting any retractions, the owners of property assessed under the Operating Plan having a valuation equal to more than 50% of the valuation of all property assessed under the Operating Plan, using the method of valuation specified in the Operating Plan, or the owners of property assessed under the Operating Plan having an assessed valuation equal to more than 50% of the assessed valuation of all properties assessed under the Operating Plan have requested the termination of the District, the City shall terminate the District on the date that the obligation with the latest completion date entered into, to implement the Operating Plan, expires.

VII. FUTURE YEARS' OPERATING PLANS

A. Phased Development

The BID will continue to update and develop its Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this 2023 Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the BID and the City to annually review, and make changes as appropriate, in the Operating Plan. Greater detail about subsequent year's activities will be provided in the required annual Operating Plan and the Annual Report; and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In continuing years, the BID's Operating Plans will continue to apply the assessment formula to raise funds to meet the following year's annual operating budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

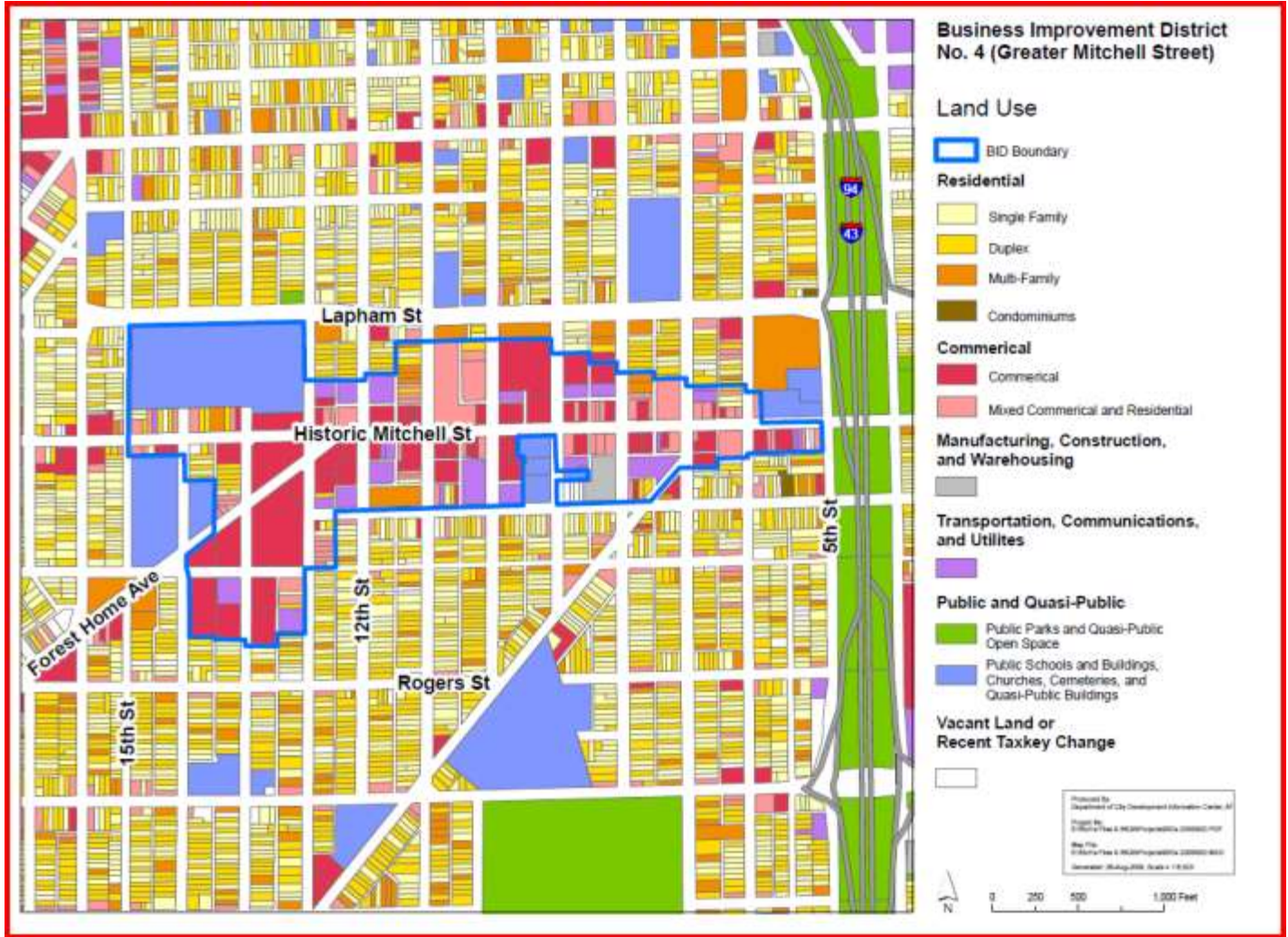
B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional, its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of re-establishment.

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

APPENDIX A

BID #4 Boundary Map



APPENDIX B

Listing of Current 2022 BID #4 Board of Directors

OFFICERS

Name and Term	Title	Email	Property Owned or Occupied
Dan Didier 6/2022-6/2025	President	dan@september.club	2625 S. Greeley Street
Amrit Patel 4/2022-4/2025	Vice President	amritpatel@yahoo.com	1023 W. Historic Mitchell Street
Gloria Marquez 2/2020-2/2023	Treasurer	gmmarquez@outlook.com	3018 W. Rusk Street
Russell Rossetto 8/2019-8/2022	Secretary	russelto@gmail.com	101 W. Mitchell Street

BOARD MEMBERS

Name and Term	Email	Property Owned or Occupied
Joseph Arnezeder 10/2020-10/2023	joseph.david23@gmail.com	1306 W. Forest Home Avenue
Demitra Copoulos 8/2020-8/2023	vitamindandc@gmail.com	1007 W. Historic Mitchell Street
John Dye 7/2021-7/2024	jdye@me.com	1579 S. 9 th Street
Jennifer Lamb 7/2021-7/2024	jmtmarie28@gmail.com	8826 W. Burleigh Street
Shane McAdams 5/2022-5/2025	mcadamsshane@hotmail.com	1013 W. Historic Mitchell Street
Brian McManus 2/2022-2/2025	bmcmamus@ffbw.com	1039 W. Mitchell Street
Fernando Moreno 8/2019-8/2022	badgerplanner74@gmail.com	627 W. Historic Mitchell Street

APPENDIX C

2023 Proposed Goals and Activities

Annual Report: September 2021 – August 2022

Due to the challenges of COVID-19 and its effect on the businesses located in BID #4, many goals for 2021 and 2022 were not able to be achieved; three events were cancelled. Therefore, BID #4's plans for 2023 goals and activities include those not attained the past two years. The BID continues to operate as a solidifying support for the commercial property owners within the District, providing them with an organization that continues to maintain the commercial and retail viability in the business area, and promotes it as a desirable commercial area in which to do business. The BID's focus for 2021 was, and continues to be for 2022, assisting those businesses that remained open and/or re-opened post-pandemic, supporting their sustainability, and new businesses that have since located and opened in our BID #4 district since. In addition, BID #4 waged an on-going media blast campaign in 2021-22 for the "re-opening of Mitchell Street" that included social media, digital billboard advertising and print advertising.

Due to civil unrest in early Summer 2021, BID #4 worked with Milwaukee 7 to financially assist businesses within the District to replace damaged glass windows and doors. This also resulted in a generous donation to BID #4 from the MMAC Community Support Foundation.

The BID #4 continuing and proposed 2022-2023 goals and activities include:

- Continuing efforts to complete an overall new design plan, including capital improvements, safer vehicular traffic control, and parking lot utilization and improvements. Street traffic control and continues to be a major problem. Determine if additional traffic signals and speed limit signage can be installed. Planning includes the rejuvenation of Mitchell Street's seven pedestrian alleys that are located between the 800 and 1100 West Historic Mitchell Street blocks. Improvements include esthetic improvements, cleaning, improved lighting, and painting—including murals. These Pedestrian Alleys would then be used for outside public events, i.e., art shows, music and food events.
- Due to a Mitchell Street Pedestrian Alley Revitalization Project Grant via the Milwaukee Metropolitan Sewerage District (MMSD), three of the seven ped alleys are being rejuvenated by the end of 2022.
- The Historic Mitchell Street Commercial Corridor is also one of City's busy and much-traveled corridors being included in the Rapid Implementation Project, with eight intersections from 6th to 13th Streets having curb extensions being created, to help reduce reckless driving. This City project will be completed by September 2022.
- Developing new branding for the commercial corridor to further identify and market its cultural diversity to potential businesses, brokers and developers, via a series of regular Strategic Planning meetings. Several new businesses opened in BID #4 in 2020-22, including 2 barber shop/salons; a women's dress shop, a communications repair shop, 2 CBD health stores, a coffee shop scheduled to open this Fall, a sporting goods store, and a home health care staffing agency. To open in early 2023 is the Mitchell Street Arts Collaborative. The BID will continue to seek additional restaurants, to heighten the growing cultural diversity of the commercial corridor. Three businesses closed and/or left the District due to the pandemic during 2020-21.

- Providing assistance to property owners and developers who are engaged in property improvements and re-development activities, utilizing the City's Grant programs (Signage, Façade, Retail Investment Fund (RIF), and White Box), all part of the City of Milwaukee Commercial Revitalization Grant.
- Promoting the unique historic significance, vibrancy, and commercial and cultural diversity of the District by ensuring the historic design-sensitive exterior renovations of buildings in the District, working closely with the City's Historic Preservation Commission and staff, and continuing to monitor and enforce the historic guidelines for Historic Mitchell Street, which is a designated historic district.
- Ensuring that all commercial buildings within the District are continually maintained graffiti-free with the City's graffiti removal program, via an annual contract with the Department of Neighborhood Services. BID #4 has had a contract with DNS for thirteen years. In 2021, BID #4 spent a total of \$2,496.00 for graffiti removal in the District. Through August of 2022, the BID has spent \$2,145.00 for the removal of graffiti in the District.
- Providing support and assistance to businesses that engage in activities that meet the BID's overall objectives. A potential third-party loan program continues to be researched by the Finance Committee.
- Continuing to initiate, coordinate, support and expand new and positive activities and events which enhance retail and business recruitment and retention, and therefore increase the property owners' interests.
- Conducting two new public events in 2023, possibly beginning with an art/music event. These new events would include a fundraising or sponsorship component. Planned public events in 2021-2022 were cancelled, including the BID's annual Open House. The BID's next annual Open House will be held in early 2023.
- Increasing the promotion, visibility and awareness of the BID's annual Holiday activities for the Commercial Corridor. Included in the holiday events is a holiday window-decorating contest for all of the businesses and restaurants in the District; installing lighted wreaths on all of the harp light poles; and other holiday decorations. Increased marketing efforts are being planned for the 2022 holiday season and future holiday seasons.
- Planning to rejuvenate the seven Pedestrian Alleys that are located along Historic Mitchell Street between the 800 and 1100 blocks. Work would include weeding, water cleaning, possibly some mural paintings or other painting as needed, upgraded lighting, and other esthetic improvements. These pedestrian alleys could then be used for potential outdoor public events, i.e., art shows, music and food shows, farmers' markets, Mitchell Street Days, etc. The BID received a generous donation of 16 large concrete planters from KEI, which have been planted with flowers for the summer and fall months of 2022, with maintenance costs borne by BID #4. This has made a huge improvement to the esthetics on Historic Mitchell Street. The BID continually assesses existing landscape elements and researches new branding streetscape elements.
- Maintaining the neighborhood business district portfolio, including an inventory of available commercial space, for distribution to brokers and prospective retail tenants and/or developers, and to respond to inquiries from developers. This inventory is also available and regularly updated on the BID's Website

(mitchellstreet.com) and on BID #4's Facebook. As part of the BID's social media outreach, a complete and updated BID #4 Business Directory is posted on the BID's Website/Facebook.

- Continuing to work closely with the Milwaukee Police Department District 2 for increased police protection and support to enhance safety in the area, along with security measures and safety programs for a safer business neighborhood. BID #4 has a Safety Committee comprised of Board members, associates and volunteers, trying to reduce the vagrancy, panhandling, prostitution and crime issues. The commercial corridor has 13 security surveillance cameras installed on Historic Mitchell Street, from 6th to 13th Streets. Vehicular speeding and reckless driving on the commercial corridor continues to be a major safety issue which the BID continues to address with MPD and Alderman Perez. BID #4 received a \$2000 mini-grant from the City's DPW for a "Reckless Driving Program" campaign, which it conducted from May to October of 2022, with hopes of reducing the reckless and speeding traffic and bolstering pedestrian safety on the Commercial Corridor. In addition, the City's Rapid Implementation Project is being installed on Historic Mitchell Street, at the intersections between 6th and 13th Street, to be completed by September 2022.
- Promoting and increasing media coverage of the District's activities, new businesses, etc., as part of its marketing efforts. This includes providing information to the media on new developments, the new restaurants and other new businesses, etc., which has resulted in several print media articles in Milwaukee publications. For the second consecutive year, BID #4 is participating in the 2022 Southside Dining Week, promoting the Restaurants on the Southside, including those in the BID #4 District.
- Initiating, coordinating, and promoting outreach events and activities for property and business owners and retailers (i.e., the new public art events on Historic Mitchell Street, resource fairs, ADA information, business classes, holiday kick-off event and window decorating contest, the BID's annual September Open House for property and business owners, etc.), and initiating new positive events. These events and activities will continue to both promote the vibrant and unique and culturally diverse retail area, and draw returning and new destination shoppers and visitors to the commercial corridor. The BID will participate again in the September 2022 Doors Open Milwaukee event, which is conducted by Historic Milwaukee Inc. Each year, the number of BID #4 businesses participating in this event has increased, drawing hundreds of visitors to Historic Mitchell Street and its many diverse services and retail offerings.
- Assisting property and business owners with liaison to the City, regarding permits, grants, licenses, historic preservation matters and DNS issues. The BID will continue to schedule meetings and provide information on the State's historic tax credit program for commercial property owners who might be investing in the preservation of their commercial properties. In 2019-2020, three property owners took advantage of these programs by meeting with a representative from the Wisconsin Historical Society for potential renovation of their properties, using State and Federal tax credits.
- Providing community outreach for business services and organizations such as sponsorship of the Southside National Night Out (Southside Organizing Center), the Gerald Ignace annual Health Fair and its annual Red Shawl Gala, MPD District 2's Three Kings Day event and its annual Open House. The BID's support and participation in these events, though mostly cancelled in 2020-2021, continued in 2022, and will continue in 2023.
- Supporting and participating with a number of South Side community organizations' outreach programs that link the business community to the community at large and to City of Milwaukee services and

programs. These groups include the Southside Organizing Center, LISC, WWBIC, Milwaukee Christian Center, Safe & Sound's events, annual neighborhood clean-up programs, and MPD District 2.

- For the year of 2022, BID #4 is participating in LISC's Brew City Match program, which is an innovative collaboration that fuels commercial corridor revival and the resurgence of entrepreneurship in the City. To date, two "matches" have been made between two commercial property owners and two new businesses in the BID #4 District.
- BID #4 is participating in the 2022 Wisconsin Tomorrow Main Street Bounceback Grant program whose goal is to provide one-time assistance to new and existing businesses opening a new location or expanding operations in a vacant commercial space. To date, four new businesses in BID #4 have received a grant.
- Distributing timely information to property and business owners, merchants, and other interested parties via the BID's Newsletters, flyers, social media, and other venues. This included providing, during the COVID-19 two-year period, critical information for District businesses on the various local, state and federal assistance programs available due to COVID-19. That assistance continues.
- Re-establishing a business Neighborhood Block Watch on the Mitchell Street commercial corridor with assistance of MPD District 2, to improve safety and security on and near the commercial corridor.
- Supporting an established neighborhood residents' group, with monthly meetings held at the BID office. In addition, the BID provides assistance with activities in the established Butterfly Park which is located in the business district. This volunteer participation continues in 2022-2023 where possible. The BID's office and conference area continues to be available for public and neighborhood meetings in coordination and cooperation with the Alderman's Office and the City.
- Conducting the BID's annual Open House in 2023 for property and business owners and merchants held every September, which provides networking opportunities, as well as City representatives, and other strategic resource information for attendees, on District, City, County and State levels. This important event annually provides the commercial property and business owners to input suggestions, as well as ask questions, regarding the current year and following year's BID #4 Operating Plan and activities. The event was cancelled in 2020-2022 due to COVID-19, but will be re-scheduled in early 2023.
- Maintaining an every-other-week clean-up of the commercial corridor by outside contractor MCSC, and maintenance of the streetscaping on Historic Mitchell Street. Continuing the projects of installing additional new litter containers (22 have been installed to date). In 2019, twelve of the old and worn Historic Mitchell Street ID banners were replaced (via a generous donation). Plans for 2023 include replacing all of the Street's ID banners with newly branded banners, as part of a re-branding program for the commercial corridor and the rejuvenated pedestrian alley project. Additional sponsors and/or donors will be solicited for these on-going projects, to continue the esthetic improvements of the Commercial Corridor's appearance for visitors and shoppers to the business area.
- Cooperating with the MMSD and the City on implementing work on four parking lot sites in the District, where green infrastructure projects are being planned for 2023. The project was delayed by the City and MMSD in 2022. Three lots are scheduled to be repaved and with lighting updated, and the fourth lot will be converted into a community parklet.

- Beginning in 2020, continuing throughout 2021 and 2022, BID #4 has been working with UW-M's School of Architecture & Urban Planning (SARUP) to continue its Mobile Design Box, a pop-up gallery and community space that adapts existing vacant storefronts, to encourage innovative social, economic and cultural uses. The Mobile Design Box was located at 615 W. Historic Mitchell Street, and is seeking another new Historic Mitchell Street location.

APPENDIX D

Projected Assessments for the 2023 Operating Plan

Address	Owner1	total	BID Assesble Value	BID 4 Assessment
1653 S LAYTON BL	MARIA DE JESUS BEDOLLA-	\$158,700	\$0	\$0
1300-1316 W HISTORIC MITCHELL ST	4444 N MAGNOLIA LLC	\$1,061,000	\$1,061,000	\$2,500
1301 W FOREST HOME AV	EL REY ENTERPRISES II LLC	\$36,000	\$36,000	\$144
1337 W FOREST HOME AV	EL REY ENTERPRISES	\$1,815,800	\$1,815,800	\$2,500
1905-1909 S 13TH ST	PIEDAD SILVA	\$104,100	\$52,050	\$400
1915 S 13TH ST	JAIME AMARO	\$81,600	\$0	\$0
1919-1923 S 13TH ST	HASSAN S SALEH	\$141,400	\$74,942	\$400
1925 S 13TH ST	JOSE DE JESUS MUNOZ	\$94,400	\$0	\$0
1937 S 13TH ST	EL SOL AZTECA PROPERTY	\$47,400	\$47,400	\$190
1331 W BURNHAM ST	ADVANCE STORES CO INC	\$762,500	\$762,500	\$2,500
1940 S 14TH ST	MCDONALD'S USA LLC	\$1,326,600	\$1,326,600	\$2,500
1841 S 14TH ST	BKG MILWAUKEE WI LLC	\$458,700	\$458,700	\$1,835
1416-1418 W FOREST HOME AV	FOREST HOME MHI LLC	\$86,800	\$43,400	\$400
1412-1414 W FOREST HOME AV	ANTONIO MOCTEZUMA	\$90,100	\$56,763	\$400
1406 W FOREST HOME AV	ANTONIO MOCTEZUMA ANGUIANO	\$1,700	\$1,700	\$400
1400 W FOREST HOME AV	ANTONIO RENTAS	\$102,500	\$52,275	\$400
1741 S 14TH ST	FORTUNATO ARENAS	\$87,900	\$0	\$0
1737 S 14TH ST	SALIM BIN MOHAMED ALI	\$117,500	\$0	\$0
1737-A S 14TH ST	SALIM BIN MOHAMED ALI	\$29,300	\$0	\$0
1733-1735 S 14TH ST	JUANA GUILLERMINA GARCIA-	\$117,000	\$0	\$0
1729 S 14TH ST	ELVIRA ROSAS GALAN	\$50,500	\$0	\$0
1725 S 14TH ST	AMIR M MAHMOUD	\$85,300	\$0	\$0
1721-1723 S 14TH ST	ROBERT ULRICH	\$136,500	\$0	\$0
1719 S 14TH ST	1507 LLC	\$68,300	\$0	\$0
1401-1417 W MITCHELL ST,	F & E REAL ESTATE LLC	\$857,000	\$857,000	\$2,500
1500-1502 W MITCHELL ST	FRANCISCO MARTINEZ-	\$156,300	\$78,150	\$400
1504 W MITCHELL ST	JUAN PANTOJA	\$116,600	\$0	\$0
1510 W MITCHELL ST	ERENIA I PRADO	\$7,400	\$7,400	\$400
1512 W MITCHELL ST	BRADLEY A WILL	\$50,300	\$0	\$0
1516 W MITCHELL ST	BWH PROPERTY INVESTMENTS LLC	\$10,100	\$10,100	\$40
1522 W MITCHELL ST	BWH PROPERTY INVESTMENTS LLC	\$200,200	\$0	\$0
1524-1526 W MITCHELL ST	LOURDES RODRIGUEZ	\$97,300	\$0	\$0
1532--A W MITCHELL ST	SANTIAGO MERCADO	\$140,000	\$74,200	\$400

Address	Owner1	total	BID Assessable Value	BID 4 Assessment
1670 S 15TH PL	JESUS ESTRADA	\$52,000	\$0	\$0
1666 S 15TH PL	JANIBALLERING LLC	\$46,800	\$0	\$0
1400 W MITCHELL ST	EMAD OUDEH	\$129,200	\$129,200	\$517
1404-1406 W MITCHELL ST	JOSE L GARCIA	\$104,900	\$56,646	\$400
1408-1410 W MITCHELL ST	URSULA G GUNTER	\$120,800	\$0	\$0
1418 W MITCHELL ST	WEST MITCHELL LLC	\$706,100	\$0	\$0
1424-1426 W MITCHELL ST	EDWARD LEFFORGE	\$119,100	\$0	\$0
1436-1438 W MITCHELL ST	GUARDING YOUR	\$267,400	\$267,400	\$1,070
1321 W LAPHAM BL	CITY OF MILW SCHOOL SITE	\$26,791,000	\$0	\$0
1302-1338 W FOREST HOME AV	EL REY PROPERTIES LLC	\$2,206,600	\$2,206,600	\$2,500
621-633 W HISTORIC MITCHELL ST	MSDOC I LLC	\$1,720,400	\$1,720,400	\$2,500
635-637 W HISTORIC MITCHELL ST	JOSE MIGUEL MORENO TOD	\$151,300	\$151,300	\$605
715-719 W HISTORIC MITCHELL ST	ANMOL INVESTMENT LLC	\$19,100	\$19,100	\$76
709-713 W HISTORIC MITCHELL ST	ANMOL INVESTMENT LLC	\$183,800	\$183,800	\$735
705-707 W HISTORIC MITCHELL ST	ANMOL LLC	\$149,400	\$124,002	\$400
716 W WINDLAKE AV	CITY OF MILWAUKEE	\$117,200	\$0	\$0
734-738 W WINDLAKE AV	RALEIGH HOLDINGS LLC	\$74,000	\$0	\$0
728-730 W MAPLE ST	LUIS BARAJAS	\$98,300	\$0	\$0
732 W MAPLE ST	DEAN P TSOUNIS	\$92,100	\$92,100	\$400
738 W MAPLE ST	DTB2 LLC	\$39,500	\$26,070	\$400
733-737 W HISTORIC MITCHELL ST	VOCES DE LA FRONTERA INC	\$359,000	\$359,000	\$1,436
729-731 W HISTORIC MITCHELL ST	JRP ENTERPRISES LLC	\$211,200	\$211,200	\$844
723 W HISTORIC MITCHELL ST	SHANE MCADAMS STUDIO, LLC	\$247,700	\$247,700	\$991
801-805 W HISTORIC MITCHELL ST	805 HISTORIC MITCHELL ST LLC	\$317,000	\$206,050	\$400
807-813 W HISTORIC MITCHELL ST	HECTOR SALINAS	\$344,000	\$199,520	\$427
815-817 W HISTORIC MITCHELL ST	HECTOR SALINAS	\$127,800	\$76,680	\$400
829 W HISTORIC MITCHELL ST	ASSOCIATED BANK NA	\$882,100	\$882,100	\$2,500
833-839 W HISTORIC MITCHELL ST	VP HOLDINGS I, LLC	\$593,100	\$361,791	\$1,068
1718 S 9TH ST	NATIONAL SAVINGS & LOAN ASSC	\$44,000	\$44,000	\$176
836-838 W MAPLE ST	PALERMO PROPERTIES LLC	\$7,100	\$0	\$0
832-834 W MAPLE ST	PALERMO PROPERTIES LLC	\$7,100	\$0	\$0
828-830 W MAPLE ST	PALERMO PROPERTIES LLC	\$7,300	\$0	\$0
824 W MAPLE ST	PALERMO PROPERTIES LLC	\$7,100	\$0	\$0
800-822 W MAPLE ST	PALERMO PROPERTIES LLC	\$731,800	\$731,800	\$2,500
929-931 W HISTORIC MITCHELL ST	RAZA HOLDINGS LLC	\$529,500	\$529,500	\$2,118
939 W HISTORIC MITCHELL ST	FIRSTAR BANK MILWAUKEE NA	\$704,800	\$704,800	\$2,500
930 W MAPLE ST	CITY OF MILWAUKEE	\$60,400	\$0	\$0
1003 W HISTORIC MITCHELL ST	URBANE LLC	\$358,000	\$89,500	\$400
1009-1011 W HISTORIC MITCHELL ST	IRSHAD PROPERTIES LLC	\$182,900	\$182,900	\$732

Address	Owner1	total	BID Assessable Value	BID 4 Assessment
1013-1015 W HISTORIC MITCHELL ST	USABLE SPACE LLC	\$145,600	\$103,376	\$414
1017 W HISTORIC MITCHELL ST	IRSHAD PROPERTIES LLC	\$158,000	\$116,920	\$468
1023-1027 W HISTORIC MITCHELL ST	AMRIT N PATEL	\$214,200	\$214,200	\$857
1029-1033 W HISTORIC MITCHELL ST	EFAM INVESTMENTS LLC	\$158,200	\$158,200	\$633
1039-1041 W HISTORIC MITCHELL ST	MITCHELL STREET STATE BANK	\$689,900	\$689,900	\$2,500
1726 S 11TH ST	MITCHELL STREET STATE BANK	\$303,700	\$303,700	\$1,214
1038 W MAPLE ST	IGLESIA BAUTISTA NUEVA	\$90,200	\$0	\$0
1032 W MAPLE ST	MITCHELL STREET STATE BANK	\$11,600	\$11,600	\$46
1028 W MAPLE ST	LAURA LUEVANO	\$73,700	\$0	\$0
1026 W MAPLE ST	RODRIGO DIEZ	\$37,200	\$0	\$0
1022 W MAPLE ST	2053 LLC	\$138,700	\$138,700	\$0
1002 W MAPLE ST	CITY OF MILWAUKEE	\$144,600	\$0	\$0
1101-1113 W HISTORIC MITCHELL ST	ZUWENA COTTON	\$562,800	\$562,800	\$2,251
1117-1119 W HISTORIC MITCHELL ST	CHON LEE	\$180,000	\$102,600	\$410
1718-1734 S 12TH ST	ZUWENA COTTON	\$71,500	\$71,500	\$286
1740 S 12TH ST	CREAM CITY LOFTS LLC	\$306,000	\$0	\$0
1733 S 11TH ST	S2 REAL ESTATE 1815 1733 LLC	\$38,300	\$0	\$0
1729 S 11TH ST	CITY OF MILW	\$13,100	\$0	\$0
1725-1727 S 11TH ST	GREATER MILWAUKEE ASSN	\$150,000	\$0	\$0
1201-1211 W HISTORIC MITCHELL ST	JOMELA BUTTERS LLC	\$342,600	\$342,600	\$1,370
1213-1237 W HISTORIC MITCHELL ST	JOMELA BUTTERS LLC	\$542,800	\$542,800	\$2,171
1715-1717 S 12TH ST	TWELFTH STREET PROPERTY LLC	\$236,900	\$236,900	\$948
1730-1738 S 13TH ST	JOMELA BUTTERS LLC	\$303,900	\$303,900	\$1,216
1742 S 13TH ST	OM SAIYA INC	\$64,400	\$0	\$0
1744-1750 S 13TH ST	ELREY ENTERPRISES II LLC	\$22,300	\$22,300	\$89
1747 S 12TH ST	CITY OF MILWAUKEE	\$52,100	\$0	\$0
1830-1832 S 13TH ST	VICENTE RAMOS	\$137,100	\$68,550	\$400
1828 S 13TH ST	ANA MARIA RAZO	\$77,100	\$24,672	\$400
1824 S 13TH ST	AUGUSTIN GARNICA	\$83,300	\$41,650	\$400
1820 S 13TH ST	ALBERTO REAL ESTATE LLC	\$124,800	\$74,880	\$400
1816 S 13TH ST	JUAN DIAZ	\$102,000	\$53,040	\$400
1812 S 13TH ST	ROMMEL GALLARDO	\$92,300	\$16,614	\$400
1810 S 13TH ST	PETE T DOMANOS	\$78,900	\$0	\$0

Address	Owner1	total	BID Assessble Value	BID 4 Assessment
1800 S 13TH ST	THOMAS DOMANOS & JOANN HW	\$95,500	\$95,500	\$400
1227 W MAPLE ST	PEDRO F JAIMES-JUAREZ	\$73,600	\$0	\$0
1657 S 12TH ST	CITY OF MILWAUKEE	\$104,600	\$0	\$0
1202-1212 W HISTORIC MITCHELL ST	RUCHAM LLC	\$806,600	\$483,960	\$1,935
1216-1218 W HISTORIC MITCHELL ST	ALFREDO NUNGARAY	\$148,800	\$87,792	\$400
1222-1224 W HISTORIC MITCHELL ST	CARLOS R CASTILLO	\$196,000	\$196,000	\$784
1226-1230 W HISTORIC MITCHELL ST	JESUS ESTRADA	\$279,700	\$279,700	\$1,119
1662 S 13TH ST	MARTIN SANCHEZ	\$109,700	\$109,700	\$439
1619-1621 S 11TH ST	S2 REAL ESTATE GROUP 5, LLC	\$59,300	\$0	\$0
1623 S 11TH ST	FRANCISCO GALINDO	\$78,300	\$0	\$0
1629 S 11TH ST	JACOBO PEREZ LOPEZ	\$80,400	\$0	\$0
1633 S 11TH ST	GUSTAVO CAMACHO	\$137,200	\$0	\$0
1639 S 11TH ST	PANFILO PEREZ CASTILLO	\$112,400	\$0	\$0
1643 S 11TH ST	CORNELIO LARA	\$92,600	\$0	\$0
1647 S 11TH ST	JUAN FLORES	\$93,700	\$0	\$0
1651 S 11TH ST	FABIAN GONZALEZ MUNOZ	\$127,000	\$58,420	\$400
1657 S 11TH ST	RICHARD MATLOCK	\$130,300	\$0	\$0
1659 S 11TH ST	ALEX BUCIO AS TRUSTEE OR	\$103,100	\$19,589	\$400
1665 S 11TH ST	JOSE G LECHUGA	\$152,000	\$42,560	\$400
1100 W HISTORIC MITCHELL ST	JORGE A LOPEZ	\$269,100	\$269,100	\$1,076
1104 W HISTORIC MITCHELL ST	1104 HISTORIC MITCHELL LLC	\$127,300	\$127,300	\$509
1108 W HISTORIC MITCHELL ST	JKJ PROPERTY MGMT INC	\$127,300	\$127,300	\$509
1114-1116 W HISTORIC MITCHELL ST	MARIA NOVOA-SANCHEZ	\$290,700	\$206,397	\$407
1122-1138 W HISTORIC MITCHELL ST	MODJESKA THEATER PROJECT	\$427,100	\$427,100	\$1,707
1650 S 12TH ST	CITY OF MILWAUKEE	\$91,300	\$0	\$0
1623-1625 S 10TH ST	MARK C SCHNEIDER	\$148,900	\$0	\$0
1629 S 10TH ST	LINA MARIA DIEZ	\$143,400	\$143,400	\$574
1000-1006 W HISTORIC MITCHELL ST	WILLIAM K LANGFAN REVOCABLE	\$263,600	\$263,600	\$1,054
1020-1030 W HISTORIC MITCHELL ST	SCHUSTER HISTORIC BLDG LLC	\$5,075,600	\$1,167,388	\$2,500
930-932 W HISTORIC MITCHELL ST	PHOENIX MITCHELL LLC	\$2,531,800	\$2,531,800	\$2,500
1644 S 9TH ST	ST. ANTHONY CONGREGATION	\$754,900	\$0	\$0
1654 S 9TH ST	CITY OF MILW OFF ST PKG	\$82,700	\$0	\$0
802-804 W HISTORIC MITCHELL ST	802 HISTORIC MITCHELL LLC	\$289,800	\$289,800	\$1,159

Address	Owner1	total	BID Assessable Value	BID 4 Assessment
808-810 W HISTORIC MITCHELL ST	MOYSEY TSYPKIN TOD	\$216,100	\$131,821	\$527
812 W HISTORIC MITCHELL ST	SPONTANEOUS LLC	\$119,500	\$81,260	\$400
814-816 W HISTORIC MITCHELL ST	HECTOR SALINAS	\$164,300	\$78,864	\$400
822-826 W HISTORIC MITCHELL ST	JEMS REALTY LLC	\$237,000	\$237,000	\$948
828-830 W HISTORIC MITCHELL ST	RODRIGO DIEZ	\$143,000	\$71,500	\$400
832-838 W HISTORIC MITCHELL ST	M&K LEASE PROPERTY LLC	\$364,100	\$364,100	\$1,456
710 W HISTORIC MITCHELL ST	MILPROP KE INVESTORS LLC	\$4,411,500	\$1,499,910	\$2,500
720-722 W HISTORIC MITCHELL ST	MIGUEL PRADO	\$161,500	\$85,595	\$400
728-732 W HISTORIC MITCHELL ST	G & R MITCHELL PROPERTY LLC	\$236,100	\$236,100	\$944
734-738 W HISTORIC MITCHELL ST	G & R MITCHELL PROPERTY LLC	\$188,500	\$188,500	\$754
1662 S 8TH ST	IGLESIA PENTECOSTAL REMANENTE FIEL AIC	\$104,900	\$78,675	\$400
1656 S 8TH ST	BERRADA PROPERTIES 99, LLC	\$604,000	\$0	\$0
1648 S 8TH ST	SAJIDAH BINTI NESAR AHMAD	\$120,200	\$0	\$0
1659-1661 S 6TH ST	JESUS SANCHEZ	\$167,500	\$0	\$0
1663 S 6TH ST	ZIEMENDORF FAMILY I LLC	\$115,000	\$18,400	\$400
1669 S 6TH ST	PETRONILA JOSE GALVEZ	\$88,100	\$0	\$0
1671 S 6TH ST	DSJ GENERAL CONTRACTING LLC	\$91,000	\$0	\$0
600-602 W HISTORIC MITCHELL ST	JUAN A ORDAZ	\$125,000	\$88,750	\$400
604-608 W HISTORIC MITCHELL ST	WEST HISTORIC INVESTMENTS,	\$200,000	\$142,000	\$568
616 W HISTORIC MITCHELL ST	WALID W MOUSA	\$118,700	\$118,700	\$475
620 W HISTORIC MITCHELL ST	SPARTA IRREVOCABLE TRUST	\$59,000	\$59,000	\$400
622-628 W HISTORIC MITCHELL ST	LA REINA LLC	\$310,400	\$136,576	\$546
632-634 W HISTORIC MITCHELL ST	STONE INVESTMENTS III LLC	\$389,500	\$128,535	\$514
1662-1664 S 7TH ST	MILPROP KE INVESTORS LLC	\$19,500	\$19,500	\$78
1658-1660 S 7TH ST	STONE INVESTMENTS III LLC	\$14,600	\$14,600	\$58
601-615 W HISTORIC MITCHELL ST	SEEGERS 601 MITCHELL LLC	\$3,212,600	\$417,638	\$1,670
910 W HISTORIC MITCHELL ST, Unit 100	MITCHELL LIBRARY LLC	\$1,058,000	\$1,058,000	\$2,500
910 W HISTORIC MITCHELL ST, Unit 200	MITCHELL STREET APARTMENTS	\$4,842,100	\$0	\$0
910 W HISTORIC MITCHELL ST, Unit 300	MITCHELL STREET APARTMENTS	\$95,000	\$95,000	\$38
1640 S 10TH ST	CITY OF MILWAUKEE	\$0	\$0	\$0
1643 S 9TH ST	MITCHELL STREET APARTMENTS	\$252,400	\$252,400	\$1,009
1125 W HISTORIC MITCHELL ST	1125 WEST MITCHELL STREET	\$415,400	\$415,400	\$1,662
501-505 W HISTORIC MITCHELL ST	JAMES N WITKOWIAK	\$297,600	\$148,800	\$595
519 W HISTORIC MITCHELL ST	JAMES WITKOWIAK	\$17,100	\$17,100	\$68
521-523 W HISTORIC MITCHELL ST	JAMES N WITKOWIAK	\$17,100	\$17,100	\$68
529 W HISTORIC MITCHELL ST	JAMES WITKOWIAK	\$392,900	\$267,172	\$1,068

Address	Owner1	total	BID Assessable Value	BID 4 Assessment
539 W HISTORIC MITCHELL ST	TOMAS MATOS	\$107,000	\$53,500	\$400
541 W HISTORIC MITCHELL ST	JAMES WITKOWIAK	\$181,400	\$48,978	\$400
545-551 W HISTORIC MITCHELL ST	MITCHELL 551 LLC	\$275,400	\$275,400	\$1,102
546-550 W HISTORIC MITCHELL ST	MUNOZ RENTALS LLC	\$445,000	\$106,800	\$427
1931 S 14TH ST	VARI ENTERPRISE LLC	\$500,100	\$500,100	\$2,000
1838-1844 S 15TH ST	AMBER GROUP USA LLC SERIES C	\$884,100	\$884,100	\$2,500
1439 W MITCHELL ST	CITY OF MILW	\$7,100	\$0	\$0
1427 W MITCHELL ST	101719 LLC	\$55,600	\$0	\$0
1423 W MITCHELL ST	ENRIQUE AQUILAR LOPEZ	\$84,500	\$45,630	\$400
1708--A S 15TH ST	NILSA GARCIA NKA	\$127,200	\$0	\$0
1714 S 15TH ST	HUMBLED HANDS LLC	\$66,800	\$0	\$0
1718 S 15TH ST	MOISES BENITEZ	\$53,100	\$0	\$0
1722 S 15TH ST	PEDRO GONZALEZ	\$89,800	\$0	\$0
1726 S 15TH ST	S2 REAL ESTATE GROUP 5 LLC	\$98,900	\$0	\$0
1511 W MITCHELL ST	NOEL G MARTIN	\$166,600	\$166,600	\$666
1501 W MITCHELL ST	NOEL G MARTIN	\$95,300	\$95,300	\$400
1533-1535 W MITCHELL ST	JULIO R RODRIGUEZ	\$108,400	\$54,200	\$400
1527 W MITCHELL ST	RAMON ENCINO	\$135,400	\$33,850	\$400
1523 W MITCHELL ST	CRYSTAL D HUG	\$128,100	\$0	\$0
1433 W BURNHAM ST	MDC COAST 4 LLC	\$2,496,600	\$2,496,600	\$2,500
1901 S 14TH ST	THE JANICE REED 2013 TRUST D08132013	\$920,300	\$920,300	\$2,500
		TOTAL:	\$39,896,301	\$115,291

APPENDIX E

BID State Statute:

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.

[66.1109\(1\)\(c\)\(c\)](#) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

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

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

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

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

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

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

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

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

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

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

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

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

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

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan.

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

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

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

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

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

(b) The planning commission has approved the annexation.

(c) At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. Notice of the hearing shall be published as a class 2 notice under ch. [985](#). Before publication, a copy of the notice together with a copy of a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.

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

(3)

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

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval.

If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include one of the following:

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

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

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

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

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

(4g) A municipality may convert a business improvement district under this section into a neighborhood improvement district under s. [66.1110](#) if an owner of real property that is subject to general real estate taxes, that is used exclusively for residential purposes, and that is located

in the business improvement district petitions the municipality for the conversion. If the municipality approves the petition, the board shall consider and may make changes to the operating plan under s. [66.1110 \(4\) \(b\)](#).

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

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

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

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

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

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

(5)

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

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

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

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

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