

Harambee NID 2018 Operating Plan

I. INTRODUCTION

A. Background

In 2006, the State of Wisconsin enacted Wis. Stat. §66.1110, a legislative declaration created to give Wisconsin municipalities (i.e., cities, villages and towns) the power to establish one or more Neighborhood Improvement Districts (NIDs) within their community. An assessment methodology is developed to allow the assessable residential and commercial properties within the geographic area to contribute to programs aimed at neighborhood improvements and other activities as approved by the NID Board. The ACT was drafted similar to the business improvement district statute.

In 2016 the City of Milwaukee received a petition from property owners which requested creation of a Neighborhood Improvement District for the purpose of revitalizing and improving the Harambee neighborhood area on Milwaukee's near east side. Harambee Neighborhood Improvement District ("HB NID") was approved by the Common Council in December of 2016 by Resolution #160894. The NID law requires that every district have an annual Operating Plan to renew the Neighborhood Improvement District. This document is the proposed 2018 Operating Plan for Harambee Neighborhood Improvement District. The NID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

B. Physical Setting

The boundary for the Harambee Neighborhood Improvement District ("HB NID") encompasses the areas designated Capital Drive on the North, Center Street on the South, I-94 on the West and Holton Street on the East, excluding properties including in the Historic Martin Luther King Drive Business Improvement District and the Riverworks Business Improvement District, see Appendix B, Map.

The area that is now the HB NID was originally settled by German immigrants moving north from downtown. It was used as mostly farmland and vacation homes until being urbanized later. Since the 1930s, Harambee has been a hub for African American culture and heritage. Originally settled by German immigrants in the 1800s, the African American community grew over the years and reached its height by the 1970s. Harambee was particularly attractive to working class families because of the modest and tidy single-family homes and proximity to downtown.

In the mid-1970s, residents adopted the name Harambee, the Swahili word for pulling together. Harambee's organizing culture is rooted in the civil rights movement. During the 1970s and 1980s, the neighborhood became organized with over one hundred active block clubs. Residents

fought against school and housing segregation, and other forms of institutional racism and divestment facing their community.

Harambee has become a model for urban renewal as residents and community leaders work together to reduce crime, develop state-of-the-art housing, bring social services and educational programs to the neighborhood, support a flourishing arts community, and provide healthy living options such as Growing Power's farmers' market operating in the heart of the neighborhood. Now, the HB NID is home to several thriving businesses, organizations and families.

The area is anchored by the Clinton & Bernice Rose Park and the new Beerline Trail Extension. Victory Garden Initiative, Groundwork MKE, and Teens Grow Greens provide urban agriculture programming in the area, together with other neighborhood organizations. Habitat for Humanity has constructed many homes in the area since 2007. The area is also home to the Martin Luther King Library, Hope Middle and High Schools, MLK Elementary School, Math & Science Academy, many more amenities.

C. Principal Office & Registered Agent

The Principal Office and Registered Office of the HB NID shall be Riverworks Development Corporation. 526 E Concordia Ave, Milwaukee, WI 53212. The Registered Agent of the HB NID shall be Cordella Jones.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in Appendix B of this plan. A listing of the properties included in the district is provided in Appendix C. The description in Section I. B) is a general description of the boundary, the actual boundary is depicted on Appendix B and the actual properties included are on Appendix C. In the event of a discrepancy, Appendix C shall control. The HB NID may update Appendix C during each annual Operating Plan. The Boundaries are herein referred to as "HB NID Area."

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the HB NID is to (a) provide assistance to homeowners, (b) create jobs in the area in order to eliminate blight, stabilize the housing stock, and otherwise enhance the HB NID.

B. Proposed Activities - 2019

Principle activities to be engaged in by the district during 2019 operation will include:

1. Assistance to Homeowners

a. Continue operation of a grant fund ("Grant Fund") to provide assistance to homeowners of single family homes and duplexes in the HB NID Area to make modest grants to home owners in the area to make the following improvements to their properties: energy efficiency improvements, repairs to increase water efficiency, repairs to the structural condition of the property (including roof repairs), safety improvements (including lighting, fencing and garages) and repairs to increase the curb appeal of property ("Improvements"). The criteria of the grants will continue to be modified by the NID Board to ensure accountability and utilization of the Grant Fund. The Board of Directors of the HB NID may at any time amend the amount of each grant, the number of grants, and any qualifying criteria.

2. Job Development

a. Improvements made through the grant fund must be made by pre-qualified contractors. In order to qualify, a contractor must be located in the City of Milwaukee and agree that 50% of the contractor's workforce be from the HB NID Area for all improvements paid for from the Fund. The HB NID may accept a contractor's Section 3 status in lieu of the 50% neighborhood workforce requirement. The Board of Directors of the HB NID may at any time amend this requirement to ensure accountability and utilization of the Grant Fund.

b. Provide support to organizations doing Commercial Revitalization within the HB NID Area

C. Proposed Expenditures - 2019

Proposed Budget attached as Appendix D. The HB NID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

D. Financing Method

It is proposed to raise approximately \$186,850 through HB NID assessments (see Appendix B). Funds will also be pursued from foundations and other fundraising events. The HB NID may seek private financing for programming secured by this year's or future operating years of the HB NID.

E. Organization of NID Board

Upon creation of the HB NID, the District shall hold annual meetings to elect directors to the District Board (the "Board") consistent with terms of this subsection and the bylaws of the HB NID. The Board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry

out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of HB NID assessments. State law requires that the board be composed of at least five directors and that all of the board directors be owners or occupants of property within the district. State law requires the local legislative body must set the time and place for a meeting at which directors of the board will be elected, and shall publish a class 2 notice under ch. 985 that contains the information. The notice shall specify that all individuals who either own or occupy real property within the neighborhood improvement district are eligible to serve on the board and vote at the election. The HB NID Board shall be structured in accordance with the Bylaws, which is consistent with the following.

1. Board Size. The Board shall consist of seven (7) voting members and no more than two (2) non-voting members, not including the Immediate Past Chair. Only Directors who own or occupy real property within the NID boundaries shall be voting members of the board..

2. Composition. All board members shall be owners or occupants of property within the district. The number of board members who represent commercial and residential properties shall be set as close as possible to the proportion of each type of property to the total assessed value of all property in the District. The Board shall elect its Chairperson from among its members.

3. Term. All directors elected to the Board shall serve for a period of one year. Directors may be re-elected.

4. Compensation. Board members will be eligible to receive a stipend of no more than \$50 per meeting and up to \$200/year, in compensation for attendance at board meetings.

5. Meetings. All meetings of the Board's affairs shall be kept pursuant to public records requirements.

6. Staffing and Office. The Board may employ staff and/or contract for staffing services pursuant to this Operating Plan and subsequent modifications thereof. The Board may also maintain an office for the District, which shall be located within the District.

7. Meetings. The Board shall meet regularly, at least once every 3 months. The Board shall adopt rules of order (by-laws) to govern the conduct of its meetings.

8. Method of Electing Directors to District Board. An annual meeting at which directors of the Board will be elected shall be held on the first Saturday of February of each year of the District's existence. Prior to the meeting, the City shall publish a Class 2 notice that contains the time and place of the annual meeting. The notice shall specify that all individuals who either own or occupy real property within the District are eligible to serve on the Board and vote at the election.

9. Changes. Any change in the Board size, composition or election methodology must be approved by a 2/3 majority of the entire Board, subject to approval by the Common Council.

F. Relationship to other Organizations

The HB NID may contract with outside organizations to provide services to the NID, in accordance with this Plan. Contracted organizations will be considered separate entities from HB NID, notwithstanding the fact that members, officers and directors of each may be shared. Contracted organizations shall not be subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the HB NID Board.

G. Ownership of Property

The NID is not authorized to hold or own property.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the HB NID in proportion to the benefit derived from the HB NID. After consideration of other assessment methods, it was determined that for residential properties, the number of residential units was the characteristic most directly related to the potential benefit provided by the HB NID. For commercial properties it was determined that a flat fixed fee was most appropriate.

Therefore, a fixed assessment of \$50 per residential unit (\$100 for a duplex) for residential properties was selected as the basic assessment methodology for residential properties in the HB NID ("Residential Methodology"). Commercial units shall not be assessed. In the event a property contains both residential units and a commercial use, the Residential Methodology shall apply.

Maintaining an equitable relationship between the HB NID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$500 per parcel will be applied.

As of January 1, 2019, the property in the proposed district had a total assessed value of approximately \$107,390,600 and approximately 2,804 parcels. Appendix C shows the projected HB NID assessment for each property included in the district.

B. Excluded and Exempt Property

1. Property within the district that is exempt from general real estate taxes shall not be assessed.

IV. PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

- a. 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 6 Number 881978, adopted January 24, 1989.
- b. 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.
- c. The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Harambee neighborhood and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

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

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1110 (4)(c) of the NID law.
5. Provide the board, through the City Assessor's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the NID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

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

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. In the initial year, the City Plan Commission will send, 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 will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Community and Economic Development Committee of the Common Council will review the proposed NID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed NID Plan.
6. If adopted by the Common Council, the proposed NID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the NID is created and the district board will be elected pursuant to section 3.E above.

B. Petition for Termination of the NID

The City shall terminate the neighborhood improvement district if one of the following occurs:

1. 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, file a petition with the planning commission requesting termination of the neighborhood improvement district.
2. 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 neighborhood improvement district.
3. 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 fail to file a petition with the planning commission to continue the neighborhood improvement district within one year of the date on which the membership of the board changes from a majority which represents commercial properties to a majority that represents residential properties, or vice versa.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the HB NID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan. Section 66.1110 (6)(b) of the NID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year Two activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year Two conditions.

Greater detail about subsequent year's activities will be provided in the required annual Plan updates.

In later years, the HB NID 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 the City of Milwaukee.

B. Amendment, Severability and Expansion

This HB NID has been created under authority of Section 66.1110 of the Statutes of the State of Wisconsin ("NID Statute"). Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the HB NID and this HB NID Operating Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a NID so as to exclude or include as assessable properties a certain class or classes of properties, then this NID 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.

VII. Contraction with HB NID

Any contracting with the HB NID shall be exempt from the requirements of Sec 62.15, Wis. Stats. because such contracts shall not be for the construction of improvements or provision of materials. If the HB NID does contract for the construction of improvements or provisions of material, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required under Sec 66.608 (3) (c) Wis. Stats., shall be deemed to fulfill the requirements of Sec 62.15 (14) Wis. Stats. The HB NID Board of Directors and the City of Milwaukee shall comply with the provisions of Sec. 66.60 before the City inserts assessments for this NID plan onto the tax bills for the parcels assessed thereunder, only to the extent required by law, to create a lien on the parcels assessed. The HB NID may provide grant support to organizations that include the cost of staff; however, the HB NID shall not have employees directly and shall contract with a responsible third party for any administration of grant funds.

Appendices

Appendix A – NID Statute

66.1110 Neighborhood improvement districts.

- (1) In this section:
- (a) "Board" means a neighborhood improvement district board elected under sub. (4) (a).
 - (b) "Chief executive officer" means a mayor, city manager, village president, or town chairperson.
 - (c) "Local legislative body" means a common council, village board of trustees, or town board of supervisors.
 - (d) "Municipality" means a city, village, or town.
 - (e) "Neighborhood improvement district" means an area within a municipality consisting of nearby but not necessarily contiguous parcels, at least some of which are used for residential purposes and are subject to general real estate taxes, and property that is acquired and owned by the board if the local legislative body approved acquisition of the property under sub. (4) (d) as part of its approval of the initial operating plan under sub. (3) (e).
 - (f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation, and promotion of a neighborhood improvement district.
 - (g) "Owner" means the owner of real property that is located within the boundaries, or the proposed boundaries, of a neighborhood improvement district.
 - (h) "Planning commission" means a plan commission under s. 62.23 or, if none exists, a board of public land commissioners or, if none exists, a planning committee of the local legislative body.
- (2) An operating plan shall include at least all of the following elements:
- (a) The special assessment method applicable to the neighborhood improvement district.
 - (b) The kind, number, and location of all proposed expenditures within the neighborhood improvement district.
 - (c) A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
 - (d) A description of how the creation of the neighborhood improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
 - (e) A statement as to whether the local legislative body authorizes the board to own real property and, if so, a description of the real property to be owned, the purpose of the ownership, and a statement of to whom the real property will be transferred if the neighborhood improvement district is terminated.
 - (f) A legal opinion that pars. (a) to (e) have been complied with.
- (3) A municipality may create a neighborhood improvement district and adopt its operating plan if all of the following conditions are met:
- (a) An owner of real property subject to general real estate taxes and located in the proposed neighborhood improvement district designated under par. (b) has petitioned the municipality for creation of a neighborhood improvement district.
 - (b) The planning commission has designated a proposed neighborhood improvement district and adopted its proposed initial operating plan.
 - (c) At least 30 days before creation of the neighborhood improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed neighborhood 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 neighborhood improvement district, shall be sent by certified mail to all owners of real property within

the proposed neighborhood improvement district. The notice shall state the boundaries of the proposed neighborhood 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), one of the following has not filed a petition with the planning commission protesting the proposed neighborhood improvement district or its proposed initial operating plan:
1. 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.
 2. 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.
- (e) The local legislative body has voted to adopt the proposed initial operating plan for the neighborhood improvement district. The local legislative body shall publish a class 2 notice under ch. 985 regarding the meeting at which the local legislative body will vote on whether to adopt the proposed initial operating plan for the neighborhood improvement district. Before publication, a copy of the notice shall be sent by certified mail to all owners of real property within the proposed neighborhood improvement district.

(4)

(a)

1. If the local legislative body adopts the proposed initial operating plan under sub. (3) (e), it shall determine the size of board, which shall consist of at least 5 members, all of whom shall own or occupy real property in the neighborhood improvement district.
 2. The number of board members who represent commercial and residential property, respectively, shall be set by the local legislative body, as closely as possible, in the same proportion as is the aggregate valuation of commercial property in the neighborhood improvement district to the total assessed value of all property in the district, and the aggregate valuation of residential property in the district to the total assessed value of all property in the district.
 3. The local legislative body shall set the time and place for a meeting at which members of the board will be elected, and shall publish a class 2 notice under ch. 985 that contains this information. The notice shall specify that all individuals who either own or occupy real property within the neighborhood improvement district are eligible to serve on the board and vote at the election.
 4. At the meeting, the individuals who own or occupy real property shall be divided into 2 groups. One group shall consist of those individuals who own or occupy commercial property, and one group shall consist of those individuals who own or occupy residential property. Each group shall elect from among its members the number of board members set to represent its group by the local legislative body under subd. 2.
 5. Board members elected under subd. 4. shall serve a one year term, and may be reelected. Annually, the number of board members who represent commercial and residential properties, based on the calculation described in subd. 2., may be reallocated by the local legislative body to the greatest extent possible to be consistent with the proportion described under subd. 2.
 6. Annually, board members shall be elected under the procedures contained in this paragraph. If a vacancy occurs during the term of a board member, an individual shall be elected to fill the unexpired term of the member under the procedures contained in this paragraph.
- (b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for the neighborhood 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 neighborhood 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 neighborhood improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the neighborhood 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 of the powers necessary or convenient to implement the operating plan, including the power to contract.
- (4m)** A municipality may annex territory to an existing neighborhood improvement district if all of the following conditions are met:
 - (a) An owner of real property subject to general real estate taxes 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, 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 neighborhood 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), one of the following has not filed a petition with the planning commission protesting the proposed annexation:
 - 1. 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.
 - 2. 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.
- (5)** All special assessments received from a neighborhood improvement district and all other appropriations by the municipality or other moneys received for the benefit of the neighborhood 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 required under sub. (4) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the neighborhood 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 neighborhood improvement district, in the same proportion as the last collected special assessment.
- (6)**
 - (a) Subject to pars. (b) and (c), a municipality shall terminate a neighborhood improvement district if one of the following occurs:
 - 1. 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, file a petition with the planning commission requesting termination of the neighborhood improvement district.

2. 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 neighborhood improvement district.
3. 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 fail to file a petition with the planning commission to continue the neighborhood improvement district within one year of the date on which the membership of the board changes from a majority which represents commercial properties to a majority that represents residential properties, or vice versa, as described under sub. (4) (a) 3.

(b)

1. A petition may not be filed under this subsection earlier than one year after the date on which the municipality first adopts the operating plan for the neighborhood improvement district.
 2. On and after the date on which a petition is filed under par. (a) 1. or 2., or on and after the date on which a petition must be filed under par. (a) 3., 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 the hearing under subd. 3. and unless the neighborhood improvement district is not terminated under par. (c).
 3. Within 30 days after the filing of a petition under par. (a) 1. or 2., the planning commission shall hold a public hearing on the proposed termination. Within 30 days after the deadline for filing a petition under par. (a) 3. passes, 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 a detail map showing the boundaries of the neighborhood improvement district, shall be sent by certified mail to all owners of real property within the neighborhood improvement district. The notice shall state the boundaries of the neighborhood improvement district and shall indicate that copies of the operating plan are available from the planning commission on request and are posted in the building in which the municipality's governing body regularly holds its meetings.
 4. Within 30 days after the date of the hearing under subd. 3., 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 par. (a) 1. or 2., that the owner retracts the owner's request to terminate the neighborhood improvement district, or, if the owner did not file or sign a petition under par. (a) 1. or 2., that the owner requests termination of the neighborhood improvement district under par. (a) 1. or 2.
 5. Within 30 days after the date of the hearing under subd. 3., 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 par. (a) 3., that the owner retracts the owner's request to continue the neighborhood improvement district, or, if the owner did not file or sign a petition under par. (a) 3., that the owner requests continuation of the neighborhood improvement district under subd. 3.
- (c) After the expiration of 30 days after the date of the hearing under par. (b) 3., and after adding any additions and subtracting any retractions under par. (b) 4. and 5., the municipality shall terminate the neighborhood improvement district on the date on which the obligation with the latest completion date entered into to implement the operating plan expires if the owners who have signed the petition requesting the termination of the neighborhood improvement district under par. (a) 1. or 2. constitute the required groups specified in par. (a) 1. or 2., or if an insufficient representation of owners, as described under par. (a) 3., petition to continue the neighborhood improvement district under par. (a) 3.

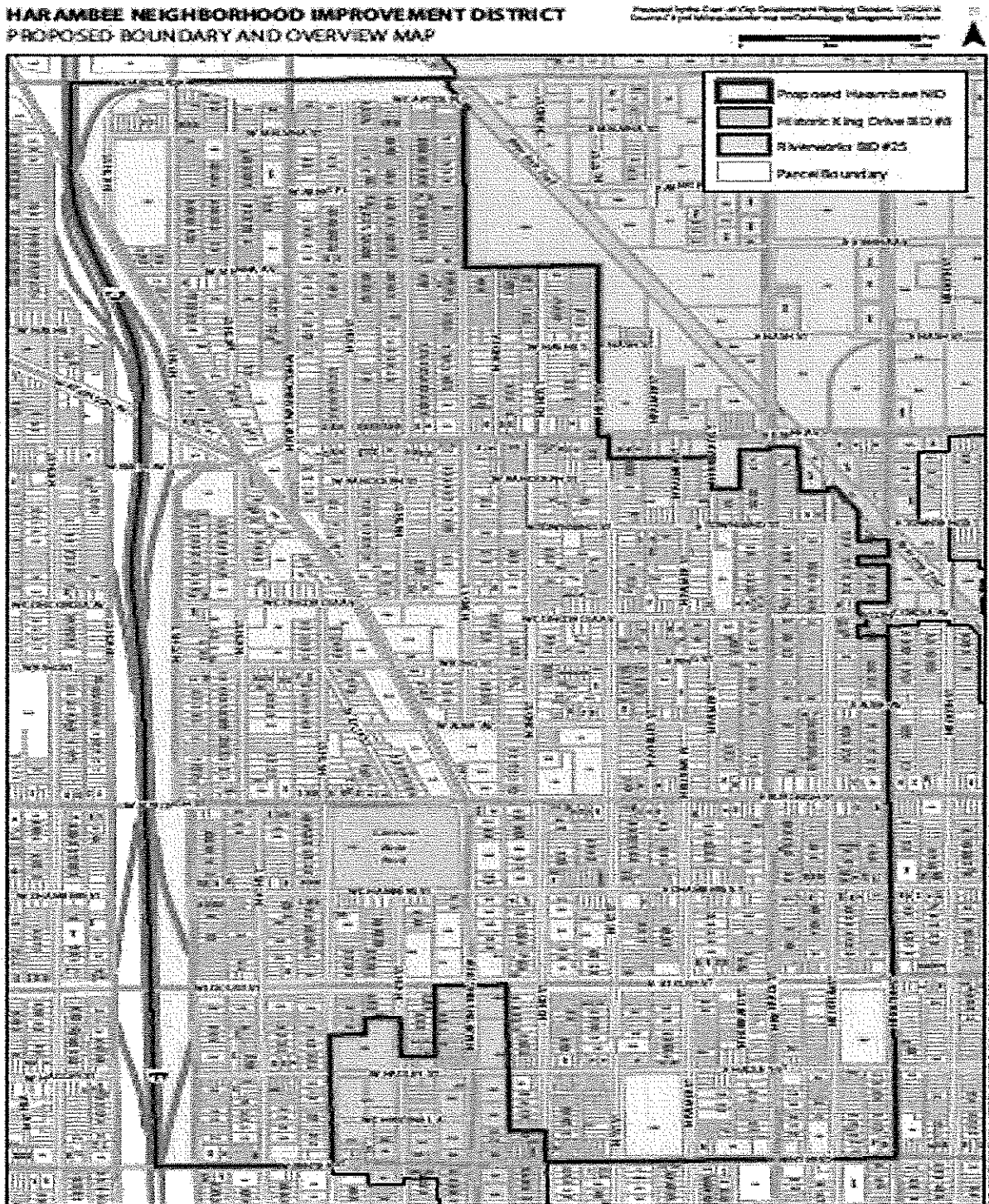
(7)

(a)

1. Except as provided in subd. 2., any parcel of real property used exclusively for less than 8 residential dwelling units and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.
2. In a 1st class city, 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 neighborhood 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.

Appendix B – District Map



Appendix C – List of Properties / Assessments

See attached

Appendix D: 2019 Budget

Year 2 Expense Budget	
Home Repair Grants	\$150,350
NID Administration Staff	\$28,000
Administrative Costs	\$4,000
Yearly Audit	\$4,000
Total	\$186,850



2018 Annual Report

Mission Statement/Vision/Priorities

The Harambee Neighborhood Improvement District (NID) is organized for the purpose of providing owner-occupants and neighborhood-based homeowners of the Harambee NID funds in order to conduct essential repairs to their homes and provide local jobs with the goal of stabilizing property values and home ownership in the defined area, with the goal of full occupancy

Financial Relationships w/ other entities (CDCs, non-profits, associations)

In January the HNID selected Riverworks Development Corporation to be its administrative agency. Riverworks has since subcontracted with Community First to administer the home repair grant program and Rick Banks to act as an independent consultant to the NID Board.

Total Assessed Value of Properties within District

In 2018 there were a total of approximately 2,284 parcels in the HNID that had a total assessed value of approximately \$92,995,529.

Board Meetings

The Harambee Neighborhood Improvement District (HNID) Board of Directors met 8 times in 2018: January 09, February 13, March 02, March 13, April 10, May 8, June 12, and September 18. At these meetings the board set policy as it relates to the Annual Meeting and Board Elections, determined the grant application and selection criteria and outlined guidelines for its relationship with the outside agencies/agents.

Home Repair Grants

BOARD MEMBERS:

Chair: Cordella Jones

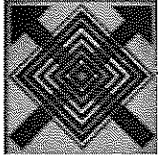
Secretary: Danita Graham

Vice Chair: Glenn Mattison

Member: Todd Slusar

Treasurer: Ella Bennett

Member: Rebecca Ollison



Home Repair Grants

The HNID allocated \$134,950 to repair roofs in Harambee up to \$15,000. Applications began to be accepted on June 1st and were available to be printed online and at Riverworks' office. This was advertised at the Annual Meeting and through emails and letters to residents.

___ applicants applied and the first ones to qualify were selected. As a qualification of being accepted, applicants agreed to participate in at least 3 hours of financial coaching with Riverworks' Financial Opportunity Center.

As of Friday September 28th, 2018:

- 7 projects have been completed
- 1 project is in progress (Smith) . The roof was complete and the gutters were to be installed on Saturday 09/29. As of this morning there is one small section to be installed because it was measured wrong. That was to be installed by 09/29 per the contractor.
- The 4 projects remaining should start depending on the weather. To move things faster, those four projects will be performed by 3 different contractors. We anticipate them being down over the next couple of weeks.
- \$1,159.72 remains unallocated in the project budget as of 09/28/2018.

Home Repair Grants

BOARD MEMBERS:

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Harambee
*Neighborhood
Improvement
District*

"I'm In!"

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Sincerely,

HNID

Harambee Neighborhood Improvement District

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BOARD MEETING

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