



MILWAUKEE BUSINESS IMPROVEMENT
DISTRICT #28

**THE HISTORIC NORTH AVENUE
GATEWAY BUSINESS INNOVATION
DISTRICT**

2023 PROPOSED OPERATING PLAN

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I. INTRODUCTION

A. BACKGROUND

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

The City of Milwaukee created Business Improvement District No. 28 (“BID-28”) and approved its initial operating plan via Common Council Resolution No. 020830, adopted by reference November 6, 2002. (Appendix, Exhibit B) Since 2003, BID-28 has submitted yearly-amended 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 amended Plan shall govern operation of BID-28 during calendar year 2023.

B. PHYSICAL SETTING

The District covers a commercial area on North Avenue from 27th St west to Sherman Blvd.

II. DISTRICT BOUNDARIES

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

III. PROPOSED OPERATING PLAN

A. PLAN OBJECTIVES

The objective of the BID is to:

- Improve the Image of the District.
- Attract new businesses to the district.
- Coordinate public improvements in the Gateway District.
- Support the development of value-added projects in the district.
- Facilitate the development and implementation of the District Redevelopment Plan.
- Market and Promote the District.
- Leverage District resources with the resources of Partners.
- Enforce District zoning policies.
- Ensure that the BID is transparent, accountable, and well-governed.

B. PROPOSED ACTIVITIES – 2023

Principle activities to be engaged in by the district during 2023 will include:

- **District Beautification Projects: Project** includes improving the physical space of the district, including; the landscaping along the District, creating green space, creating natural gathering spaces and enhancing District “gateways.”
- **Uplift and Support Existing Businesses:** Assist existing businesses with resources and provide business programming throughout the year. Adding to the 2023 years plan short -term business classes.

Façade Improvement: Improving the façades of buildings in the district, including enforcing City of Milwaukee signage guidelines.

- **Marketing and Outreach:** Assist property owners with marketing via social media platforms and outreach efforts.

C. PROPOSED EXPENDITURES – 2023

Proposed 2023 Budget

	ITEMS	EXPENDITURE
1	Repayment of 2003 loan to the City of Milwaukee	\$9,152.00
2	Audit and Accounting	\$2,500.00
3	Insurance	\$1,200.00
4	Office Supplies	\$1,100.00
5	Beautification Project	\$6,000.00
6	Business Improvement/ Programming	\$10,000.00
7	Marketing & Branding & Outreach	\$2,000.00
8	Administration	\$11,181.23
	Total	\$43,133.23

IV. FINANCING METHOD

It is proposed to raise \$41,227.33 through BID assessments (see Appendix D). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds available.

V. ORGANIZATION OF BID BOARD

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

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

The North Avenue Gateway BID Board is structured and operates as follows:

1. **Board Size:** At least five and up to 11 Members
2. **Board Composition:** At least six members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the Board shall be a resident of the City of Milwaukee.
3. **Officer Elections:** The Board shall elect its Officers – Chairman, Vice-Chairman, Secretary and Treasurer - from among its members.
4. **Board Term:** Appointments to the Board shall be for a period of three years.

5. **Compensation:** Board members shall receive a \$20.00 stipend for attending board meetings. from the North Avenue Gateway BID for being an active board member.
6. **Meetings:** All meetings of the Board shall be governed by the Wisconsin Open Meetings Law. The Board shall meet regularly, at least twice each year. The Board shall adopt rules of order (“by laws”) to govern the conduct of its meetings.
7. **Record Keeping:** Files and records of the Board's affairs shall be kept pursuant to public record requirements.
8. **Staffing:** The Board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.

VI. METHOD OF ASSESSMENT

A. ASSESSMENT RATE AND METHOD

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

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of low value properties, a minimum of \$500 per parcel and a maximum of \$1,600.00 will be applied based on the needs of the BID.

As of January 1, 2023, the property in the proposed district had a total assessed value of \$10,961,425.00. This plan proposed to assess the property in the district at a rate of \$5.50 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID. Appendix A shows the projected BID assessment for each property included in the district.

B. EXCLUDED AND EXEMPT PROPERTY

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

1. State Statute 66.1109(1) (f) 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.
2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

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

A. 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 North Avenue Gateway BID 28 business area 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 Business 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. 66.1109 (3) (c) of the BID law.
5. Provide the Board, through the Tax Commissioner'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 BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VIII. FUTURE YEAR OPERATING PLANS

A. 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.

B. PHASED DEVELOPMENT

It is anticipated that the BID 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 66.1109 (3) (a) of the BID 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 One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID 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 consent of the City of Milwaukee.

C. 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 reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties 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).

IX. APPENDIX

A. STATE OF WISCONSIN BID 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.

- (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 subs. 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.
- (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 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 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 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.
 - (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.

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

BID BOARD ROSTER

BID LOAN PAYMENTS

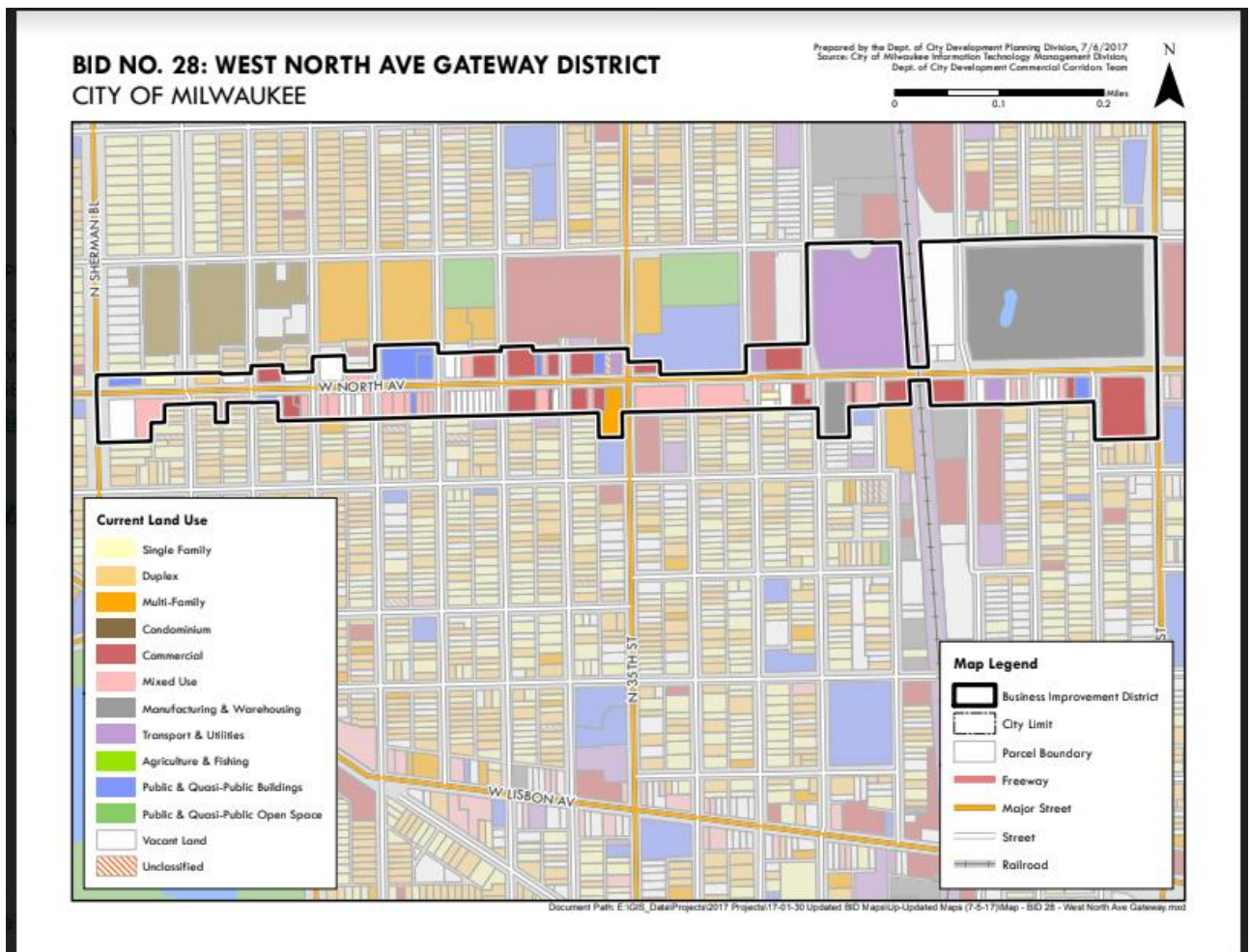
Amortization schedule - Customer				(Updated 1/26/16)			
Note: This amortization schedule is based on payment due date.							
Actual amounts may vary based on actual payment dates.							
Principal			\$100,000.00			BID-28	
Interest Rate			4.250%			Level P&I pymt.-Exhibit D	
Amortization			15			Imputed interest rate	
Calculated Pmt.			\$9,152.04				
Actual Pmt.			\$9,152.00				
#	Due date	Date Paid	Beg. Balance	Payment	Interest	Principal	Ending Balance
1	3/31/2016	4/6/2016	\$100,000.00	\$9,152.00	\$4,250.00	\$4,902.00	\$95,098.00
2	3/31/2017	6/27/2017	\$95,098.00	\$9,152.87	\$4,041.67	\$5,111.20	\$89,986.80
3	3/31/2018	3/19/2018	\$89,986.80	\$9,152.00	\$3,824.44	\$5,327.56	\$84,659.24
4	3/31/2019	3/20/2019	\$84,659.24	\$9,500.00	\$3,598.02	\$5,901.98	\$78,757.26
5	3/31/2020		\$78,757.26	\$9,152.00	\$3,347.18	\$5,804.82	\$72,952.44
6	3/31/2021		\$72,952.44	\$9,152.00	\$3,100.48	\$6,051.52	\$66,900.92
7	3/31/2022		\$66,900.92	\$9,152.00	\$2,843.29	\$6,308.71	\$60,592.20
8	3/31/2023		\$60,592.20	\$9,152.00	\$2,575.17	\$6,576.83	\$54,015.38
9	3/31/2024		\$54,015.38	\$9,152.00	\$2,295.65	\$6,856.35	\$47,159.04
10	3/31/2025		\$47,159.04	\$9,152.00	\$2,004.26	\$7,147.74	\$40,011.29
11	3/31/2026		\$40,011.29	\$9,152.00	\$1,700.48	\$7,451.52	\$32,559.77
12	3/31/2027		\$32,559.77	\$9,152.00	\$1,383.79	\$7,768.21	\$24,791.56
13	3/31/2028		\$24,791.56	\$9,152.00	\$1,053.64	\$8,098.36	\$16,693.21
14	3/31/2029		\$16,693.21	\$9,152.00	\$709.46	\$8,442.54	\$8,250.67
15	3/31/2030		\$8,250.67	\$9,151.38	\$350.65	\$8,800.74	-\$550.07
				\$137,628.25			
*** Changed name from North Avenue Gateway Business Improvement District 28 to North Ave BID 28... Use this name going forward for Checks							

2023 OPERATING PLAN: HISTORIC NORTH AVENUE GATEWAY BUSINESS IMPROVEMENT DISTRICT #28

Antonio Felder	Member	2/28/2022	2/28/2025*	Mayor Tom Barrett
Ariam Kesete	Member	9/29/2017	9/29/2020*	Mayor Tom Barrett
Craig Hill, Sr.	Member	3/13/2018	3/13/2021*	Mayor Tom Barrett
James Carrington	Member	6/5/2018	6/5/2021*	Mayor Tom Barrett
Johnny Moutry, Jr.	Member	2/26/2015	2/26/2018*	Mayor Tom Barrett
Kelly Felder	Member	2/28/2022	2/28/2025*	kelly.felder@yahoo.com
Matthew Bohlmann	Member	4/9/2018	4/9/2021*	Mayor Tom Barrett
Salah Ayesb	Member	9/21/2016	7/21/2019*	Mayor Tom Barrett

PROPOSED BID 2023 ASSESSMENT

Owner	Class	Building Description	Total	Owner Address	Owner Zip	Land Use	BID Assessor's Value	BID 23 Assessment
TA ACQUISITION COMPANY LLC	Local Commercial	Store Building - Multiple Tenants, 1 story	249200	12340 E SHORELAND DR	53092	7212	249200	\$1,370.80
CHP INVESTMENT LLC	Local Commercial	Store Building - Multiple Tenants, 1 story	634100	127 NATCHES TRCE	75019	9999	634100	\$1,600.00
LIGHTHOUSE GOSPEL CHAPEL INC	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Of	384400	3512 W NORTH AVE	53208	9999	384400	\$1,600.00
BARBARA HOLZMANN T.O.D.	Local Commercial	Residence With Commercial Usage	48800	2303 N 39TH ST	53210	8899	48800	\$500.00
NEW COVENANT HOUSING	Local Commercial	Commercial Land	11000	2331 N 39TH ST	53210	8880	11000	\$500.00
KHALED OMAR	Local Commercial	Store Building - Single tenant, 1 story	65000	4985 S 23RD ST	53221	5411	65000	\$500.00
KARAH LETHERWOOD	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Of	347000	PO BOX 100492	53210	8899	215140	\$1,183.27
NEW COVENANT BAPTIST CHURCH	Local Commercial		1800	2315 N 38TH ST	53210	8880	1800	\$500.00
KEY MANAGEMENT SOLUTIONS LLC	Local Commercial	Office Building - Multi Story (Ofc & Apt)	47400	9669 BOUNCING BALL ST	89178	9960	47400	\$500.00
SEUNG HWAN SUH	Local Commercial	Store Building - Single tenant, 1 story	277200	3737 PROVENANCE WY	60062	5198	277200	\$1,524.60
DDK INVESTMENTS CORP	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Of	334100	421 BIRMINGHAM LA	60193	9999	334100	\$1,600.00
KENNEDY HOMES LLC	Local Commercial	Office Building - Multi Story (Ofc & Apt)	1900	3614 W NORTH AVE	53210	8661	1900	\$500.00
NEW COVENANT MISSIONARY	Local Commercial	School	485600	2315 N 38TH ST	53210	8661	485600	\$1,600.00
RS INVESTMENTS VII LLC	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Of	101300	9016 W BURLEIGH ST	53222	8899	43559	\$500.00
ERICA BROWN	Local Commercial	Tavern	53300	5662 N 57TH ST	53218	8899	27650	\$500.00
KLASSY DREAMS CONSTRUCTION	Local Commercial	Tavern	93800	1323 GROELING AV	53208	8899	98156	\$500.00
LONNIE & ERNESTINE TUCKER	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Of	118800	6214 W CAROL ANN DR	53223	8899	36828	\$500.00
JIMMY L DURANT	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Of	86600	2541 N 19TH ST UNIT B	53206	8899	26346	\$500.00
BUFFALO BROADWAY REALTY	Local Commercial	Store Building - Single tenant, 1 story	294200	1000 PENNSYLVANIA AVE	11207	5699	294200	\$1,600.00
DESMOND O WILSON	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Of	59900	3943 N 67TH ST	53216	8899	29950	\$500.00
MILW MEAT & SEAFOOD LLC	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Of	198800	3533 W NORTH AVE	53208	9999	198800	\$1,093.40
RS INVESTMENTS VII LLC	Local Commercial		1900	9016 W BURLEIGH ST	53222	8880	1900	\$500.00
RS INVESTMENTS VII LLC	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Of	5900	9016 W BURLEIGH ST	53222	5932	5900	\$500.00
RS INVESTMENTS VII LLC	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Of	62700	9016 W BURLEIGH ST	53222	8899	38247	\$500.00
ANITA F THOMPSON	Local Commercial	Commercial Land	1800	1529 SEYMOUR AVE	60064	8880	1800	\$500.00
DOMONIC A PHILLIPS	Local Commercial		1700	3019 N 20TH ST	53206	8880	1700	\$500.00
WILLIE E HARRIS	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Of	127000	3731 W NORTH AVE	53208	8899	68580	\$500.00
KAM HOLDINGS LLC	Local Commercial		3600	PO BOX 100112	53210	8899	3600	\$500.00
T MOORE INV LLC	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Of	254800	3955 N 67TH ST	53216	8899	114660	\$630.63
NEW COVENANT 3501	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Of	165500	2331 N 39TH ST	53210	9999	165500	\$910.25
3501 W NORTH AVE LLC	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Of	194400	2331 N 39TH ST	53210	8899	194400	\$500.00
4 ARUBA PROPERTIES LLC	Local Commercial	Multi Story Warehouse	69100	820 APPLE TREE LN	53005	9999	69100	\$500.00
4 ARUBA PROPERTIES LLC	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Of	81000	820 APPLE TREE LN	53005	9999	81000	\$500.00
FINNEY ARTS INCUBATOR LLC	Local Commercial	Store Building - Single tenant, 1 story	93000	4905 W WASHINGTON BLVD	53208	9960	93000	\$511.50
ENVIRONMENTAL IMPROVEMENT OF MILWAUKEE LLC	Local Commercial	Warehouse Building - 1 Story	194300	3041 W NORTH AVE	53208	3442	194300	\$1,068.85
DAVID J INGVOIDSTAD II	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Of	35800	3117 W NORTH AVE	53208	8899	21838	\$500.00
IRFAN MAQSOOD	Local Commercial	Store Building - Single tenant, 1 story	56200	2385 N 115TH ST	53226	5399	56200	\$500.00
BACHAN SINGH	Local Commercial	Multi Story Warehouse	55000	19315 COMPTON LN	53045-5812	7641	55000	\$500.00
ILO CORPORATION	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Of	56900	5114 W LISBON AVE	53210	8899	28450	\$500.00
FRESH COAST HOSPITALITY LLC	Local Commercial	Tavern	142600	2437 N SHERMAN	53210	8899	58466	\$500.00
BACHAN SINGH	Local Commercial		800	19315 COMPTON LN	53045-5812	8880	800	\$500.00
LIVING WELL LLC	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Of	52800	2110 W WALNUT ST	53205	8899	33264	\$500.00
SHANITA COTTON	Local Commercial	Tavern	60200	2911 W NORTH AVE	53208	8899	38528	\$500.00
WAJEEH S ALTURKMAN	Local Commercial		5900	5319 N MOHAWK AVE # 2	53217	7523	5900	\$500.00
GURPIAR SINGH	Local Commercial	Beer Depot & Liquor Store	146600	3013 W NORTH AVE	53208	5921	146600	\$806.30
URBAN HOLDINGS LLC	Local Commercial	Tavern	192000	10850 W PARK PL STE 560	53224	5813	192000	\$1,056.00
PHILWALKEE INVESTMENTS LLC	Local Commercial		5200	2539 N PALMER ST	53212	8899	5200	\$500.00
TOUSSAINT SQUARE HOLDINGS LLC	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Of	332000	333 BISHOPS WAY UNIT 141	53005	9960	332000	\$1,600.00
STEELY DAN (WI) LLC	Manufacturing		2805900	201 E MAIN ST STE 810	40507		2805900	\$1,600.00
3501 W NORTH AVE LLC	Mercantile Apartment: Subsidized Apartments		260800	2331 N 39TH ST	53210	8880	0	\$0.00
BOULEVARD COMMONS LLC	Mercantile Apartment: Subsidized Apartments		857300	3816 W WISCONSIN AV	53208-8315	8899	137168	\$754.42
COLUMBIA SQUARE HOLDINGS LLC	Mercantile Apartment: Subsidized Apartments		1051300	333 BISHOPS WAY STE 141	53005	8899	157695	\$867.32
TOUSSAINT SQUARE HOLDINGS LLC	Mercantile Apartment: Subsidized Apartments		869800	333 BISHOPS WAY UNIT 141	53005	8899	173960	\$956.78
3708 W NORTH AVE LLC	Special Mercantile	Sys Station w Conv Store	680900	3708 W NORTH AVE	53208	5541	680900	\$1,600.00
VILLANOVA GROUP LLC	Special Mercantile	Pharmacy	1701200	PO BOX 1159	60015-5600	5912	1701200	\$1,600.00
							\$10,961,425.00	\$43,133.73



ANG Consulting, LLC

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
North Avenue Gateway Business Improvement District #28

Report on the Financial Statements

We have reviewed the accompanying statement of financial statements of North Avenue Gateway Business Improvement District #28 (the Organization) which comprise the Statement of Financial Position as of December 31, 2019, 2020, 2021 and the related statements of activities, functional expenses, and cash flows for the years then ended and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of entity management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

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

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with standards for Accounting and Review Services promulgated by Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Angela R. Brooks

Angela R. Brooks
Milwaukee, Wisconsin
October 11, 2022



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BUSINESS IMPROVEMENT DISTRICT #28

ANNUAL REPORT

2021-2022

BUSINESS GRANT INITIATIVE/PROFESSIONAL DEVELOPMENT:

BID #28 has assisted business owners in the corridor apply for WEDC Bounce Back Grants. We continue to provide letters and meet via zoom with potential property owner and businesses to supply the needed assistance to every business that reaches out to us. We unfortunately lost several of our board members due to their overwhelming personal lives. We are discussing a plan to kick our recruitment into overdrive with the active assistance of our Alderman Russell Stamper. We've conversed with him on many occasions of our plans and he has given his full support and has offered to participate.

BEAUTIFICATION ALONG THE CORRIDOR:

The BID continued to provide year-round cleaning throughout the corridor. BID 28 partnered with Garfield Park Development to assist with beautification.

STRATEGIC LONG-TERM PLANNING FOR THE BID:

The Bid is looking to work with developers, city staff, the alderman and other interested parties to develop a long-range plan to develop the vacant City owned commercial properties. The White Box Pilot Program would be a great Avenue to explore.

PERSONAL STRUGGLES:

We have struggled in some areas of mass communication due to our Executive Director dealing with some mental health self-care. The BOD has supported her and given her the necessary time needed to heal. We understand that our compliance was jeopardized due to that. We are making all the necessary steps to get our corridor back on track. We foresee 2023 being a better year.

Thank you,

North Avenue Gateway BID #28

Board of Directors



"The Gateway to Milwaukee's Neighborhoods"