

**BUSINESS IMPROVEMENT DISTRICT NO. 48**  
**Granville**  
**YEAR 13 OPERATING**  
**SEPTEMBER 16, 2024**

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## 1. INTRODUCTION

Under Wisconsin Statutes section 66.1109, cities are authorized to create Business Improvement Districts ("BIDs") upon the petition of at least one property owner within the proposed district. The purpose of the BID statute is " to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." 1983 Wis. Act 184, Section 1, legislative declaration. See Appendix A.

On or about October 11 2012, the City of Milwaukee (the "City") received a petition from property owners which requested creation of a BID known as the Granville BID. In October 16, 2012, the Common Council of the City adopted resolution no. 120503, creating the District and approving the initial operating plan for the District (the "Initial Operating Plan"). In January, 2013 the Mayor of the City appointed members to the board of the District (the "Board") in accordance with the requirements set forth in Article III.D. of the Initial Operating Plan.

Pursuant to the BID statute, this Year Nine Operating Plan (the "Operating Plan") for the District has been prepared to establish the services proposed to be offered by the District, proposed expenditures by the District and the special assessment method applicable to properties within the District for its 9<sup>th</sup> year of operation.

## II. DISTRICT BOUNDARIES

When created in 2012, the District boundaries cover 60<sup>th</sup> Street to the east, 95<sup>th</sup> Street to the west, County Line Road to the North and Good Hope Road to the South as shown in Appendix B of this Operating Plan. A narrative listing of the properties now included in the District is set forth in Appendix C.

## III. PROPOSED OPERATING PLAN

### **A. Granville Business Improvement District Objectives**

The objective of the Granville Business Improvement District is to: enhance the economic viability of local businesses, enhance property values, maximize business facilities (general commerce, manufacturing, distribution, commercial and recreational), market and promote the friendliness and quality of services, enhance the community image through safety and beautification, and overall economic development and area growth.

### **B. Proposed Activities – Year Twelve**

All of our activities are planned around the vision for 2030. During our first 10 years we have helped to stabilize the industrial areas, clean up and beautify the district, create community via many events, activities, and collaborations, provide an atmosphere of friendliness, care, and safety, and continue to work on the diversity and

inclusiveness of all areas within Granville. The Granville BID continues to continue to work on all the above AND create a true cohesion between the various aspects of the community, the region, and the state. We hope to build on our manufacturing reputation and provide thousands of great jobs while creating a marketplace to play, recreate, enjoy, and celebrate the continual diversity of all of Granville. We hope to help to bring new businesses that will take us into the 2030s into our commercial corridors and become the center of innovative marketing, manufacturing, education, community building, and fun! We know we can accomplish all of this because as we like to say Granville Works, Granville Cares and Granville's Got the Goods! We invite everyone to come up and be a part of this vibrant community.

Principle activities to be engaged in by the district during its 12<sup>th</sup> year of operation will include:

## **1. Safety & Beautification**

Continue to develop collaboration with the Milwaukee Police District Four and the Milwaukee County Sheriff Department, work with the police and area businesses, property managers, and residents to work on existing safety initiatives, create new initiatives as needed, manage business park, retail area, and property manager communication chains, conduct safety seminars, implement safety initiatives, provide continuous education on crime trends and advise how to be proactive, engage youth with police, develop new safety strategies as needed, and act as a liaison between property managers, business owners and the police. Safety is critical to the continued revitalization of the area; thus the BID complements the work of MPD. Our biggest problems are speeding, racing through red lights, and litter and debris drop-off. To address these concerns and continue to monitor our area we will do the following in 2024.

1. We will once again be utilizing a security company to supply our regular security patrols, event security, and Granville Connection security. Our daily security patrols and engages with our businesses, surveying their security and general needs and concerns, and providing them with information relative to their business growth in Granville. As they travel and reach out, they are of course the eyes on the street providing the security presence needed. When problems arise, they know to contact MPD. Security Officer Services and Strikeforce Surveillance & Security.
2. We are contracted with River Works to have key beautification experts from River Works keep Granville litter free during the entire year and handle any dumping situations in the district. We utilized the services in 2022 and 2023 and the district is pristine, the litter is much less than before, and the dumping seems to be controlled and removed quickly when it does occur which adds to the environment and the content of the guests and residents.
3. We are contracted with Granville's Crawford Tree & Landscaping to maintain all corridors, plant flowers throughout the business district, and do added beautification as needed throughout the year.
4. We are contracted with Holiday Heroes to decorate Granville during the holiday season and provide the sense of place and community.
5. The Granville BID will continue to provide Security Camera Grants.

## **2. Economic Retention and Expansion**

All work done by the BID relates to both economic and community development. The BID will continue to actively work on economic retention and economic growth and expansion in the BID area. This will encompass outreach to BID partners, community building, workforce development partnerships, partnerships with area colleges and high schools, promotion of BID area to developers and site seekers, and collaboration with partners who can help BID partners grow and prosper. Some of the activities we will do to address this are:

1. We will celebrate the huge opening of the much-anticipated Granville Connection at 8633 W. Brown Deer Rd. in 2024.. This is an entrepreneurial hub for more than 35 start-up businesses and up to six restaurants. There will be coaching, mentoring, and handholding for all the entrepreneurs to assist them in transitioning into true

businesses making both a profit and a living for Milwaukee employees and growing the wealth and stability of the Milwaukee community. All the entrepreneurs are minority businesses. All entrepreneurs will also have the opportunity to get entrepreneur training through two MATC courses available from a model WAT grant with a collaboration between the Granville BID and MATC.

2. In 2024, the BID will have supervisor and advanced supervisor training and an inclusion course in addition to participating in the National Association of African American HR conferences and meetings. The BID will also be adding other courses for manufacturers to be announced throughout the year.
3. The Granville BID will expand the Granville Cares grant program for retailers on the two corridors. The monies are used to provide inspiration and beautification of local small businesses.
4. The Granville BID will continue business chats with the small businesses to bring the business owners (large and small) together and promote local companies.
5. The BID works to enhance incumbent workforce preparation while trying to engage the businesses with the future worker who lives in the area. We will engage in job fairs and explore other methods to meet the talent needs in the district.
6. The BID will also work on engaging area high school and middle school students with business partners and will form a partnership with the Center for Teaching Entrepreneurship to work with students on leadership, entrepreneurship, and the goal of generating wealth.
7. The BID brings speakers and thought leaders to Granville for our companies, both small and large, to listen to and continue to grow and innovate with new ideas for the next decade.

### **3. Marketing**

In 2024 we will continue to brand the area as a safe, vibrant, active and energized community that is poised for new development that will serve the community, city and region. The BID will continue to develop marketing and promotional programs, strategies, and events to promote the district and foster collaborative partnerships and growth. The BID plans to once again host the highly successful Granville Annual Blues Fest, Faith & Blue Days, Village Harvest Fest, Granville Holiday Village, and new events that highlight our diversity and inclusion.

### **4. Community**

The BID continues to connect its businesses to the community and will continue to find collaborative opportunities to bridge education and the local employers.

The BID will continue to work with homeowners and condo associations to create community and organization.

And as always, we partner with the 4<sup>th</sup> District Faith Based Organization and the 4<sup>th</sup> District.

The BID will continue to have community expert, Neva Hill, a member of the Granville BID and with her guidance work within the community.

### **5. Other**

The BID will contract with Ritz Holman to performing accounting work and provide 10-year strategic direction for financials for both the BID and the GEDC. As the BID continues to broaden it's work it is necessary to contract with our partner, Ritz Holman, who is familiar with the BID from their work as the BID 48 auditor. We will continue to utilize Gordon Maier & Co., LLP as our auditor.

The BID will concentrate on developing a secession plan and working with the next generation of possible Granville leaders to grow in the positions and lead the future.

The BID will begin work to expand to 124<sup>th</sup> Street and encompass all of Granville.

**C. Proposed Budget**

**Proposed Expenditures – Approximately \$1,369,267.52**

<b>Category/Item</b>	<b>Budget</b>
<b>Beautification and Identity</b>	
Neighborhood clean-ups, signage and boulevard enhancement (trees, perennials, etc.)	\$135,000
<b>Community Outreach Initiatives</b>	\$245,000
Work with police, property managers, businesses, residents. Provide additional security for area as needed. Camera grant program. Private Security	
<b>Economic Retention/Expansion/Growth</b>	\$610,814.52
, Working directly with partners, businesses, workforce development, education to foster retention, expansion, and growth. Complete Connection and begin development of next to be determined catalytic project.	
<b>Marketing and Promotion</b>	
Development and implementation of activities to increase awareness of the positive attributes and opportunities in the district. (public relations, advertising collaboration, marketing materials, newsletters, surveys, special events, website, consultants)	\$340,453
<b>Administration and Management</b>	
Management services: Oversight, member communication, administrative support, annual audit, office space/rental, liability insurance, memberships, office supplies, mailings, misc. etc.	\$38,000
<b>Total</b>	<b>\$1,369,267.52</b>
<b>Reserve from 2022 (ESTIMATED)</b>	\$100,000
<b>Assessments</b>	<b>\$1,369,267.52</b>
<b>GEDC</b>	\$12000

**Financing Method**

It is proposed to raise \$1,369,267.52 through BID assessments in Milwaukee (see Appendix D). Future miscellaneous income will be from interest on reserves. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

#### **D. Organization of the Board**

The Mayor shall appoint members to the District Board. The Board shall be responsible for implementation of this Operating Plan. This requires the Board to negotiate with providers of services and materials to carry out the Operating Plan; to enter into various contracts; to monitor the effectiveness of the District's activities; to ensure compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of District assessments. Wisconsin Statutes section 66.1109(3)(a) requires that the Board be composed of at least five members. The by-laws approved that all of the Board members be owners or occupants of property within the District. The Board shall be structured and operate as follows:

1. Board size - 9 members.
  
2. Term - Appointments to the Board shall be for a period of three years. Despite the expiration of a Board member's term, the member shall continue to serve, subject to the by-laws adopted by the Board, until the member's successor is appointed.
  
3. Compensation - None.
  
4. Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings Law if and as legally required.
  
5. Record Keeping - Files and records of the Board's affairs shall be kept pursuant to public record requirements.
  
6. Staffing - The Board may employ staff and/or contract for staffing services pursuant to this Operating Plan and subsequent modifications thereof. In 2025, the Board may employ or contract a full-time Executive Director, Community Director, Granville Connection personnel, and/or interns and other employees as needed.
  
7. Meetings - The Board shall at least four times per year. The Board has adopted rules of order (by-laws) to govern the conduct of its meetings.
  
8. Executive Committee –The Board shall elect from its members a chair, a vice-chair, a secretary, and a treasurer who shall comprise an Executive Committee of the Board.
  
9. Non-voting Members - At the option of a majority of the members of the Board, representatives of BID partner organizations (ie: MATC, MPS, other nonprofits) may be invited to attend meetings of the Board or Executive Committee as nonvoting members.
  
10. Emeritus Members – By resolution of a majority of the members of the Board, former Board members who have demonstrated extraordinary service to the District may be appointed "emeritus" members in honor and recognition of their exceptional contributions.

## IV. METHOD OF ASSESSMENT

### A. Assessment Rate and Method

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

The assessment method will be on the current year general property assessment that is established by the City of Milwaukee. The rate will be approximately \$2.86 per \$1000 of assessed value per property.

As of January 1, 2024, the property in the proposed district had a total assessed value of over \$478,764,867.

This plan proposed to assess the property in the district at a rate of \$2.86 per \$1,000.00 of assessed value for the purposes of the BID.

### B. Excluded and Exempt Property

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.

## V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY

A. Under Wisconsin Statutes section 66.1109(1)(f)(4), this Operating Plan is required to specify how the creation of the District promotes the orderly development of the City.

1. The District will enhance the safety and cleanliness of Granville and, consequently, encourage commerce in the Granville community. Increased business activity in Granville will increase sales tax revenues and property tax base.



## City Role in District Operation

2. The City has committed to assisting owners and occupants in the District to promote its objectives. To this end, the City has played a significant role in creation of the District and in the implementation of this Operating Plan. In furtherance of its commitment, the City shall:
3. Perform its obligations and covenants under the Cooperation Agreement.
4. Provide technical assistance to the District in the adoption of this and subsequent operating plans and provide such other assistance as may be appropriate.
5. Collect assessments, maintain the same in a segregated account and disburse monies to the Board.
6. Receive annual audits as required per Wisconsin Statutes section 66.1109(3)(c).
7. Provide the Board, through the Office of Assessment, on or before July 1 of each year, and periodically update, with the official City records on the assessed value of each tax key number within the District as of January 1 of each year for purposes of calculating the District assessments.
8. Promptly appoint and confirm members to the Board, consistent with this Operating Plan.

## VI. PLAN APPROVAL PROCESS

### A. Public Review Process

The BID statute establishes a specific process for reviewing and approving operating plans. Pursuant to the statutory requirements, the following process will be followed:

1. The District shall submit its proposed Operating Plan to the Department of City Development.
2. The Community and Economic Development Committee of the Common Council will review the proposed Operating Plan at a public meeting and will make a recommendation to the full Common Council.
3. The Common Council will act on the proposed Operating Plan.
4. If adopted by the Common Council, the proposed Operating Plan is sent to the Mayor for his approval.
5. If approved by the Mayor, this Year Wight Operating Plan for the District is approved and the Mayor will appoint, in accordance with Article III.D., new members to the Board to replace Board members whose terms have expired or who have resigned.

## VII. FUTURE YEAR OPERATING PLANS

### A. Changes

It is anticipated that the District will continue to revise and develop this Operating Plan annually, in response to changing needs and opportunities in the District, in accordance with the purposes and objectives defined in this Operating Plan.

Wisconsin Statutes section 66.1109(3)(b) requires the Board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms proposed activities, information on specific assessed values, budget amounts and assessment amounts are based solely upon current conditions. Greater detail about subsequent years' activities will be provided in the required annual plan updates, and approval by the Common Council of such plan updates shall be conclusive evidence of compliance with this Operating Plan and the BID statute.

In later years, the District Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the approval of a 3/4 majority of the entire District Board and consent of the City of Milwaukee.

### B. Early Termination of the District

The City shall consider terminating the District if the owners of property assessed under the Operating Plan having a valuation equal to more than 50% of the valuation of all property assessed under the Operating Plan, using the method of valuation specified herein, or the owners of property assessed under the Operating Plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the Operating Plan, file a petition with the City Plan Commission requesting termination of the District. On or after the date such a petition is filed, neither the Board nor the City may enter 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.

C. Amendment, Severability and Expansion

This District has been created under authority of Wisconsin Statutes section 66.1109. Except as set forth in the next sentence, should any court find any portion of this statute invalid or unconstitutional its decision will not invalidate or terminate the District and this Operating Plan shall be amended to conform to the law without need of re-establishment. Should any court find invalid or unconstitutional the organization of the entire District Board, any requirement for a 2/3 or 3/4 majority vote of the District Board, the budgeting process or the automatic termination provision of this or any subsequent Operating Plan, the District shall automatically terminate and this Operating Plan shall be of no further force and effect.

Should the legislature amend the statute to narrow or broaden the definition of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this Operating Plan may be amended by a 2/3 majority of the entire District Board and a majority of the Common Council of the City of Milwaukee as and when they conduct their annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under section 66.1109(3)(b).

**2024 Listing of Properties**

Taxkey	Address	Class	BID Assessable Value	Assessments
1069999114	7470-R N 76TH ST	Local Commercial	\$ 200.00	\$ 0.57
0830762000	6500-R W CALUMET RD	Local Commercial	\$ 5,000.00	\$ 14.30
0830714000	6790 W CALUMET RD	Local Commercial	\$ 10,300.00	\$ 29.46
0439996000	8400 N 84TH ST	Local Commercial	\$ 10,300.00	\$ 29.46
0699995100	6840 W BRADLEY RD	Local Commercial	\$ 10,300.00	\$ 29.46
0700021000	8109 W TOWER AV	Local Commercial	\$ 13,600.00	\$ 38.90
1070102000	7700 W CLINTON AV	Local Commercial	\$ 15,300.00	\$ 43.76
1070103000	7712 W CLINTON AV	Local Commercial	\$ 19,000.00	\$ 54.34
1070104000	7726 W CLINTON AV	Local Commercial	\$ 22,200.00	\$ 63.49
1060122100	7480 N 76TH ST	Local Commercial	\$ 23,000.00	\$ 65.78
0699996100	6804 W BRADLEY RD	Local Commercial	\$ 26,500.00	\$ 75.79
1070221000	7727 W CLINTON AV	Local Commercial	\$ 28,000.00	\$ 80.08

0419997100	9505 W BROWN DEER RD	Local Commercial	\$ 30,500.00	\$	87.23
0699989113	7415 W DEAN RD	Special Mercantile	\$ 31,600.00	\$	90.38
0330331000	8824 W BROWN DEER RD	Special Mercantile	\$ 34,100.00	\$	97.53
0439998114	8701 N 76TH PL	Local Commercial	\$ 45,200.00	\$	129.27
0330411000	8409 W BEATRICE CT	Special Mercantile	\$ 46,400.00	\$	132.70
0700072000	8371 N 76TH ST	Special Mercantile	\$ 50,100.00	\$	143.29
0830732000	7651 N 67TH ST	Local Commercial	\$ 55,300.00	\$	158.16
0320169000	8104 W MENARD RD	Local Commercial	\$ 59,889.00	\$	171.28
1070312000	7844 W GOOD HOPE RD	Special Mercantile	\$ 61,518.00	\$	175.94
0330402000	8950 N 85TH ST	Local Commercial	\$ 72,300.00	\$	206.78
0320163200	8919 N GRANVILLE STATION RD	Special Mercantile	\$ 72,800.00	\$	208.21
0419999210	9101 W BROWN DEER RD	Local Commercial	\$ 77,800.00	\$	222.51
0449965110	8747 N 76TH PL	Local Commercial	\$ 80,600.00	\$	230.52
1089997000	8613 W CALUMET RD	Local Commercial	\$ 84,900.00	\$	242.81
1089998120	8617 W CALUMET RD	Local Commercial	\$ 86,000.00	\$	245.96
1070111000	7928 W CLINTON AV	Local Commercial	\$ 86,300.00	\$	246.82
0330141200	8450 W BEATRICE CT	Local Commercial	\$ 87,800.00	\$	251.11
1070352000	7800 W CLINTON AV	Special Mercantile	\$ 90,000.00	\$	257.40
0700082000	7700 W BRADLEY RD	Local Commercial	\$ 91,900.00	\$	262.83
0069999127	8209 W GLENBROOK RD	Mercantile Apartments	\$ 106,200.00	\$	303.73
0330141100	8320 W BEATRICE CT	Local Commercial	\$ 107,900.00	\$	308.59
0709995113	7825 W TOWER AV	Special Mercantile	\$ 122,400.00	\$	350.06
0330392000	8722 W BROWN DEER RD	Local Commercial	\$ 132,600.00	\$	379.24
0700071000	8377 N 76TH ST	Local Commercial	\$ 135,500.00	\$	387.53
1070291000	7420 N 81ST ST	Local Commercial	\$ 138,800.00	\$	396.97
0710072000	8225 N 87TH ST	Local Commercial	\$ 140,976.00	\$	403.19
0819995100	7675 N 76TH ST	Local Commercial	\$ 141,000.00	\$	403.26
0429999110	9025 W BROWN DEER RD	Local Commercial	\$ 145,000.00	\$	414.70
0430872000	8227 W BROWN DEER RD	Local Commercial	\$ 148,500.00	\$	424.71
0410042000	8701 N 91ST ST	Local Commercial	\$ 151,200.00	\$	432.43
0690032100	7400 W BRADLEY RD	Local Commercial	\$ 166,400.00	\$	475.90
0330234000	9008 W BROWN DEER RD	Local Commercial	\$ 174,500.00	\$	499.07

0710133000	8215 N FAULKNER RD	Local Commercial	\$ 178,800.00	\$	511.37
0690032200	7420 W BRADLEY RD	Local Commercial	\$ 178,900.00	\$	511.65
0809997000	8466 W CALUMET RD	Local Commercial	\$ 196,300.00	\$	561.42
0320132100	8875 N 76TH ST	Local Commercial	\$ 204,300.00	\$	584.30
0800091000	8908 W CALUMET RD	Local Commercial	\$ 209,000.00	\$	597.74
0699990220	7200 W BRADLEY RD	Manufacturing	\$ 213,000.00	\$	609.18
0819994100	7645 N 76TH ST	Local Commercial	\$ 213,300.00	\$	610.04
0830743000	6747 W CALUMET RD	Local Commercial	\$ 216,400.00	\$	618.90
0430582000	7817 W BROWN DEER RD	Local Commercial	\$ 217,300.00	\$	621.48
0820021000	7241 W PARKLAND CT	Local Commercial	\$ 220,900.00	\$	631.77
0829995110	7901 N 73RD ST	Manufacturing	\$ 230,300.00	\$	658.66
1060011000	7250 N 76TH ST	Local Commercial	\$ 244,500.00	\$	699.27
0430421000	8311 W BROWN DEER RD	Local Commercial	\$ 263,300.00	\$	753.04
0820032000	7960 N 76TH ST	Local Commercial	\$ 282,400.00	\$	807.66
1070106000	7812 W CLINTON AV	Local Commercial	\$ 293,100.00	\$	838.27
0800111000	8760 W CALUMET RD	Local Commercial	\$ 294,900.00	\$	843.41
0700112000	7655 W DEAN RD	Special Mercantile	\$ 304,400.00	\$	870.58
0429999120	9005 W BROWN DEER RD	Local Commercial	\$ 311,600.00	\$	891.18
0341161000	9104 W BROWN DEER RD	Local Commercial	\$ 321,300.00	\$	918.92
1079986220	8301 W CALUMET RD	Local Commercial	\$ 331,800.00	\$	948.95
1060012000	7210-7230 N 76TH ST	Local Commercial	\$ 334,000.00	\$	955.24
0320031000	9055 N 76TH ST	Local Commercial	\$ 340,100.00	\$	972.69
0430431000	7600 W DEAN RD	Local Commercial	\$ 349,100.00	\$	998.43
0320032000	9075 N 76TH ST	Special Mercantile	\$ 352,700.00	\$	1,008.72
1079986210	8331 W CALUMET RD	Manufacturing	\$ 354,000.00	\$	1,012.44
0429996100	8680 N 91ST ST	Local Commercial	\$ 355,000.00	\$	1,015.30
1079998221	7411 N 76TH ST	Local Commercial	\$ 376,300.00	\$	1,076.22
0420002000	8975 W BROWN DEER RD	Local Commercial	\$ 376,500.00	\$	1,076.79
0700012100	8021 W TOWER AV	Local Commercial	\$ 396,800.00	\$	1,134.85
0430422000	8301 W BROWN DEER RD	Local Commercial	\$ 397,400.00	\$	1,136.56
0331261000	8634 W BROWN DEER RD	Special Mercantile	\$ 399,000.00	\$	1,141.14
1070202100	7225 N 76TH ST	Local Commercial	\$ 410,600.00	\$	1,174.32

0319986125	7340 W BROWN DEER RD	Mercantile Apartments	\$ 413,800.00	\$	1,183.47
0709986120	8103 W TOWER AV	Local Commercial	\$ 423,100.00	\$	1,210.07
0330441000	8600 W BROWN DEER RD, Unit 1	Special Mercantile	\$ 432,000.00	\$	1,235.52
0330391000	8780 W BROWN DEER RD	Special Mercantile	\$ 432,000.00	\$	1,235.52
0820031000	7970 N 76TH ST	Local Commercial	\$ 434,984.00	\$	1,244.05
0320082000	8300 W BROWN DEER RD	Local Commercial	\$ 435,000.00	\$	1,244.10
0829998129	7776 N 76TH ST	Local Commercial	\$ 445,600.00	\$	1,274.42
0330372000	8842 N SWAN RD	Local Commercial	\$ 460,500.00	\$	1,317.03
0330412000	8400 W BROWN DEER RD	Special Mercantile	\$ 471,600.00	\$	1,348.78
0310421000	7400 W BROWN DEER RD	Local Commercial	\$ 473,800.00	\$	1,355.07
0330442000	8600 W BROWN DEER RD, Unit 2	Special Mercantile	\$ 476,000.00	\$	1,361.36
0810212000	8236 W PARKLAND CT	Manufacturing	\$ 476,400.00	\$	1,362.50
0330381000	8718 W BROWN DEER RD	Special Mercantile	\$ 487,900.00	\$	1,395.39
0440241000	6933 W BROWN DEER RD	Special Mercantile	\$ 499,800.00	\$	1,429.43
1089992200	8431 W CALUMET RD	Local Commercial	\$ 507,200.00	\$	1,450.59
0430851000	8111 W BROWN DEER RD	Local Commercial	\$ 515,400.00	\$	1,474.04
1069989212	7330 N 76TH ST	Local Commercial	\$ 522,900.00	\$	1,495.49
0830751000	6505 W CALUMET RD	Local Commercial	\$ 523,700.00	\$	1,497.78
0330401000	8980 N 85TH ST	Local Commercial	\$ 535,400.00	\$	1,531.24
0331262000	8700 W BROWN DEER RD	Local Commercial	\$ 554,300.00	\$	1,585.30
1080331000	8501 W CALUMET RD	Local Commercial	\$ 555,900.00	\$	1,589.87
0709995112	7725 W TOWER AV	Manufacturing	\$ 562,700.00	\$	1,609.32
0330443000	8600 W BROWN DEER RD, Unit 3	Special Mercantile	\$ 586,300.00	\$	1,676.82
0320170000	8221 W NORTHRIDGE MALL RD	Special Mercantile	\$ 595,600.00	\$	1,703.42
1079989212	7930 W CLINTON AV	Local Commercial	\$ 598,000.00	\$	1,710.28
0420023000	8485 W BROWN DEER RD	Special Mercantile	\$ 606,600.00	\$	1,734.88
0829997121	7869 N 73RD ST	Manufacturing	\$ 615,500.00	\$	1,760.33
1069988112	7272 N 76TH ST, Unit .	Special Mercantile	\$ 617,600.00	\$	1,766.34
0420072000	8531 W BROWN DEER RD	Special Mercantile	\$ 624,000.00	\$	1,784.64
0690112000	7020 W MARCIA RD	Local Commercial	\$ 624,800.00	\$	1,786.93
1070112100	7817 W CLINTON AV	Manufacturing	\$ 635,800.00	\$	1,818.39
1070107100	7900 W CLINTON AV	Local Commercial	\$ 642,200.00	\$	1,836.69

0430413000	8331 W BROWN DEER RD	Special Mercantile	\$ 659,000.00	\$	1,884.74
0330371000	9026 W BROWN DEER RD	Special Mercantile	\$ 662,700.00	\$	1,895.32
0330142000	8940 N 85TH ST	Local Commercial	\$ 669,400.00	\$	1,914.48
1070211000	7619 W CLINTON AV	Local Commercial	\$ 672,000.00	\$	1,921.92
0810252000	8222 W CALUMET RD	Local Commercial	\$ 685,600.00	\$	1,960.82
0420162000	8835 W HEATHER AV	Local Commercial	\$ 686,500.00	\$	1,963.39
0700043000	8320 W FAIRLANE AV	Local Commercial	\$ 695,800.00	\$	1,989.99
0810264000	7764 N 81ST ST	Local Commercial	\$ 709,900.00	\$	2,030.31
1070302000	7810 W GOOD HOPE RD	Local Commercial	\$ 712,600.00	\$	2,038.04
0420132000	8828 W DEAN RD	Manufacturing	\$ 718,700.00	\$	2,055.48
0420001000	8923 W BROWN DEER RD	Local Commercial	\$ 721,900.00	\$	2,064.63
0320011000	9049 N 76TH ST	Local Commercial	\$ 727,800.00	\$	2,081.51
0829995122	7909-7933 N 73RD ST	Special Mercantile	\$ 732,100.00	\$	2,093.81
0310432000	6942 W BROWN DEER RD	Special Mercantile	\$ 734,300.00	\$	2,100.10
0810202100	8219 W BRADLEY RD	Manufacturing	\$ 738,400.00	\$	2,111.82
0819999110	7965-7967 N 76TH ST	Special Mercantile	\$ 741,600.00	\$	2,120.98
0709989210	7939 W TOWER AV	Manufacturing	\$ 747,700.00	\$	2,138.42
0320171000	9101 N GRANVILLE STATION RD	Special Mercantile	\$ 748,900.00	\$	2,141.85
0700081000	8025-8055 N 76TH ST	Local Commercial	\$ 759,600.00	\$	2,172.46
0320161000	8260 W NORTHRIDGE MALL RD	Local Commercial	\$ 764,300.00	\$	2,185.90
1070101000	7377 N 76TH ST	Local Commercial	\$ 767,700.00	\$	2,195.62
0430862000	8205 W BROWN DEER RD	Special Mercantile	\$ 782,200.00	\$	2,237.09
1089992100	8401 W CALUMET RD	Local Commercial	\$ 782,400.00	\$	2,237.66
0420092000	8599 W BROWN DEER RD	Special Mercantile	\$ 791,800.00	\$	2,264.55
0710103000	8888 W TOWER AV	Local Commercial	\$ 794,100.00	\$	2,271.13
0810211000	7915 N 81ST ST	Manufacturing	\$ 803,100.00	\$	2,296.87
0810263000	7720 N 81ST ST	Local Commercial	\$ 809,600.00	\$	2,315.46
1079995224	7313 N 76TH ST	Local Commercial	\$ 812,700.00	\$	2,324.32
0710071000	8201 N 87TH ST	Manufacturing	\$ 823,500.00	\$	2,355.21
0430852000	8101 W BROWN DEER RD	Special Mercantile	\$ 830,700.00	\$	2,375.80
0410072000	9401 W BROWN DEER RD	Local Commercial	\$ 836,300.00	\$	2,391.82
0690131000	8071 N GRANVILLE WOODS RD	Manufacturing	\$ 842,500.00	\$	2,409.55

1070223100	7701 W CLINTON AV	Local Commercial	\$ 864,900.00	\$	2,473.61
0829995123	7303 W BRADLEY RD	Manufacturing	\$ 872,100.00	\$	2,494.21
0330232100	8738 W BROWN DEER RD	Special Mercantile	\$ 877,000.00	\$	2,508.22
0320091000	8825 N 76TH ST	Special Mercantile	\$ 879,500.00	\$	2,515.37
0320167000	8901 N GRANVILLE STATION RD	Local Commercial	\$ 893,200.00	\$	2,554.55
0429998112	8730 N 91ST ST	Special Mercantile	\$ 896,600.00	\$	2,564.28
0320142000	8080 W BROWN DEER RD	Local Commercial	\$ 903,700.00	\$	2,584.58
1070341000	7839-7901 W CLINTON AV	Local Commercial	\$ 908,400.00	\$	2,598.02
0420102000	8415 N 87TH ST	Manufacturing	\$ 918,600.00	\$	2,627.20
0800007000	7834-7844 N FAULKNER RD	Special Mercantile	\$ 938,800.00	\$	2,684.97
0430442110	8001 W BROWN DEER RD	Special Mercantile	\$ 945,800.00	\$	2,704.99
0320083000	8310-8360 W BROWN DEER RD	Local Commercial	\$ 947,300.00	\$	2,709.28
0709984100	8120 W BRADLEY RD	Local Commercial	\$ 951,800.00	\$	2,722.15
0330015111	8530-8564 W BROWN DEER RD	Special Mercantile	\$ 957,300.00	\$	2,737.88
0810192000	8111-8115 W BRADLEY RD	Local Commercial	\$ 967,200.00	\$	2,766.19
0420012000	8801 W BROWN DEER RD	Special Mercantile	\$ 967,400.00	\$	2,766.76
0320001100	7900 W BROWN DEER RD	Special Mercantile	\$ 975,600.00	\$	2,790.22
0830731000	7701-7715 N 67TH ST	Local Commercial	\$ 982,300.00	\$	2,809.38
0800072000	7878 N 86TH ST	Manufacturing	\$ 988,000.00	\$	2,825.68
0420122000	8525 N 87TH ST	Special Mercantile	\$ 992,900.00	\$	2,839.69
0700102000	8165 W TOWER AV	Manufacturing	\$ 997,300.00	\$	2,852.28
0320168000	8066 W MENARD RD	Special Mercantile	\$ 1,010,200.00	\$	2,889.17
1070332000	7720 W GOOD HOPE RD	Local Commercial	\$ 1,013,700.00	\$	2,899.18
0449972100	7015 W BROWN DEER RD	Special Mercantile	\$ 1,024,700.00	\$	2,930.64
0320121000	8901 N 76TH ST	Local Commercial	\$ 1,037,800.00	\$	2,968.11
0420141000	8919 W HEATHER AV	Local Commercial	\$ 1,046,800.00	\$	2,993.85
0690051000	8316-8350 N STEVEN RD	Special Mercantile	\$ 1,061,800.00	\$	3,036.75
0310431000	6800 W BROWN DEER RD	Local Commercial	\$ 1,067,400.00	\$	3,052.76
0410001000	9425 W BROWN DEER RD	Special Mercantile	\$ 1,071,500.00	\$	3,064.49
1070293000	8035 W CALUMET RD	Manufacturing	\$ 1,089,100.00	\$	3,114.83
0709996110	8075 N 76TH ST	Special Mercantile	\$ 1,092,500.00	\$	3,124.55
1060042000	7550 N 76TH ST	Special Mercantile	\$ 1,099,800.00	\$	3,145.43



0800101000	8530 W CALUMET RD	Local Commercial	\$ 1,128,900.00	\$	3,228.65
0420021000	8787 W BROWN DEER RD	Special Mercantile	\$ 1,138,300.00	\$	3,255.54
0690001100	8380 N 76TH ST	Special Mercantile	\$ 1,145,100.00	\$	3,274.99
0330351000	8488 W BROWN DEER RD	Special Mercantile	\$ 1,157,200.00	\$	3,309.59
0820022000	7221 W PARKLAND CT	Manufacturing	\$ 1,161,300.00	\$	3,321.32
0430581000	7901 W BROWN DEER RD	Special Mercantile	\$ 1,164,800.00	\$	3,331.33
0820051100	7932 N 76TH ST	Special Mercantile	\$ 1,169,100.00	\$	3,343.63
0800062000	8700 W PORT AV	Local Commercial	\$ 1,169,500.00	\$	3,344.77
0690083000	8050 N GRANVILLE WOODS RD	Manufacturing	\$ 1,179,600.00	\$	3,373.66
0820052000	7906-7910 N 76TH ST	Local Commercial	\$ 1,195,500.00	\$	3,419.13
0320051000	8100 W BROWN DEER RD	Special Mercantile	\$ 1,228,500.00	\$	3,513.51
0809994112	8628 W CALUMET RD	Local Commercial	\$ 1,236,200.00	\$	3,535.53
0700062100	8155 N 76TH ST	Manufacturing	\$ 1,241,800.00	\$	3,551.55
0319996110	6900-6924 W BROWN DEER RD	Local Commercial	\$ 1,242,700.00	\$	3,554.12
0320062000	9127-9191 N 76TH ST	Special Mercantile	\$ 1,248,800.00	\$	3,571.57
0819999120	7919 N 76TH ST	Local Commercial	\$ 1,253,300.00	\$	3,584.44
1070251000	8201 W CALUMET RD	Local Commercial	\$ 1,257,100.00	\$	3,595.31
0709995210	8015 N 76TH ST	Special Mercantile	\$ 1,268,400.00	\$	3,627.62
0319992111	7500 W BROWN DEER RD	Special Mercantile	\$ 1,268,400.00	\$	3,627.62
0320162000	9009 N GRANVILLE STATION RD	Special Mercantile	\$ 1,269,400.00	\$	3,630.48
0430871000	8155-8173 W BROWN DEER RD	Special Mercantile	\$ 1,280,000.00	\$	3,660.80
1069997111	7123 W CALUMET RD	Special Mercantile	\$ 1,289,800.00	\$	3,688.83
0690061000	8313 N STEVEN RD	Manufacturing	\$ 1,309,100.00	\$	3,744.03
0810291000	8220 W SLESKE CT	Manufacturing	\$ 1,322,000.00	\$	3,780.92
0810292000	8300 W SLESKE CT	Manufacturing	\$ 1,326,000.00	\$	3,792.36
0420131000	8800 W DEAN RD	Manufacturing	\$ 1,335,900.00	\$	3,820.67
0410011000	9201 W BROWN DEER RD	Local Commercial	\$ 1,361,600.00	\$	3,894.18
0420143100	8801 W HEATHER AV	Manufacturing	\$ 1,362,400.00	\$	3,896.46
0410071000	9301 W BROWN DEER RD	Local Commercial	\$ 1,397,600.00	\$	3,997.14
0320143100	8008 W BROWN DEER RD	Local Commercial	\$ 1,435,600.00	\$	4,105.82
0700101000	8325 W TOWER AV	Local Commercial	\$ 1,438,200.00	\$	4,113.25
0810274000	8324 W CALUMET RD	Local Commercial	\$ 1,446,400.00	\$	4,136.70

0810101100	7777 N 76TH ST	Local Commercial	\$ 1,447,200.00	\$ 4,138.99
0700111000	8365 N 76TH ST	Special Mercantile	\$ 1,447,900.00	\$ 4,140.99
0320033000	9091 N 76TH ST	Special Mercantile	\$ 1,450,600.00	\$ 4,148.72
0420101000	9041-9075 W HEATHER AV	Special Mercantile	\$ 1,461,100.00	\$ 4,178.75
0690052000	7125 W DEAN RD	Manufacturing	\$ 1,466,600.00	\$ 4,194.48
0690031000	8042-8084 N 76TH ST	Local Commercial	\$ 1,488,400.00	\$ 4,256.82
0829996112	7505 W BRADLEY RD	Local Commercial	\$ 1,503,900.00	\$ 4,301.15
0800009000	8625 W BRADLEY RD	Manufacturing	\$ 1,509,100.00	\$ 4,316.03
0710031100	8600 W BRADLEY RD	Manufacturing	\$ 1,561,800.00	\$ 4,466.75
0699988211	8010-8030 N 76TH ST	Local Commercial	\$ 1,582,800.00	\$ 4,526.81
0420151000	8910 W HEATHER AV	Manufacturing	\$ 1,632,600.00	\$ 4,669.24
0810221000	8300-8310 W PARKLAND CT	Manufacturing	\$ 1,649,500.00	\$ 4,717.57
0810261000	7620 N 81ST ST	Manufacturing	\$ 1,664,700.00	\$ 4,761.04
0420124000	8475 N 87TH ST	Manufacturing	\$ 1,668,400.00	\$ 4,771.62
0800004000	7821 N FAULKNER RD	Special Mercantile	\$ 1,677,900.00	\$ 4,798.79
0810232000	7940 N 81ST ST	Special Mercantile	\$ 1,695,500.00	\$ 4,849.13
0420171100	8603-8665 W BROWN DEER RD	Special Mercantile	\$ 1,745,000.00	\$ 4,990.70
0710132000	8265 N FAULKNER RD	Manufacturing	\$ 1,745,400.00	\$ 4,991.84
0800041100	7855 N FAULKNER RD	Manufacturing	\$ 1,745,700.00	\$ 4,992.70
0410061100	9301-9331 W HEATHER AV	Special Mercantile	\$ 1,759,100.00	\$ 5,031.03
0700091000	8050 W FAIRLANE AV	Special Mercantile	\$ 1,762,200.00	\$ 5,039.89
0810201110	8355 W BRADLEY RD	Special Mercantile	\$ 1,796,800.00	\$ 5,138.85
0410031000	9300-9312 W HEATHER AV	Local Commercial	\$ 1,797,300.00	\$ 5,140.28
0810262000	7630-7664 N 81ST ST	Manufacturing	\$ 1,805,800.00	\$ 5,164.59
0820043100	6800 W CALUMET RD	Manufacturing	\$ 1,829,100.00	\$ 5,231.23
1060121000	7301 W CALUMET RD	Local Commercial	\$ 1,838,700.00	\$ 5,258.68
0810281100	7737 N 81ST ST	Manufacturing	\$ 1,856,200.00	\$ 5,308.73
0710021000	8058 N 87TH ST	Manufacturing	\$ 1,857,900.00	\$ 5,313.59
0830712000	7737 N 67TH ST	Special Mercantile	\$ 1,859,000.00	\$ 5,316.74
0829995210	7201 W BRADLEY RD	Manufacturing	\$ 1,894,000.00	\$ 5,416.84
0320003100	9001 N 76TH ST	Local Commercial	\$ 1,942,100.00	\$ 5,554.41
0820014000	7075 W PARKLAND CT	Manufacturing	\$ 1,949,900.00	\$ 5,576.71

0700051100	8301 N 76TH ST	Special Mercantile	\$ 1,957,200.00	\$ 5,597.59
0710032100	8512 W BRADLEY RD	Special Mercantile	\$ 1,977,800.00	\$ 5,656.51
0800008000	8701 W BRADLEY RD	Manufacturing	\$ 2,037,000.00	\$ 5,825.82
1079988100	8000 W GOOD HOPE RD	Manufacturing	\$ 2,108,200.00	\$ 6,029.45
0699990110	7300 W BRADLEY RD	Manufacturing	\$ 2,166,800.00	\$ 6,197.05
0410041000	8601 N 91ST ST	Special Mercantile	\$ 2,184,000.00	\$ 6,246.24
0330432000	9050-9100 N SWAN RD	Local Commercial	\$ 2,231,800.00	\$ 6,382.95
0710064000	8325 N 87TH ST	Manufacturing	\$ 2,233,500.00	\$ 6,387.81
0710101000	8811 W DEAN RD	Manufacturing	\$ 2,275,200.00	\$ 6,507.07
0690111000	7100 W MARCIA RD	Manufacturing	\$ 2,303,900.00	\$ 6,589.15
0830742000	6619 W CALUMET RD	Manufacturing	\$ 2,325,100.00	\$ 6,649.79
0320041100	8200 W BROWN DEER RD	Special Mercantile	\$ 2,333,500.00	\$ 6,673.81
1070292000	7500 N 81ST ST	Special Mercantile	\$ 2,344,900.00	\$ 6,706.41
0820004000	7900 N 73RD ST	Manufacturing	\$ 2,403,200.00	\$ 6,873.15
0420032000	8711 W BROWN DEER RD	Special Mercantile	\$ 2,409,000.00	\$ 6,889.74
0690041000	7301 W DEAN RD	Special Mercantile	\$ 2,425,500.00	\$ 6,936.93
0440243110	6801-6917 W BROWN DEER RD	Special Mercantile	\$ 2,425,600.00	\$ 6,937.22
0810223000	8225 W PARKLAND CT	Manufacturing	\$ 2,495,900.00	\$ 7,138.27
1089994000	7474 N WILL ENTERPRISE CT	Manufacturing	\$ 2,510,300.00	\$ 7,179.46
0690121000	8170 N GRANVILLE WOODS RD	Special Mercantile	\$ 2,515,200.00	\$ 7,193.47
0710022000	8501 W TOWER AV	Manufacturing	\$ 2,581,000.00	\$ 7,381.66
0710131000	9099 W DEAN RD	Manufacturing	\$ 2,590,600.00	\$ 7,409.12
0800073000	7840 N 86TH ST	Manufacturing	\$ 2,638,200.00	\$ 7,545.25
0800081000	8711 W PORT AV	Manufacturing	\$ 2,649,600.00	\$ 7,577.86
0830761000	6500 W CALUMET RD	Manufacturing	\$ 2,688,500.00	\$ 7,689.11
0320154000	8120 W BROWN DEER RD	Special Mercantile	\$ 2,773,700.00	\$ 7,932.78
0690072000	8222 N GRANVILLE WOODS RD	Manufacturing	\$ 2,773,700.00	\$ 7,932.78
0810241100	7850 N 81ST ST	Manufacturing	\$ 2,945,400.00	\$ 8,423.84
0829998131	7676 N 76TH ST	Manufacturing	\$ 2,970,100.00	\$ 8,494.49
0420081000	9050 W HEATHER AV	Manufacturing	\$ 2,975,900.00	\$ 8,511.07
0820062100	7800 N 76TH ST	Local Commercial	\$ 2,977,900.00	\$ 8,516.79
0420153000	8480 N 87TH ST	Special Mercantile	\$ 2,982,500.00	\$ 8,529.95

0829997113	7801 N 73RD ST	Manufacturing	\$ 2,986,900.00	\$ 8,542.53
0430811100	8700 N SERVITE DR	Manufacturing	\$ 3,074,000.00	\$ 8,791.64
0710141000	8700 W BRADLEY RD	Special Mercantile	\$ 3,108,400.00	\$ 8,890.02
0800131000	7900 N 86TH ST	Manufacturing	\$ 3,149,600.00	\$ 9,007.86
0690093100	7025 W MARCIA RD	Manufacturing	\$ 3,188,600.00	\$ 9,119.40
0710061000	8111 N 87TH ST	Manufacturing	\$ 3,212,600.00	\$ 9,188.04
0420152000	8600 N 87TH ST	Manufacturing	\$ 3,231,300.00	\$ 9,241.52
0710122000	8800 W BRADLEY RD	Manufacturing	\$ 3,556,800.00	\$ 10,172.45
0420112000	8440 N 87TH ST	Manufacturing	\$ 3,746,300.00	\$ 10,714.42
0800061110	7865 N 86TH ST	Manufacturing	\$ 3,762,500.00	\$ 10,760.75
0420103000	9000 W DEAN RD	Manufacturing	\$ 3,805,800.00	\$ 10,884.59
0830721000	6600 W CALUMET RD	Manufacturing	\$ 3,863,300.00	\$ 11,049.04
0820011000	7074 W PARKLAND CT	Manufacturing	\$ 3,885,100.00	\$ 11,111.39
0410063000	8535 N 91ST ST	Manufacturing	\$ 3,923,300.00	\$ 11,220.64
0710091000	8900 W TOWER AV	Manufacturing	\$ 4,011,600.00	\$ 11,473.18
0820012000	7020 W PARKLAND CT	Manufacturing	\$ 4,024,300.00	\$ 11,509.50
0410051000	9400 W HEATHER AV	Manufacturing	\$ 4,131,700.00	\$ 11,816.66
0690091000	8133 N GRANVILLE WOODS RD	Special Mercantile	\$ 4,245,200.00	\$ 12,141.27
0800031100	7930 N FAULKNER RD	Manufacturing	\$ 4,274,000.00	\$ 12,223.64
0820081000	7777 N 73RD ST	Manufacturing	\$ 4,284,800.00	\$ 12,254.53
0710102000	8200 N FAULKNER RD	Manufacturing	\$ 4,498,300.00	\$ 12,865.14
1070351000	7701 W CALUMET RD	Special Mercantile	\$ 4,647,300.00	\$ 13,291.28
0420041100	8501 W BROWN DEER RD	Special Mercantile	\$ 4,872,600.00	\$ 13,935.64
0710043000	8901 W TOWER AV	Manufacturing	\$ 4,997,600.00	\$ 14,293.14
0710011000	8500 W TOWER AV	Manufacturing	\$ 5,176,600.00	\$ 14,805.08
0810301000	7711 N 81ST ST	Special Mercantile	\$ 5,442,300.00	\$ 15,564.98
0820013100	7025 W PARKLAND CT	Special Mercantile	\$ 5,446,100.00	\$ 15,575.85
0810222000	8301 W PARKLAND CT	Special Mercantile	\$ 5,581,200.00	\$ 15,962.23
1079989112	8300 W GOOD HOPE RD	Manufacturing	\$ 5,608,300.00	\$ 16,039.74
1070271100	7515 N 81ST ST	Special Mercantile	\$ 5,729,100.00	\$ 16,385.23
0700121000	8000 W TOWER AV	Special Mercantile	\$ 5,949,200.00	\$ 17,014.71
0800001100	7901 N FAULKNER RD	Manufacturing	\$ 6,141,700.00	\$ 17,565.26

1060021111	7440 N 76TH ST	Special Mercantile	\$ 6,306,100.00	\$ 18,035.45
0700092000	7810-7900 W TOWER AV	Special Mercantile	\$ 6,555,900.00	\$ 18,749.87
0690151000	7221-7225 W MARCIA RD	Special Mercantile	\$ 7,096,400.00	\$ 20,295.70
0800082100	8609 W PORT AV	Manufacturing	\$ 7,331,300.00	\$ 20,967.52
0320151000	8110 W BROWN DEER RD	Special Mercantile	\$ 7,851,100.00	\$ 22,454.15
0820041100	7000 W CALUMET RD	Manufacturing	\$ 9,105,500.00	\$ 26,041.73
0820071000	7878 N 76TH ST	Special Mercantile	\$ 10,147,800.00	\$ 29,022.71
0700003110	8200 W TOWER AV	Manufacturing	\$ 13,518,300.00	\$ 38,662.34
0329997123	7800-7810 W BROWN DEER RD	Special Mercantile	\$ 14,964,900.00	\$ 42,799.61
			\$ 478,764,867.00	\$ 1,369,267.52

#### B. 66.1109 Business improvement districts.

**(1)** In this section:

**(a)** "Board" means a business improvement district board appointed under sub. [\(3\) \(a\)](#).

**(b)** "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

**(c)** "Chief executive officer" means a mayor, city manager, village president or town chairperson.

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

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

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

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

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

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

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

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

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

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

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

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

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

**(c)** At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. [985](#). Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

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

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

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

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

**(b)** The planning commission has approved the annexation.

**(c)** At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. Notice of the hearing shall be published as a class 2 notice under ch. [985](#). Before publication, a copy of the notice together with a copy of a detail map showing the boundaries of the 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](#).

C.PROPOSED 2019 BUDGET

Proposed Budget

Category/Item	Budget
<b>Beautification and Identity</b>	
Neighborhood clean-ups, signage and boulevard enhancement (trees, perennials, etc.)	\$135,000
<b>Community Outreach Initiatives</b>	\$245,000
Work with police, property managers, businesses, residents. Provide additional security for area as needed. Camera grant program. Private Security	
<b>Economic Retention/Expansion/Growth</b>	\$60,814.52
Working directly with partners, businesses, workforce development, education to foster retention, expansion, and growth. Completion Granville Connection and start next catalytic project	
<b>Marketing and Promotion</b>	
Development and implementation of activities to increase awareness of the positive attributes and opportunities in the district. (public relations, advertising collaboration, marketing materials, newsletters, surveys, special events, website)	\$340,453
<b>Administration and Management</b>	

Management services: Oversight, member communication, administrative support, annual audit, office space/rental, liability insurance, memberships, office supplies, mailings, misc. etc.	\$38,000
<b>Total</b>	<b>\$1,369,267.52</b>
<b>Reserve from 2024 (ESTIMATED)</b>	\$100,000
<b>Assessments</b>	<b>\$1,369,267.52</b>
<b>GEDC</b>	\$10,000

D.MAP OF DISTRICT BOUNDARIES

**Potential  
Business Improvement District  
No. X (Granville BID)**

**Land Use**



**Residential**

- Single Family
- Duplex
- Multi-Family
- Condominiums

**Commercial**

- Commercial
- Mixed Commercial and Residential

**Manufacturing, Construction,  
and Warehousing**



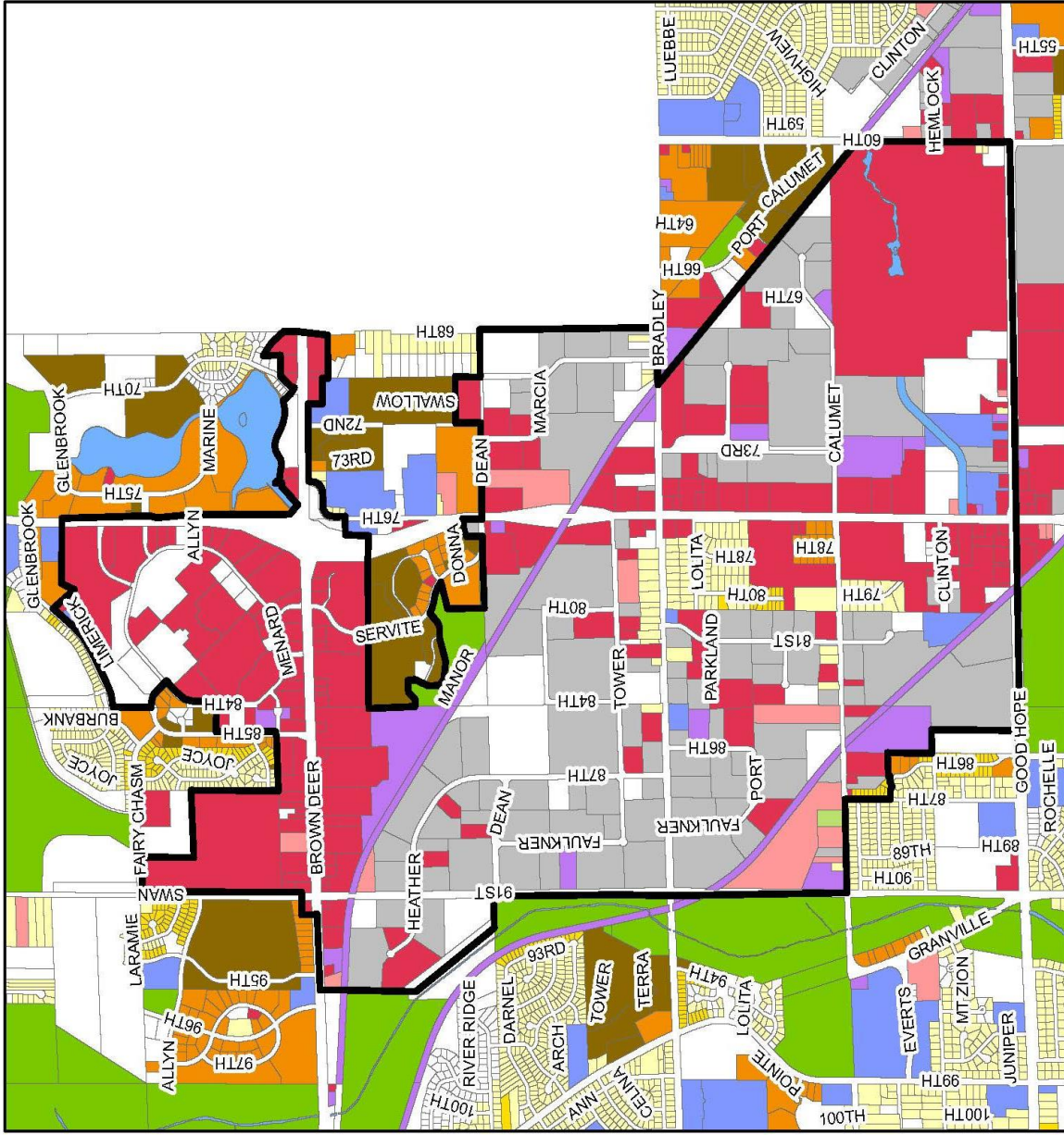
**Transportation, Communications,  
and Utilities**



**Public and Quasi-Public**

- Public Parks and Quasi-Public Open Space
- Public Schools and Buildings, Churches, Cemeteries, and Quasi-Public Buildings

**Vacant Land or  
Recent Taxkey Change**



Prepared by:  
Department of City Development Information Center, AT  
Project File:  
F:\MIS GIS\MapProject\BID0480s\2012\Map  
Map File:  
F:\MIS GIS\MapProject\BID0480s\2012\Map



## E. 2024 Board Members

1. **Mark Krause, Board Chair,(1/2022-1/2026)**

Owner Krause Funeral Home and Cremation, 7001 W. Brown Deer Road,  
mark@krausefuneralhome.com

2. **Tim Hansen, Board Vice Chair, (9/20239/2026)**

Owner Hansen Auto Sales, 7776 N. 76<sup>th</sup> St., JSH5@sbcglobal.net

3. **Mandeep Kler, Member, (1/2022-1/2025)**

Owner Citgo, 8071 N. 76<sup>th</sup> St., [zirapearls@gmail.com](mailto:zirapearls@gmail.com)

4. **Ostaveeya Tye, Member,( 7/2021-7/2024)**

Owner, TruCannabliss, 8311 W. Brown Deer Rd. , [ostaveeya@trucannabliss.com](mailto:ostaveeya@trucannabliss.com)

5. **Steve Piehl, Member, (7/2021-2/2025)**

Owner Big Orange House (dba Milwaukee Laundry), 9151 N. 76<sup>th</sup> Street, [steve.piehl@gmail.com](mailto:steve.piehl@gmail.com)

6. **Matt Kaminecki**

General Manager Douglas Dynamics, 7777 N 76<sup>th</sup> Street, [Mkaminecki@dougasdynamics.com](mailto:Mkaminecki@dougasdynamics.com)

7. **Rochelle Gust**

Owner FATE (Fashion, Art, and Teen Entertainment), 9175 N. 76<sup>th</sup> St.

[rgust@fategroup.org](mailto:rgust@fategroup.org)

## Annual Report Granville Business Improvement District 2024

### Mission Statement/Vision/Priorities

The mission of the Granville Business Improvement District is”

- Enhance the economic viability of local businesses.
- Enhance property values.
- Market and promote friendliness and quality of services.
- Enhance the community image through safety and beautification.
- Oversee area economic development.
- Market and brand Granville.
- Help find solutions to workforce needs.
- Help businesses thrive by being innovative in training and programming.
- Sustain a great community.

The Granville Business Improvement District board of directors also oversees the operations of the Granville Economic Development Corporation.

### **Total Assessed Value of Properties within District**

- The total assessed value of the Granville Business Improvement District was approximately \$444 million. It has not lost value in the year.

## **Landscaping and Beautification**

- The BID maintains more than 12 miles of medians. The BID contracts to cut the grass, fertilize the grass, remove litter, and maintain the medians beginning in April and ending with the first frost. We also remove dumped materials.
- The BID has planted 20 annual/perennial flower beds on the corridor stretches.
- During the holidays the BID decorates the corridors with 200 wreaths and ribbons and puts lights up in the shopping areas.
- The BID contracts Riverworks to clean up and take care of dumping in the district.

## **Security**

- The BID contracted with SOS to provide security and together has responded to over 800 calls to address issues such as pan handlers, unruly customers, suspicious behavior, suspicious vehicles, employee firings, domestic violence issues warranting employee escorts, parking lot watch, cars broken into, minor arguments, and other matters. The ambassador talked to employees and employers and acted as a liaison. This year the majority of the calls were for suspicious activity and concerns about fired employees or domestic violence possible situations within the workplace.
- Crime in the BID is down, but this summer saw an increase in homicides which were all people who knew the victim.
- Vehicle thefts and thefts from vehicles was limited to the country-wide problem of Kias and Hyundais and only 4 were reported in the industrial parks.
- Most crimes are property related and non-violent.
- The prevalence of crime in Granville is very low compared to the city as a whole.
- Drag Racing incidents have decreased by 95 percent in the district.



- Summer, 2024 had no reported upick in crime issues in the industrial district.
- Major security issues involve employee safety because of threats to employees.

### **Administration**

- The BID employed 2 people.
- The BID hosts 4 board meetings and one annual meeting.

### **Economic Development**

- Awarded six security camera grants. Occupancy in the industrial sector is more than 90 percent.
- Provided workforce leadership training for 32 employees and lean yellow belt training for six companies.
- Kicked off a c-suite breakfast serie
- Contacted every small business in the district four or more times to keep them current on issues.
- Collaborated with the African American Professional Human Resources Association to bring our companies to their annual convention that concentrates on diversity, inclusion, inclusion leadership and change in the workplace.
- Celebrated manufacturing and acknowledged manufacturers who participated in incumbent workforce training.
- In 2024 the concept of the Granville Connection at 8633 W. Brown Deer Road continues to progress with the completion of a new roof. Connection's opening day has been moved to summer, 2025 due to the need of the roof. There will be six restaurants, other foods, gathering/community space, more than 35 retailers, an antique store, a studios, and other niche spaces. Major innovation is

underway. The BID was awarded a WEDC grant to assist paying for a food hall kitchen.

- Created web sites for Granville Works, Granville's Got the Goods and created a Granville Kindness program,
- Granville Cares gave five grants to small businesses to improve their businesses.

### Marketing & Branding

- The Granville BID received news coverage in 20 articles or television/radio outlets.
- Number of Facebook fans increased from 1600 to more than 1711
- The Granville Blues Fest was held in June and more than 16000 people attended the three day Granville celebration.
- The Granville Village Harvest Fest expanded to two days and featured dance, performances by Michael Jackson and Tina Turner impersonators, dance lessons, horses, arts, face painting, a photo booth, and karaoke for the adults and children.
- Collaborated with the annual Faith and Blue event.
- Hosted and participated in a house buying fair in March, Wellness Fair in November, and Small Business Fair in November.
- Along with the Business Council we launch the Holiday Wonderland at 8633 W. Brown Deer Rd for Shop Local Saturday and the following weekend.

- Collaborated with Goodrich Elementary School.
- Advertised on billboards, radio stations, and community papers.

### New Programs/New Initiative Formed

- In 2025, the Granville BID will continue to work on the initiatives described above and other initiatives that develop. Overall, 2024 was a year of reflection, vision, direction, and grit. And a year to ignite and build momentum; which we did. We worked to continue to energize the area. Several new businesses are moving into the area including both manufacturing, food, and retail. 2025 will be a critical year to create momentum, bring new business to the area, bring people to Granville, and market the area and wonderful community because Northridge will be a complete memory and gone, and the future will be now.
- We will be the leader in the retail/restaurant incubator and an arts incubator in 2025.
- Building a sustainable workforce will continue to be a priority.
- Bringing entrepreneur and wealth creation training to teens is a priority.
- A small business mentee and coaching program will be formed.
- We will continue to be prominent in diversity programs with the National Association of African American Human Resource Professionals.
- C-Suite roundtables will be formed.
- Computer skills and Excel training will be ongoing.
- We hope to expand the BID to 124<sup>th</sup> Streets to include all of Granville.
- We are actively involved with the Neighborhood Advisory board.

The Granville staff thank the Common Council and city for all their help in working with BIDs and supporting us in 2024 and look forward to seeing everyone in person in 2025 and celebrating continual rebirth and innovation as we work together to create diverse, inclusive, expanding, and phenomenal communities like Granville.

Thank you!

The Granville Business Improvement District

Executive Director Mary Hoehne

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE**

**CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(With Summarized Financial Information for the Year Ended December 31, 2022)

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE**

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# GORDON J. MAIER & COMPANY, LLP

CERTIFIED PUBLIC ACCOUNTANTS

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

July 19, 2024

Board of Directors  
Granville Business Improvement District #48 and Affiliate

## Independent Auditor's Report

### Opinion

We have audited the accompanying Consolidated Financial Statements of Granville Business Improvement District #48 and Affiliate (a nonprofit organization) which comprise the Consolidated Statement of Financial Position as of December 31, 2023, and the related Consolidated Statements of Activities, Functional Expenses, and Cash Flows for the year then ended, and the related notes to the consolidated financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Granville Business Improvement District #48 and Affiliate as of December 31, 2023, and the changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinion

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

### Responsibilities of Management for the Financial Statements

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

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

## **Auditor's Responsibilities for the Audit of the Financial Statements**

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

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

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

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

## **Supplementary Information**

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



Gordon J. Maier & Company, LLP  
Certified Public Accountants



**Granville Business Improvement District #48 and Affiliate**  
**Consolidated Statement of Financial Position**  
**December 31, 2023**  
**(With Summarized Financial Information for December 31, 2022)**

<b>ASSETS</b>	<b>2023</b>	<b>2022</b>
<b>Current Assets</b>		
Cash	\$ 96,996	\$ 189,636
Accounts Receivable	-	4,789
Prepaid Expenses	1,895	2,399
<b>Total Current Assets</b>	98,891	196,824
<b>Fixed Assets</b>		
Vehicles	15,363	25,281
Construction In Progress	726,078	642,790
Leasehold Improvements	7,579	3,789
	749,020	671,860
Less: Accumulated Depreciation	(13,585)	(13,995)
<b>Net Fixed Assets</b>	735,435	657,865
<b>Other Assets</b>		
Security Deposits	400	400
<b>TOTAL ASSETS</b>	\$ 834,726	\$ 855,089
<b>LIABILITIES AND NET ASSETS</b>		
<b>Current Liabilities</b>		
Accounts Payable	\$ 63,323	\$ 85,892
Accrued Payroll	4,078	3,780
<b>Total Current Liabilities</b>	67,401	89,672
<b>Net Assets</b>		
Without Donor Restrictions		
Operating	707,325	705,417
Board Designated	60,000	60,000
<b>Total Net Assets</b>	767,325	765,417
<b>TOTAL LIABILITIES AND NET ASSETS</b>	\$ 834,726	\$ 855,089

The accompanying notes are an integral part of these Financial Statements.

**Granville Business Improvement District #48 and Affiliate**  
**Consolidated Statement of Activities**  
**Year Ended December 31, 2023**  
**(With Summarized Financial Information for the Year Ended December 31, 2022)**

	<b>Without Donor Restrictions</b>	
	<b>2023</b>	<b>2022</b>
<b>REVENUES AND SUPPORT</b>		
Tax Assessments	\$ 1,045,030	\$ 924,856
Grants	-	79,831
Other Revenue	5,165	1,308
<b>Total Revenue</b>	<b>1,050,195</b>	<b>1,005,995</b>
<b>EXPENSES</b>		
Program Services	911,312	861,589
Management and General	136,975	76,667
<b>Total Expenses</b>	<b>1,048,287</b>	<b>938,256</b>
<b>Change in Net Assets</b>	<b>1,908</b>	<b>67,739</b>
<b>Net Assets at January 1,</b>	<b>765,417</b>	<b>697,678</b>
<b>Net Assets at December 31,</b>	<b>\$ 767,325</b>	<b>\$ 765,417</b>

The accompanying notes are an integral part of these Financial Statements.

**Granville Business Improvement District #48 and Affiliate**  
**Consolidated Statement of Functional Expenses**  
**Year Ended December 31, 2023**  
(With Summarized Financial Information for the Year Ended December 31, 2022)

	<b>2023</b>			
	<b>Program Services</b>	<b>Management and General</b>	<b>Total</b>	<b>2022 Total</b>
Salaries	\$ 191,691	\$ 5,568	\$ 197,259	\$ 179,262
Payroll Taxes	14,664	1,900	16,564	13,713
Employee Benefits	-	5,910	5,910	5,903
Advertising and Sponsorships	65,950	1,443	67,393	75,190
Web Site and Social Media	10,376	1,972	12,348	19,042
Memberships and Events	822	25	847	1,262
Meetings	11,189	16,884	28,073	11,163
Other Expenses	-	601	601	25,321
Professional Fees	-	42,877	42,877	22,660
Contracted Services	263,319	-	263,319	243,865
Office Supplies and Expenses	6,837	11,773	18,610	18,621
Depreciation Expense	-	4,218	4,218	5,449
Insurance	16,724	8,680	25,404	23,161
Interest Expense	-	-	-	116
Rent	-	6,228	6,228	6,002
Mileage and Vehicle Expenses	1,692	11,357	13,049	9,661
Events:				
Car Show	7,473	-	7,473	46,042
Blues/Jazz Festival	214,155	-	214,155	150,584
Kid Fest	-	-	-	12,781
Holly Days	10,215	-	10,215	4,311
Diversity Day	1,060	-	1,060	17,000
Harvest Fest	6,250	-	6,250	-
Community Outreach:				
Granville Connection	21,755	524	22,279	22,580
Police Outreach	1,291	-	1,291	2,170
Workforce Classes	16,357	16,989	33,346	14,835
Small Business Development and Retention	(235)	26	(209)	7,562
Property Taxes	49,727	-	49,727	-
<b>Total Expenses</b>	<b>\$ 911,312</b>	<b>\$ 136,975</b>	<b>\$ 1,048,287</b>	<b>\$ 938,256</b>

The accompanying notes are an integral part of these Financial Statements.

**Granville Business Improvement District #48 and Affiliate**  
**Consolidated Statement of Cash Flows**  
**Year Ended December 31, 2023**  
**(With Summarized Financial Information for the Year Ended December 31, 2022)**

	<b>2023</b>	<b>2022</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Change in Net Assets	\$ 1,908	\$ 67,739
Adjustments to Reconcile Change in Net Assets to Net Cash (Used) Provided by Operating Activities		
Depreciation Expense	4,218	5,449
Loss on Disposal of Fixed Assets	5,289	-
(Increase) Decrease in Accounts Receivable	4,789	142,576
(Increase) Decrease in Prepaid Expenses	504	1,905
Increase (Decrease) in Accounts Payable	(22,569)	33,236
Increase (Decrease) in Accrued Payroll	298	1,055
<b>Net Cash (Used) Provided by Operating Activities</b>	<b>(5,563)</b>	<b>251,960</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of Fixed Assets	(87,077)	(247,287)
<b>Net Cash Used by Investing Activities</b>	<b>(87,077)</b>	<b>(247,287)</b>
<b>Net (Decrease) Increase in Cash and Cash Equivalents</b>	<b>(92,640)</b>	<b>4,673</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	<b>189,636</b>	<b>184,963</b>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<b>\$ 96,996</b>	<b>\$ 189,636</b>
 <b>Cash Paid for Interest</b>	 \$ -	 \$ 116

The accompanying notes are an integral part of these Financial Statements.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE**  
**Notes to the Consolidated Financial Statements**  
**December 31, 2023**

**NOTE A. Summary of Significant Accounting Policies**

**Organization**

Granville Business Improvement District #48 (the Organization) was organized under Wisconsin State Statute 66.608. This statute provides for the formation of Business Improvement Districts (BIDs) upon the petition of at least one property owner in the district. The purpose of a BID is to allow businesses within the district to develop, manage and promote their districts and to establish an assessment to fund these activities. The Organization's mission is to plan for long-term sustainable growth, foster a premier business and commercial center, provide guidance on financing and incentives, and nurture the community through safety, beautification, and services.

Granville Business Improvement District #48 is exempt from tax as an affiliate of a governmental unit under Section 501(a) of the Internal Revenue Code.

**Consolidated Financial Statements**

The accompanying consolidated financial statements include the accounts of Granville Business Improvement District #48 and Granville Economic Development Corporation (an "Affiliate"). Significant intercompany accounts and transactions have been eliminated.

Granville Economic Development Corporation is exempt from income tax under Section 501(c)(3) of the Internal Revenue Code and is classified as other than a private foundation. The mission of the Affiliate is to plan, promote and develop the vitality of the Granville area. Business Improvement District #48 and Granville Economic Development Corporation have common board members and accordingly, are consolidated.

**Accounting Method**

The financial statements of the Organization have been prepared on the accrual basis of accounting.

**Basis of Presentation**

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

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

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

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

At December 31, 2023, the Organization had only unrestricted net assets, however, net assets have been designated by the board for cash flow and signage of \$60,000.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE**  
**Notes to the Consolidated Financial Statements**  
**December 31, 2023**

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

**Cash and Cash Equivalents**

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

**Accounts Receivable**

Accounts receivable represent unpaid balances of fees and other miscellaneous receivables. All accounts receivable are expected to be collected and no allowance for uncollectible amounts is considered necessary.

**Fixed Assets**

Fixed assets are recorded at cost. Depreciation is provided over the estimated useful lives of the assets using the straight-line method. The Organization capitalizes major additions.

**Contributions and Grant Revenue**

Contributions received and unconditional promises to give are measured at their fair values and are reported as increases in net assets. Contributions are considered available for the Organization's general programs unless specifically restricted by the donor. Contributions received with restrictions that are met in the same reporting period are reported as revenue without donor restrictions and increase net assets without donor restrictions. Conditional promises to give are not recognized until they become unconditional. A conditional contribution is one that has both a barrier that must be overcome and an agreement requiring advance payment to be returned or future payment not to be obligated when the barrier is not overcome. Promises to give are recorded at net realizable value if expected to be collected in one year, and at fair value, which is measured as the present value of their future cash flows, if expected to be collected in more than one year. The discounts on those amounts are computed using risk-adjusted interest rates applicable to the years in which the promises are received. Amortization of the discounts is included in contribution revenue.

Amounts received for which the donor has limited the use of the asset or designated the gift as support for future periods are considered restricted support and included in net assets with donor restrictions. When a donor restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. When the restriction on a contribution is met in the same reporting period as the contribution is received, the contribution is reported in net assets without donor restrictions.

When a donor requires the investment of a contribution and restricts the use of investment income, the investment income is reported as net assets with donor restrictions until appropriated for the designated time or use when the net assets are released to net assets without donor restrictions.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE**  
**Notes to the Consolidated Financial Statements**  
**December 31, 2023**

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

**Contributions and Grant Revenue** (cont.)

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

**Functional Expenses**

The Organization allocates costs based on their functional and natural classification in the statement of functional expenses. Program costs are those associated with carrying out the mission of the Organization; management costs are those for management of the Organization including accounting, office expense, budgeting or board of directors costs; and fundraising costs are those attributed to the solicitation of contributions. Whenever possible, the Organization allocates costs directly to program, management or fundraising. The cost of individuals that participate in more than one function are allocated to each function based on that individual's time in each function. Other costs that relate to more than one function are allocated based on their estimated share in each function.

**Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**NOTE B. Comparative Financial Information**

The financial information shown for 2022 in the accompanying financial statements is included to provide a basis for comparison with 2023 and presents summarized totals only. The comparative information is summarized by total only, not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the Organization's financial statements for the year ended December 31, 2022, from which the summarized information was derived.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE**  
**Notes to the Consolidated Financial Statements**  
**December 31, 2023**

**NOTE C. Liquidity**

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

	<b>2023</b>	<b>2022</b>
Cash and Cash Equivalents	\$ 96,996	\$ 189,636
Accounts Receivable	--	4,789
Total Financial Assets	\$ 96,996	\$ 194,425

The Organization structures its financial assets to be available as its general expenditures, liabilities, and other obligations come due and has set aside \$60,000 of board designated funds for cash flow and signage.

**NOTE D. Concentration of Risk**

The Organization maintains cash balances at J. P. Morgan Chase in Columbus, OH and Associated Bank in Green Bay, WI. Accounts at the banks are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. As of December 31, 2023 and 2022, the Organization had \$96,471 and \$207,653 respectively, on deposit at the two banks, of which \$-0- and \$-0- respectively, was not insured by the FDIC.

The Organization receives property assessment income from the City of Milwaukee. The Organization's operations rely on the availability of these funds. Approximately 99% of the Organization's revenue was from the City of Milwaukee for the years ended December 31, 2023 and 2022, respectively.

**NOTE E. Assessment Income**

In order to provide revenues to support the Organization's mission, the Common Council of the City of Milwaukee enforced an assessment on property located within a specified area of the Granville neighborhood. The assessment is calculated based on assessed values of the properties as of every fall. The assessment levied on properties was \$2/1,000 of every dollar of assessed property value for the year ended December 31, 2023.

**NOTE F. Marketing and Promotion**

The Organization uses marketing and promotion to promote its programs among the audiences it serves. Advertising costs are expensed as incurred. Marketing and promotion expense for the year ended December 31, 2023 and 2022 was \$67,393 and \$75,190, respectively.



**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE**  
**Notes to the Consolidated Financial Statements**  
**December 31, 2023**

**Note G. FASB Accounting Standards Codification 842 – Leases**

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

The Organization has elected, for all underlying classes of assets, to not recognize ROU assets and lease liabilities for short-term leases that have a lease term of 12 months or less at lease commencement, and do not include an option to purchase the underlying asset that the Company is reasonably certain to exercise. Lease cost associated with short-term leases is recognized on a straight-line basis over the lease term. As of December 31, 2023 the Organization was party to the following leases:

On February 1, 2020, the Organization signed a four year lease for the Granville Connection in Milwaukee, Wisconsin. The lease will commence when the project is completed and the Organization occupies its portion of the new facility, which is currently anticipated in the Spring of 2025. The facilities will be used as an entrepreneurial hub for retail, office, gym, entertainment, and restaurant services. The Organization has invested \$726,078 in the Granville Connection and anticipates another \$300,000 will be necessary to complete the project. The initial lease term will expire on January 31, 2024, however, the lease agreement contains two renewal options, each for an additional three year period, which the Organization expects to exercise. The future minimum payments which will be required under the renewal options are as follows:

<u>Year</u>	<u>Total</u>
2024	\$ 11,458
2025	11,958
2026	12,458
2027	13,417
2028	13,958
Thereafter	15,667
	<u>\$ 78,916</u>

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

Rent expense for the years ended December 31, 2023 and 2022 was \$6,228 and \$6,002, respectively, which included storage space rental and office space.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE**  
**Notes to the Consolidated Financial Statements**  
**December 31, 2023 and December 31, 2022**

**NOTE H. Income Tax**

Granville Economic Development Corporation is exempt from income tax under Section 501(a) of the Internal Revenue Code and classified as other than a private foundation. Management has reviewed all tax positions recognized in previously filed tax returns and those expected to be taken in future tax returns. As of December 31, 2023 and 2022, the Organization and Affiliate had no amounts related to unrecognized income tax benefits and no amounts related to accrued interest and penalties. The Organization does not anticipate any significant changes to unrecognized income tax benefits over the next year. The Organization and Affiliate are currently not under audit by any federal or state taxing authority.

**NOTE J. Subsequent Events, Commitments and Contingencies**

The Organization has evaluated events and transactions occurring after December 31, 2023, through July 19, 2024, the date the financial statements are available to be issued, for possible adjustments to or disclosure in the financial statements. The Organization has determined that no subsequent events need to be disclosed.

The Organization is undertaking the establishment of the Granville Connection, an incubator for retail entrepreneurs, food providers and fitness professionals. Up to 45 businesses will be housed under one roof. The businesses will have opportunities for networking, demonstrations, technology integration talks, and marketing and branding expertise from business coaches. The Granville Connection will be housed in a former retail facility that is being renovated. Construction costs to date total \$726,078. Remaining construction commitments as of December 31, 2023, are approximately \$300,000.

**NOTE K. Related Party Transactions**

During the year ended December 31, 2023 and 2022, the Organization expended \$654 and \$770 respectively, at an auto body shop in Granville which is owned by a Board member.

**SUPPLEMENTARY INFORMATION**

**Granville Business Improvement District #48 and Affiliate**  
**Consolidated Schedule of Functional Expenses**  
**Year Ended December 31, 2023**  
(With Summarized Financial Information for the Year Ended December 31, 2022)

	Programs							Support		Total Expenses	
	Beautification and Identity	Marketing and Promotion	Economic Development	Community Outreach	Security	Granville Connection	Total Program Services	Management and General	Fundraising	2023	2022
Salaries	\$ -	\$ 49,478	\$ 43,910	\$ 69,855	\$ 6,175	\$ 22,273	\$ 191,691	\$ 5,568	\$ -	\$ 197,259	\$ 179,262
Payroll Taxes	-	3,785	3,359	5,344	472	1,704	14,664	1,900	-	16,564	13,713
Employee Benefits	-	-	-	-	-	-	-	5,910	-	5,910	5,903
Advertising and Sponsorships	-	65,495	1,120	(665)	-	-	65,950	1,443	-	67,393	75,190
Website and Social Media	-	8,966	1,410	-	-	-	10,376	1,972	-	12,348	19,042
Memberships and Events	-	-	822	-	-	-	822	25	-	847	1,262
Meetings	-	539	10,412	238	-	-	11,189	16,884	-	28,073	11,163
Other Expenses	-	-	-	-	-	-	-	601	-	601	25,321
Professional Fees	-	-	-	-	-	-	-	42,877	-	42,877	22,660
Contracted Services	145,529	-	-	5,900	111,890	-	263,319	-	-	263,319	243,865
Office Supplies and Expenses	-	4,430	-	280	136	1,991	6,837	11,773	-	18,610	18,621
Depreciation Expense	-	-	-	-	-	-	-	4,218	-	4,218	5,449
Insurance	-	-	-	-	16,724	-	16,724	8,680	-	25,404	23,161
Interest Expense	-	-	-	-	-	-	-	-	-	-	116
Rent	-	-	-	-	-	-	-	6,228	-	6,228	6,002
Mileage and Vehicle Expense	-	-	7	1,031	654	-	1,692	11,357	-	13,049	9,661
Events:											
Car Show	-	6,873	-	600	-	-	7,473	-	-	7,473	46,042
Blues/Jazz Festival	-	189,647	120	-	24,388	-	214,155	-	-	214,155	150,584
Holly Days	-	10,096	-	119	-	-	10,215	-	-	10,215	-
Kid Fest	-	-	-	-	-	-	-	-	-	-	4,311
Diversity Day	-	1,060	-	-	-	-	1,060	-	-	1,060	12,781
Harvest Fest	-	5,800	-	450	-	-	6,250	-	-	6,250	17,000
Community Outreach:											
Granville Connection	-	-	-	-	-	21,755	21,755	524	-	22,279	22,580
Police Outreach	-	-	-	1,291	-	-	1,291	-	-	1,291	2,170
Workforce Classes	-	23	16,334	-	-	-	16,357	16,989	-	33,346	14,835
Small Business Development and Retentio	-	1,500	(1,735)	-	-	-	(235)	26	-	(209)	-
Property Taxes	-	-	-	-	-	49,727	49,727	-	-	49,727	7,562
	<b>\$ 145,529</b>	<b>\$ 347,692</b>	<b>\$ 75,759</b>	<b>\$ 84,443</b>	<b>\$ 160,439</b>	<b>\$ 97,450</b>	<b>\$ 911,312</b>	<b>\$ 136,975</b>	<b>\$ -</b>	<b>\$ 1,048,287</b>	<b>\$ 938,256</b>