

BUSINESS IMPROVEMENT DISTRICT NO. 31

Havenwoods

OPERATING PLAN

2026

I. INTRODUCTION

A. Background

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

On November 5, 2003, the Common Council of the City of Milwaukee approved the creation of Business Improvement District No. 31 (“BID”) and the initial Operating Plan for the BID. The objective of the initial Operating Plan of the BID is revitalizing and improving the Havenwoods business area on Milwaukee's far northwest side. The BID law requires that every district have an annual Operating Plan. This document is the Operating Plan for the BID for 2025 which proposes a continuation of the initial BID Operating Plan. Therefore, it incorporates by reference the initial Operating Plan as adopted by the Common Council of the City of Milwaukee.

B. Physical Setting

The physical setting of the BID District consists of industrial and retail businesses.

II. DISTRICT BOUNDARIES

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

The boundaries include industrial and retail businesses while excluding the optimum amount of residential properties. The boundaries go from W. Silver Spring Drive to W. Good Hope Road. The boundaries east and west vary throughout the district. The most easterly boundary is N. 51st St. and the most westerly boundary is N. 77th St. Please refer to the attached map for exact boundaries

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to market the industrial and the retail corridor to attract more businesses to the Havenwoods Neighborhood. Additional objectives include neighborhood revitalization, community organizing, and increased safety.

The anticipated result of forming this BID and improving the business corridors will be the creation of family supporting jobs and increase tax revenue for the City of Milwaukee.

Additional objectives include:

- Providing economic development support to the district.
- Developing real estate marketing strategies

- Providing advocacy at City, State and Federal levels.
- Seek additional funding mechanisms for activities outlined below.

B. Proposed Activities

These proposed activities will result in enhanced neighborhood image and safety, increased investment and increased property values.

Principle activities to be engaged in by the district in 2026 will include:

- a. Support the Streetkeepers litter pick up and beautification initiative
- b. Enhanced Security
- c. Promote Façade, Sign and Landscape Grant programs for Havenwoods commercial building owners.
- d. Promote and assist with commercial property improvements via grant programs
- e. Serve as Liaison between city service providers such as DNS, Milwaukee Police and DPW.
- f. Build the Employer Assisted Homeownership Program
- g. Liaison with owner of private and public property to encourage quality maintenance of said property.
- h. Liaison with economic development programs from public and private institutions.
- i. Invest in local real estate acquisitions to include housing and commercial as opportunities present themselves.
- j. Support HNP community sustaining initiatives such as:
 - 1) Employer Assisted Homeownership
 - 2) Participate in quality of life initiatives
 - 3) Crime Prevention

C. Proposed Expenditures

The Board has established priorities for expenditures based on objectives of the BID. Grants may be awarded to the partnering organization Havenwoods Neighborhood Partnership to implement the plan to achieve the BID's objectives.

Assessment for 2026	\$549,000.00
Real Estate Investment Revenue	\$300,000.00
Carry Over	\$800,000.00
Total:	\$1,649,000.00
Expenses	
Administrative Services to HNP	\$125,000.00
Accounting/Audit services	\$6,000.00
D&O Insurance	\$2,800.00
Liability Insurance	\$4,500.00
Business Assistance Grants (facades, security, signs, landscape, soft costs, digital marketing)	\$100,000.00
Retail Corridors Beautification, Maintenance and planters and holiday décor	\$150,000.00
Employer Assisted Homeownership	\$40,000.00
Van	\$35,000.00
Marketing	\$15,000.00
Real Estate Investment	\$25,000.00
Contingency Fund	\$1,145,700.00
Total Expenses	\$1,649,000.00

Organization of BID Board

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

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

It is recommended that the BID board be structured and operate as follows:

1. Board **Size – Nine**
 2. Composition – The majority members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
 3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
 4. Compensation – None
 5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
 6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
 7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
 8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order (“by laws”) to govern the conduct of its meetings.

D. Relationship to the Havenwoods Neighborhood Partnership.

The BID shall be a separate entity from the Havenwoods Neighborhood Partnership the fact that members, officers and directors of each may be shared. HNP shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Havenwoods Neighborhood Partnership may, and it is intended, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

This describes the assessment method most commonly used by Milwaukee BIDs. Other methods are possible. DCD staff can assist in developing other methods to fit the proposed BID's circumstances.

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.

This plan proposes to assess the property in the district at a rate of \$2.00/\$1000.00 in assessed value per commercial property. With a minimum required payment of \$100.00.

Appendix C shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

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

1. State Statute 66.1109(1) (f) 1m: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix C, 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. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

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

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

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

B. City Role in District Operation

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

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. FUTURE YEAR OPERATING PLANS

A. Phased Development

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

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, information on specific assessed values, budget amounts and assessment amounts are based solely on current conditions. Greater detail about subsequent year's activities will be

provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

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

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

APPENDICES

- A. STATUTE
- B. DISTRICT BOUNDARIES MAP
- C. 2026 PROJECTED ASSESSMENTS

Appendix A

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).

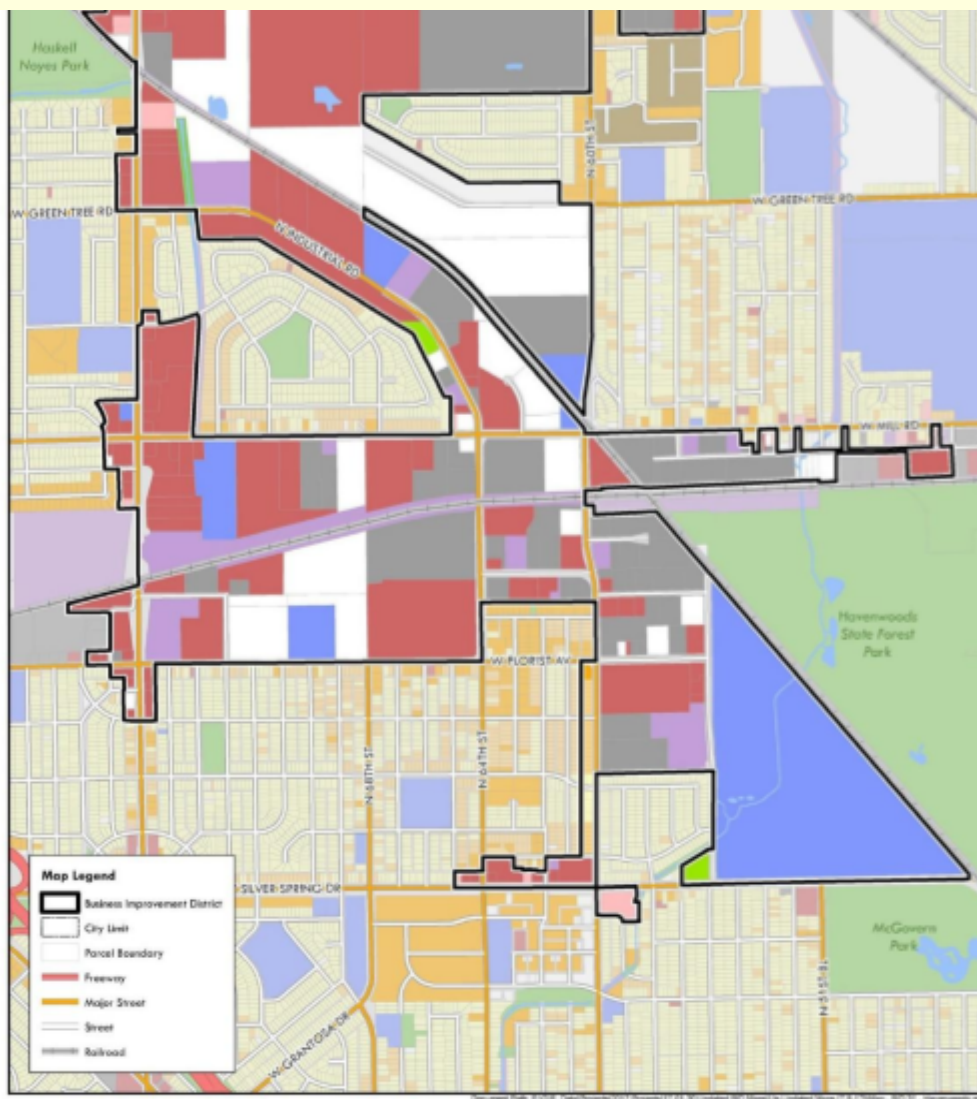
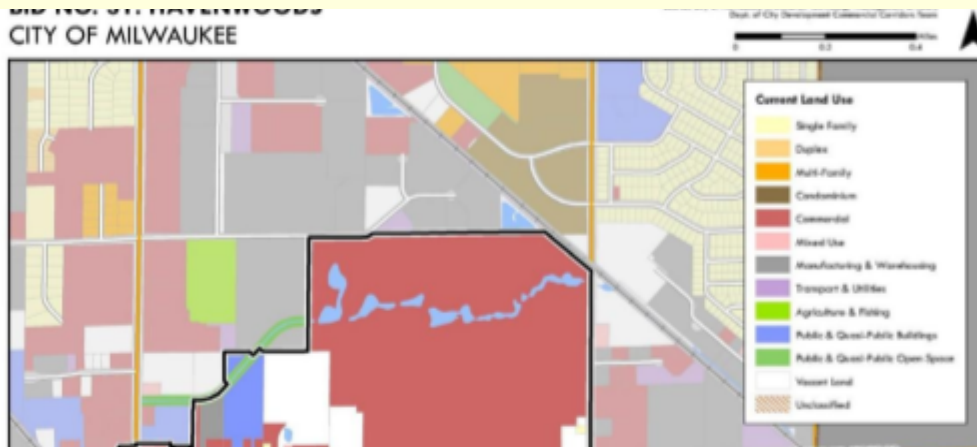
(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating 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.

Appendix B: Map



Assessments:

Taxkey	Address	Assessment
1050002000	6808 W GOOD HOPE RD	345.6
1050011000	6200 W GOOD HOPE RD	5236.2
1050014000	6150 W GOOD HOPE RD	256.2
1060001000	7500 W GOOD HOPE RD	2764.2
1060013000	7420 W GOOD HOPE RD	973.4
1060052000	7120 W GOOD HOPE RD	1154.6
1060081000	7100 W GOOD HOPE RD	1564.6
1060082000	7030 W GOOD HOPE RD	848.6
1060091000	7200 W GOOD HOPE RD	653.4
1060101000	7240 W GOOD HOPE RD	649.2
1060111000	7334-7338 W GOOD HOPE RD	2012
1060112000	7330 W GOOD HOPE RD	5029.6
1069991116	7320 W GOOD HOPE RD	1535
1069992121	7110 W GOOD HOPE RD	276.6
1069993211	7020 W GOOD HOPE RD	59.328
1069994211	7000 W GOOD HOPE RD	1783.6
1069995211	6922 W GOOD HOPE RD	299.904
1070233000	7630 W GOOD HOPE RD	2080
1079994210	7600 W GOOD HOPE RD	1625.6
1180271000	6863 N 76TH ST	315.8
1180272000	6835 N 76TH ST	797.2
1180273000	6829 N 76TH ST	1625.6
1189991200	7125 N 76TH ST	280.854
1189992200	7111 N 76TH ST	358.848

1189994223	7141-7155 N 76TH ST	5500
1189995111	7101 N 76TH ST	145.6
1190004000	7519 W GOOD HOPE RD	2733.4
1190011000	7515 W GOOD HOPE RD	5564
1190012000	7140 N 76TH ST	2392
1190013000	7130 N 76TH ST	4759
1190021000	6900-6902 N 76TH ST	397
1190031000	6920 N 76TH ST	2827
1190032000	6930 N 76TH ST	1423.6
1190041100	6940 N 76TH ST	751.6
1190042000	7000-R N 76TH ST	353
1190052000	7455 W GOOD HOPE RD	1589.8
1190053000	7335 W GOOD HOPE RD	4804
1190061000	7401 W GOOD HOPE RD	32392.6
1190062000	7459 W GOOD HOPE RD	6433.6
1190071000	7201 W GOOD HOPE RD	8973.2
1190072000	7255 W GOOD HOPE RD	834.6
1199990120	7016 N 76TH ST	1064.8
1199991211	7050 N 76TH ST	4076.8
1199996212	7300 W CHAMPIONS WA	8107.4
1199996222	6800 N 76TH ST	1600
1199997110	7003-R W GOOD HOPE RD	1114.8
1200331000	6767 N 60TH ST	417.6
1209996110	6701 W GOOD HOPE RD	17707.2
1209997111	6321 W GOOD HOPE RD	21847.2
1210031000	5909 W GOOD HOPE RD	2519.8
1210042000	5801 W GOOD HOPE RD	3128.4

1210680000	5555 W GOOD HOPE RD	80.8
1210681000	5651 W GOOD HOPE RD	7919.6
1219991123	5701 W GOOD HOPE RD	4869.8
1400211000	6580 N INDUSTRIAL RD	2040
1400212000	6540 N INDUSTRIAL RD	3260.4
1400251000	6565 N INDUSTRIAL RD	1205.6
1400253000	6471 N INDUSTRIAL RD	1764
1400261000	6541 N INDUSTRIAL RD	130.2
1400262000	6501 N INDUSTRIAL RD	939.6
1400271000	6433 N INDUSTRIAL RD	320
1400272000	6418 W MILL RD	109.8
1400281000	6600 N INDUSTRIAL RD	14861.4
1400292000	6650 N INDUSTRIAL RD	1475.4
1400311000	6300 W MILL RD	6391.4
1409985123	6565 N 60TH ST	6583.4
1409985136	6425 N 60TH ST	143
1409988100	6438 W MILL RD	201.8
1409989212	6480 N INDUSTRIAL RD	806.4
1409989220	6452 N INDUSTRIAL RD	524.8
1409998100	6324-R W MILL RD	43.2
1410001112	6404 N 76TH ST	1730.8
1410002110	6574 N 76TH ST	2375.6
1410048100	6610 N 76TH ST	432.8
1410751100	7100 W CHAMPIONS WA	1890.6
1410752100	7030 W CHAMPIONS WA	2506.8
1410781100	6550 N 76TH ST	1308.8
1410791000	6544 N 76TH ST	4058

1410813000	6406-6440 N 76TH ST	13848.6
1410814000	6442 N 76TH ST	6844.2
1410821100	6635-7301 W CHAMPIONS WA	22171.2
1429984115	6401 N 76TH ST	1033.8
1530168100	7625-7627 W MILL RD	355.2
1530169000	7638 W WINFIELD AV	31.8
1530170100	6375 N 76TH ST	2042.8
1530365100	6325 N 76TH ST	2310.2
1530369100	6309 N 76TH ST	558
1530370100	6267-6275 N 76TH ST	353.792
1530431100	6030-6060 N 77TH ST	2017.6
1539983110	6001 N 77TH ST	415.2
1539984100	7740 W FLORIST AV	723
1539986110	7626 W FLORIST AV	2182.6
1539988111	6005 N 76TH ST	1079
1539998100	6103 N 76TH ST	3235.8
1540002100	6330 N 76TH ST	4065.8
1540011111	6122 N 76TH ST	743.6
1540022100	7400 W DOUGLAS AV	1476
1540041000	7320-7400 W FLORIST AV	6504.6
1540042000	6000-6066 N 76TH ST	4614
1540052000	7200 W FLORIST AV	850
1540053000	6150 N 73RD ST	171
1540061000	7000 W FLORIST AV	1988.8
1540062000	6900 W FLORIST AV	1378.8
1540071100	6300-6318 N 76TH ST	2178

1540071200	6270 N 76TH ST	1288.8
1549976000	7216 W DOUGLAS AV	157.6
1549978111	7240 W DOUGLAS AV	527
1549979100	7000 W DOUGLAS AV	1195.2
1549982100	7415 W MILL RD	913.4
1549983100	6366 N 76TH ST	2080.8
1549984200	7427 W MILL RD	502.2
1549987111	6260 N 76TH ST	1201.8
1549988121	6230 N 76TH ST	1357.6
1549989210	7323 W MILL RD	1512
1549991121	7111-7125 W MILL RD	2899.2
1549993100	7029 W MILL RD	4220.6
1549994110	6937 W MILL RD	3351.6
1549995110	6925 W MILL RD	1187.4
1549995210	6913 W MILL RD	156.8
1549996100	6815 W MILL RD	606.4
1550301000	6601-6671 W MILL RD	11823.6
1550404000	6143 N 60TH ST	2967
1550411100	6555 W MILL RD	3428.8
1550412100	6551 W MILL RD	4943.2
1550421000	6121 W DOUGLAS AV	2157.4
1550431100	6180 N 64TH ST	316.2
1550441000	6333 W DOUGLAS AV	1258.8
1550442100	6301 W DOUGLAS AV	3249.2
1550452110	6210 W DOUGLAS AV	1512.8
1550461000	6200 N 64TH ST	1440
1550462000	6300 W DOUGLAS AV	1334.4

1559983100	6101-6105 N 64TH ST	16597.4
1559983200	6161 N 64TH ST	7051.6
1559984111	6401 W MILL RD	81
1559984311	6353 N 64TH ST	2036.8
1559984411	6305 N 64TH ST	2190.4
1559985300	6239 N 60TH ST	175.6
1559987110	6242 N 64TH ST	1153.6
1559989134	6060 W DOUGLAS AV	3181.4
1559989135	6120 W DOUGLAS AV	3002.6
1559999111	6301 W MILL RD	1726.6
1560002110	5901 W BENDER CT	1127.6
1560003100	5801 W BENDER CT	1441
1560006100	5709 W BENDER CT	10340
1560007100	5720 W BENDER CT	492.8
1560012100	5920 W BENDER CT	1541.6
1560021100	6140 N 60TH ST	559.2
1560022100	6160 N 60TH ST	597.8
1560024111	6192 N 60TH ST	208.2
1560031000	5737 W MILL RD	2398.6
1560041100	5225 W MILL RD	220.5
1560042000	5214 W WOOLWORTH AV	130.096
1568111000	5800 W FLORIST AV	1484.6
1569964115	5501 W MILL RD	3877.6
1569964120	5515 W MILL RD	78.8
1569964130	5521 W MILL RD	101.8
1569965113	5611 W MILL RD	1764.4
1569965120	5611 W WOOLWORTH AV	2477

1569973120	5629 W WOOLWORTH AV	1080
1569989110	5302 W WOOLWORTH AV	360
1569991125	5320 W WOOLWORTH AV	440
1569993110	5407 W MILL RD	95.2
1569993211	5341 W WOOLWORTH AV	6472.2
1569994121	5409 W WOOLWORTH AV	1160.2
1569995110	5519 W WOOLWORTH AV	5312.4
1569996114	5724 W FLORIST AV	389.6
1569996116	5714 W FLORIST AV	226
1569996117	5600-5610 W FLORIST AV	1032.2
1569996122	5800 W DOUGLAS AV	1735.6
1569996124	5700 W DOUGLAS AV	1507.6
1569996126	5730 W DOUGLAS AV	727.2
1569996132	5711 W DOUGLAS AV	888.8
1569996133	5632 W FLORIST AV	200
1569996135	5607 W DOUGLAS AV	1443.2
1569996138	5635 W DOUGLAS AV	1480.6
1569996141	6030 N 60TH ST	2969
1569996145	5734 W FLORIST AV	651.2
1569996148	5529 W DOUGLAS AV	198.4
1569996149	5500 W FLORIST AV	3759.6
1569996157	5500 W DOUGLAS AV	1345.2
1569996163	5600 W DOUGLAS AV	1568.2
1569996164	5901 W DOUGLAS AV	1432.8
1569996165	5777 W DOUGLAS AV	2536
1569997100	6360 N 60TH ST	2765.8

1579966100	4609-4721 W WOOLWORTH AV	6660.4
1579977110	5001 W MILL RD	1036
1730301000	5901 N 55TH ST	58.4
1730321111	5873 N 55TH ST	1807.408
1730322000	5889 N 55TH ST	146.4
1730331000	5515 W FLORIST AV	1617
1730332000	5933 N 55TH ST	1881
1739992111	5960 N 60TH ST	5474.4
1739993111	5840-5850 N 60TH ST	2506
1739994124	5915 N 55TH ST	576
1740769000	6432 W SILVER SPRING DR	208.2
1740770000	6414-6426 W SILVER SPRING DR	378.4
1740771000	6410 W SILVER SPRING DR	2080.8
1741017112	5620 N 62ND ST	60
1741017113	6000 W SILVER SPRING DR	2916.8
1741020110	6120 W SILVER SPRING DR	2665
1749990100	6350 W SILVER SPRING DR	3048.6
1749995100	6204 W SILVER SPRING DR	1181.6
1749996110	6220 W SILVER SPRING DR	593.636
1749999000	6330 W SILVER SPRING DR	1381.8
1750201110	7525 W FLORIST AV	797.2
1750205100	5950-5954 N 76TH ST	791.2
1750207110	5902-5940 N 76TH ST	2546.2
1750537110	5656 N 76TH ST	2512
1760299000	5903 N 76TH ST	306.4
1760301110	5925 N 76TH ST	3216.2

1760365111	7605 W FLORIST AV	653.4
1760365112	5959-5969 N 76TH ST	176.8
1902131000	5821-5865 W SILVER SPRING DR	5123.4
1902132000	5739 W SILVER SPRING DR	4813.6
		549750.966

Havenwoods BID #31

Annual Report

2025

Workforce Affordable Housing

The Havenwoods BID has taken an ambitious and results-driven approach to expanding affordable homeownership opportunities for employees of BID businesses and the broader community. Through initiatives such as our **House to Home Initiative** and **Employer-Assisted Homeownership Program**, we are creating tangible pathways for local workers to achieve stable, long-term homeownership within the Havenwoods neighborhood.

The **House to Home Initiative** is a collaborative effort between the Havenwoods BID and the Havenwoods Neighborhood Partnership. Together, we strategically acquire out-of-state-owned and investor-held properties, rehabilitate them to high-quality standards, and sell them to new homeowners at below-market prices. This initiative has successfully disrupted patterns of absentee ownership, reduced property blight, and strengthened neighborhood stability. By the end of 2025, we will have completed and sold three fully rehabilitated homes, with two additional homes currently under renovation and scheduled for completion before year's end.

The **Employer-Assisted Homeownership Program** directly supports employees of Havenwoods BID businesses who seek to live and invest in the neighborhood. Through employer partnerships, the program offers matching funds for down payments and closing costs, as well as homebuyer education and individualized counseling. These resources not only make homeownership more attainable for working families but also help employers retain talent and strengthen the local workforce. By encouraging employees to live near their workplaces, the program fosters a more connected, resilient community and reinforces Havenwoods as a neighborhood of choice for both residents and businesses.

Together, these initiatives advance Havenwoods BID's broader vision of inclusive economic development—where workforce stability, neighborhood revitalization, and homeownership growth are all interconnected. By aligning housing strategies with local employment and business investment, Havenwoods is building a stronger, more equitable foundation for long-term community prosper

Image, Perception, and Beautification

The Havenwoods BID is deeply committed to enhancing the visual appeal, cleanliness, and overall perception of the Havenwoods community. Through strategic investment in beautification and maintenance, the BID ensures that our commercial corridors remain attractive, welcoming, and well-maintained for residents, businesses, and visitors alike.

City Boulevard Maintenance

Since 2009, the Havenwoods BID has funded the beautification and ongoing maintenance of City boulevards along W. Silver Spring Drive from 60th Street to N. 76th Street. Historically, this work was outsourced, but in 2025, the BID transitioned the effort in-house through the creation of our **Street Keepers Crew**. This dedicated team now maintains the boulevards and manages the planting and upkeep of City planters located throughout Havenwoods' commercial districts. This investment represents a **\$50,000 annual commitment** to ensuring a clean, green, and vibrant streetscape.

Decorative Civic Receptacles

In 2025, the Havenwoods BID replaced **14 deteriorated trash receptacles** with new, decorative civic bins placed along N. 76th Street and W. Silver Spring Drive. This **\$25,000 investment** improved both the functionality and aesthetic quality of the district's public spaces, reinforcing the BID's commitment to a clean and visually appealing environment.

Litter Clean-Up

Clean streets are a cornerstone of a thriving business district. The Havenwoods BID invests more than **\$50,000 annually** in litter removal across the community's commercial corridors. The **Street Keepers Crew** is deployed daily to remove debris and maintain a polished appearance along W. Silver Spring Drive and N. 76th Street. To date, the crew has collected over **1,000 bags of litter**, with projections to exceed **1,300 bags by year-end**. Additionally, the team provides critical support to the City's Department of Sanitation in addressing **illegal dumping sites**, ensuring that Havenwoods remains a clean and safe environment for all.

Community Impact

Through these investments, the Havenwoods BID strengthens the neighborhood's **public image, community pride, and economic vitality**. Well-maintained streets, planters, and decorative amenities make commercial districts more inviting for shoppers, businesses, and potential investors, while also fostering a sense of ownership and care among residents. By prioritizing cleanliness and visual appeal, the BID directly supports **business attraction, workforce retention, and long-term neighborhood stability**, reinforcing Havenwoods as a vibrant, thriving, and desirable community.

Workforce Development

The Havenwoods BID actively seeks innovative strategies to help local businesses recruit, retain, and support their workforce. In 2025, the BID implemented programs targeting both practical workforce barriers and knowledge-sharing opportunities for employers.

Lyft Initiative

To address transportation challenges that can prevent employees from maintaining consistent employment, the Havenwoods BID participated in a pilot program to subsidize emergency Lyft rides for employees of Sellars, HellermannTyton, and Walthers corporations. This program provided critical support for employees facing barriers such as nonworking vehicles, missed buses, inclement weather, or other disruptions in reliable transportation. To date, the program has facilitated over **750 Lyft rides**, enabling employees to remain at work and maintain stability. Participating companies have reported **employee retention improvements of 20% or more**, demonstrating the program's measurable impact on workforce stability.

Human Resource Roundtables

The Havenwoods BID also provides platforms for employers to **share best practices, stay informed on employment law, and foster positive workplace environments** that support retention. In 2025, the BID hosted **two HR roundtables** focused on practical recruitment tools and emerging topics in employment law, including recent DEI regulations. These sessions equip business leaders with strategies to attract, develop, and retain talent while maintaining compliance with evolving workplace standards.

Community Impact

Through these initiatives, the Havenwoods BID strengthens both the **capacity of local businesses and the resilience of the workforce**. By addressing practical barriers such as transportation and providing platforms for knowledge exchange, the BID ensures that Havenwoods employers have the tools they need to retain skilled employees, reduce turnover, and contribute to a thriving local economy.

**HAVENWOODS 2025
HR ROUNDTABLE - SPRING**

JOIN A NETWORK OF LOCAL HR PROFESSIONALS

EMPLOYEE RETENTION

Human Resources is a critical function of any organization. In today's competitive market, retaining top talent is more important than ever. This roundtable will explore strategies and best practices for employee retention, including compensation, benefits, training, and development. Join us for a day of networking and learning from local HR professionals.

Coach, Facilitator, and Strategic People Leader:
Kristin Strunk

LIMITED SEATS AVAILABLE | FREE NETWORKING EVENT

REGISTER For the Havenwoods 2025 HR Roundtable

DATE: Tuesday, April 22, 2025
TIME: 10:00 AM - 12:00 PM
LOCATION: The Havenwoods Country Club
ADDRESS: 6000 Cloverly Lane, Suite 100, Havawood, WV 26043
REGISTRATION: Free for all attendees
BID #31 MEMBERS: Free registration
CONTACT: Kristin Strunk at kstrunk@havenwoodsbid.org or 414.431.2207

**HAVENWOODS BID #31
HR ROUNDTABLE**

JOIN A NETWORK OF LOCAL HR PROFESSIONALS

HOT TOPICS IN EMPLOYMENT LAW

The Bureau of Labor Statistics reports that the number of employees in the United States is projected to grow by 10 million by 2025. This growth will bring with it new challenges for employers and employees alike. This roundtable will explore the latest trends in employment law, including the impact of the new minimum wage, the gig economy, and the rise of artificial intelligence.

Join Erik for a conversation on these Hot Topics in Employment Law:

- Enhanced Immigration Enforcement
- Return to Office Policies
- Neurodiversity
- No Tax on Tips/No Tax on Overtime

Guest Speaker:
ERIK EISENMANN

LIMITED SEATS AVAILABLE | NETWORKING EVENT

DATE: Tuesday, August 26, 2025
TIME: 10:00 AM - 12:00 PM
VENUE: The Havenwoods Country Club
ADDRESS: 6000 Cloverly Lane, Suite 100, Havawood, WV 26043
REGISTRATION: Free for all attendees
BID #31 MEMBERS: Free registration
CONTACT: Kristin Strunk at kstrunk@havenwoodsbid.org or 414.431.2207

Community Engagement

The Havenwoods BID, since inception has employed a model of economic and community development that includes resident engagement. The BID financially supports resident engagement initiatives to include: Havenwoods Summer Concert Series, Holiday Turkey Drive, Holiday Coat Drive, Clovenook Cookout, Summer Kids Lunch and Book program and our Annual Community Banquet.