

**AIRPORT GATEWAY
BUSINESS IMPROVEMENT DISTRICT NO. 40**

2019 OPERATING PLAN



September 2018

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I. INTRODUCTION

A. Background

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

The City of Milwaukee had approved a petition from property owners in 2006 to create a Business Improvement District for the purpose of revitalizing and improving the Airport Gateway business area on Milwaukee's southeast side. In 2006, the City of Milwaukee adopted and approved Business Improvement District #40. The first year of funded operation for the BID #40 was 2007.

The BID law requires that every district have an annual Operating Plan. This document is the Operating Plan for the Airport Gateway Business Improvement District (AGBID) for 2019. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are described in Appendix A of this plan. A listing of the assessed properties included in the district is provided in Appendix B.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objectives of the AGBID are to:

1. Develop the vitality of The Gateway To Milwaukee;
2. Enhance the community image through safety and beautification;
3. Market and help develop The Gateway area as the primary welcoming, hospitality and transportation hub of greater Milwaukee;
4. Promote mutually beneficial opportunities among the AGBID's businesses; and
5. Ultimately grow commercial business and property values.

B. Proposed Activities – Year Thirteen

Principle activities to be engaged in by the AGBID during the thirteenth year of operation, 2019, will include:

1. Continue the contracted safety and security patrols within the entire AGBID 40 geographic area area;
2. Continue to offer the security system matching grant program. This program will offer up to \$1000 dollars in matching grants to reimburse BID #40 commercial property owners on the purchase and installation of security systems and other security related features on their property;
3. Continue to offer the property improvement matching grant program. This program will offer up to \$1000 dollars in matching grants to reimburse BID #40 property owners for the purchase and installation of façade, signage, and other related outdoor property improvements that elevate the image of the business and the district;
4. Continue to enhance the beautification of the airport area by funding maintenance of the commercial corridor gardens and plantings installed in over the past twelve years;
5. Continue a partnership developed in 2018 with the City of Milwaukee, General Mitchel International Airport, Milwaukee County, and others to invest in the reconstruction and landscape maintenance of S Howell Ave reconstruction between Layton Avenue and Grange Avenue in the City of Milwaukee;
6. Partner with and support the beautification efforts of neighborhood associations and businesses within the BID #40 district, particularly those projects that directly improve the image and appearance of the major commercial corridors.
7. Develop partnership with local businesses within the district to purchase, plant and distribute decorative streetscaping planters throughout the BID. Take advantage of opportunities to collaborate with other area commercial districts for cost sharing and public safety opportunities.
8. Work to inform and assist local businesses during the S Howell Avenue and W Layton Ave road construction projects.
9. Continue to organize a working group of owners and operators within the restaurant/hospitality industry to take part in collaborative marketing opportunities, such as the Gateway to Milwaukee's annual Taste of the Gateway event and marketing campaign. This campaign will continue to focus on promoting the airport area's restaurant and hospitality industry;
10. Assist in facilitating workforce connections between AGBID 40 employers and the available employee pool.
11. Continue to develop The Gateway's website as the primary communication and promotional tool among businesses and users in The Gateway area.
12. In conjunction with the Airport Gateway Business Association's BID #50 management agreement, BID #40 will also continue close communication and partnership with BID #50, to choreograph and support programs and initiatives that stand to benefit both districts;
13. Formally plan, implement, and manage the Aerotropolis Milwaukee Economic Development effort, promote and advocate for real estate planning and development in support of the Aerotropolis Development Plan;
14. Continue monitoring BID project and program impact by tracking quantitative and qualitative measurables, and;
15. Be involved in governmental and community issues that potentially impact the vitality of The Gateway to Milwaukee.

C. Proposed Expenditures - Year Thirteen

ITEM	DRAFT 2019 Budget
<p>Beautification</p> <p>Maintenance of existing AGBID landscaping; Work with the City of Milwaukee to plan and enhance the landscaping & streetscaping related to the continued reconstruction of S. Howell Ave; partner on and support beautification efforts along the 6th St Green Corridor; plan, promote and collaborate on future beautification improvements related to the 2019 West Layton Avenue repaving project within the AGBID.</p>	78,000
<p>Public Safety</p> <p>Contract with a safety patrol firm to provide unarmed mobile security watch services within AGBID; continue the safety & security matching grant program available to commercial property owners and business owners within the AGBID.</p>	54,000
<p>Marketing and Promotion</p> <p>Further develop and promote The Gateway to Milwaukee brand through website, printed, and social media communications; provide networking opportunities through events and related ventures; Young Professionals and Industry specific programming; Production and distribution of seasonal printed newsletters and resource materials; Promotion of Gateway to Milwaukee grant programs and other area resources; Promote area real estate and development opportunities;</p>	54,000
<p>Economic Development</p> <p>Conduct economic development activities and projects to enhance the physical attractiveness and economic competitiveness of AGBID with projects such as Aerotropolis Milwaukee, retail recruitment, and real estate promotion. Work to implement and promote the Aerotropolis Development Plan upon completion, as well as promote real estate development in the region.</p>	30,000
<p>Administration and Operations</p> <p>Provide administrative, managerial services and project management for the organization as a whole, including monthly financial accounting and annual audits, record keeping and public notices, insurance, personnel expenses, related operating expenses such as memberships, meetings, supplies, printing and postage, rent and utilities for office space.</p>	127,000
TOTAL	\$343,000

D. Financing Method

It is proposed to raise approximately \$343,744.74 through BID assessments. 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 as well as the needs and opportunities that may arise.

E. Organization of BID Board

The Mayor will continue to appoint members to the BID 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 five 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 – Six
2. Composition - At least three 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.

Current BID #40 Roster

1. Gregg Lindner – Chair (property owner) term 4/16-4/19
2. Jaime Maliszewski – Vice Chair (property & business owner) term 4/17-4/20
3. Samer Abulughod - Secretary (City of Milwaukee Resident) term 12/15-12/18
4. Bryan Simon – Treasurer (property & business owner) term 12/15-12/18
5. Michael Sweeny (business owner) term 12/14-12/17
6. Misty Donough (business operator) term 12/15-12/18

F. Relationship to the Airport Gateway Business Association

The BID shall be a separate entity from the Airport Gateway Business Association, notwithstanding the fact that members, officers and directors of each may be shared. The Association 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 Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

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

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportionate assessment of a small number of high value properties, a maximum assessment of \$5,000 per parcel and a minimum assessment of \$250 will be applied.

As of January 1, 2018, the commercial property in the proposed district had a total assessed value of over \$436 million. This plan proposes to assess the property in the district at a rate of \$0.852 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID. Appendix B 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. A list of Exempt Properties is provided in Appendix C.

1. State Statute 66.1109(1) (f): 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 Gateway to Milwaukee 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 is 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's efforts.
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 July 31st 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. BID Board and Plan Review Process

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;

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

b. The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

c. The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

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

Board Member Appointments:

- a. BID Board nomination letter and resume must be submitted to the Department of City Development's BID staff for review. All nominations must be current on property tax and building code violations.
- b. Department of City Development will review and submit the referred BID Board nominees, if findings are satisfactory.
- c. All BID Board referrals are reviewed by the Mayor's Office; if approved by the Mayor, the BID Board appointments are submitted to the Common Council for introduction and referral to the appropriate committee.
- d. The Common Council will refer BID Board appointments to the Community and Economic Development Committee. (CED) If approved by the CED committee, the BID Board appointments are referred to the Common Council for approval.
- e. The City Clerk or designee must swear in all newly appointed BID Board members at the first scheduled business meeting.
- f. After the members are sworn the BID Board can hold its first official BID meeting.

Board Resignations/Termination

- a. BID Board officer or BID designee must submit board member's letter of resignation to the Mayor's Office upon expiration of term or member resignation

B. Terminating or Dissolving the BID

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% 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 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% 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 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.

VII. 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, it focuses upon Year Thirteen activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year Thirteen 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.

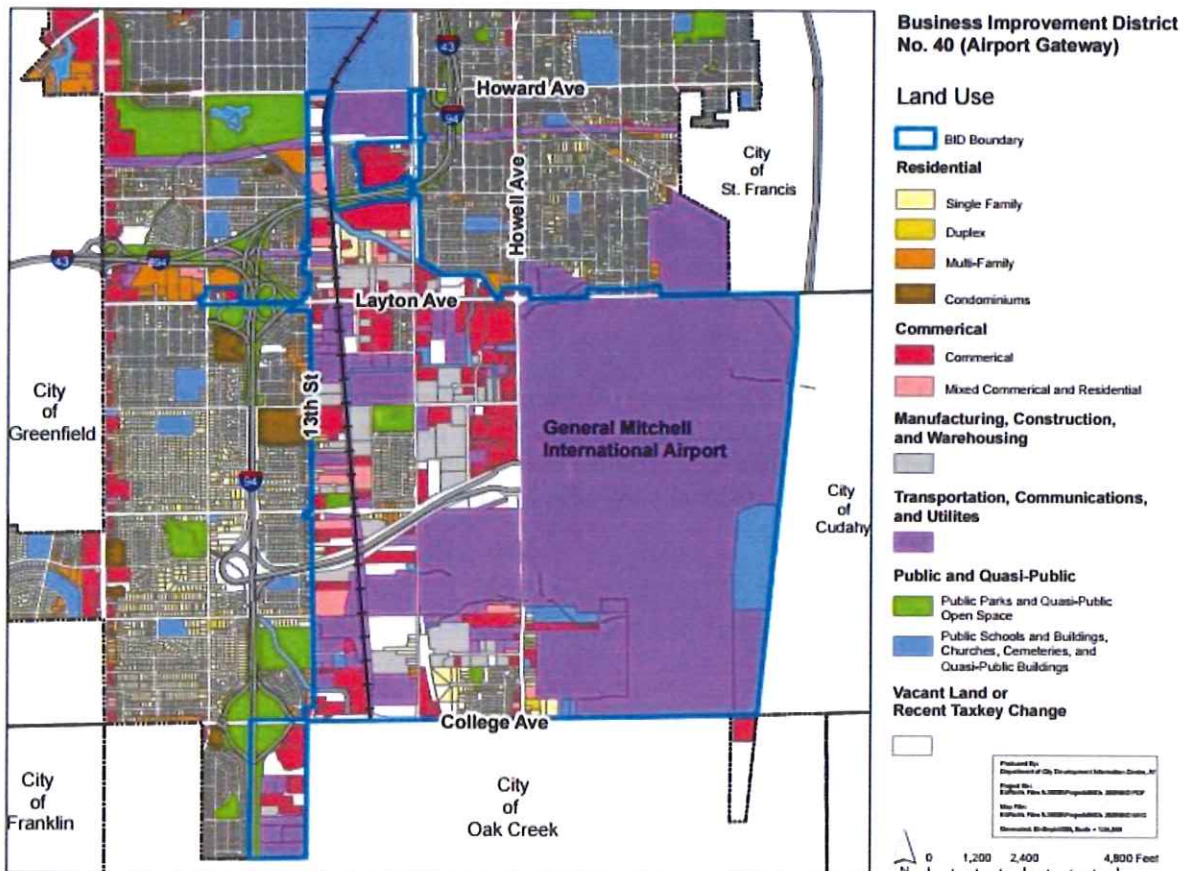
Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating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

APPENDICES

A. CURRENT DISTRICT BOUNDARIES

The Airport Gateway area is roughly bounded by:

- The eastern boundary of the AGBID is the Milwaukee/Cudahy line from Layton Avenue south to College Avenue.
- The north side of Layton Avenue comprises most of the northern boundary from the Milwaukee/Cudahy line west to 6th Street, and from 13th Street west to 20th Street only along Layton Avenue. From 6th Street west to 13th Street, the northern boundary is Howard Avenue.
- The western boundary of the AGBID is the west side of 13th Street from Howard Avenue south to College Avenue.
- The southern boundary is College Avenue from the Milwaukee/Cudahy line west to 13th Street.
- There is one rectangular extension of the District on its southwest corner that is bounded by 13th Street on the east side, College Avenue on the north side, I-94 freeway on the west side and the Milwaukee/Oak Creek line on the south side.



B. APPENDIX B

2019 BID 40 ASSESSED PROPERTIES	
TAXKEY	ADDRESS
5969991000	4431 S 6TH
6420693000	5234 S 13TH
6719988200	5607 S 6TH
6429990212	5220 S 13TH
5790015100	4179 S 6TH
5969944000	4654 S 13TH
6260322000	188 W EDGERTON
5790172000	3946 S 13TH
5970655100	4579 S 13TH
5940811000	710 E LAYTON
6719977113	5640 S 13TH
6260303000	4975 S HOWELL
6410131110	500 W GRANGE
5790161000	4038 S 13TH
5970652000	4553 S 13TH
6429988110	5216 S 13TH
5790003000	621 W WATERFORD
6429984110	5260 S 13TH
6250023110	703 W LAYTON
6250201000	835 W LAYTON
6420781000	5476 S 13TH
6869994210	6010 S HOWELL
6719979100	5640 S 13TH
6710023000	931 W GRANGE
6429980000	5342 S 13TH
5969989100	4511 S 6TH
5960072100	830 W LAYTON
5969956100	4643 S 6TH
7160442000	6511 S 13TH
6250192000	4816 S 13TH
5969949000	4568 S 13TH
5969945000	4648 S 13TH
6269982100	4939 S HOWELL
5820712120	960 E LAYTON
5969948200	4600 S 13TH
6410152000	5330 S 6TH
6869976100	6254 S HOWELL
5939921000	1026 E LAYTON

5950832000	206 W LAYTON
6869979120	6146 S HOWELL
6429976110	5356 S 13TH
5979988121	4463 S 13TH
6250211000	4855 S 10TH
5970621000	4523 S 13TH
6259995111	1007 W LAYTON
5989948000	2008 W LAYTON
6429970100	5414 S 13TH
6870831000	5941 S HOWELL
5820727000	830 E LAYTON
6870832000	5937 S HOWELL
5790010100	4147 S 6TH
5960032000	4630 S 13TH
5960111000	924 W ARMOUR
6869974100	122 E COLLEGE
6250024120	709 W LAYTON
5969942100	1216 W LAYTON
6889973111	6154 S 13TH
5790001110	4111 S 6TH
6410093000	5240 S 3RD
6429988120	5220 S 13TH
6869973100	220 E COLLEGE
5970653110	4563 S 13TH
6869977100	6230 S HOWELL
6860001000	6100 S HOWELL
6860002000	6110 S HOWELL
6860003000	6120 S HOWELL
6870751000	6000 S 6TH
5969993100	4427 S 6TH
6879978110	6247 S HOWELL
6429979110	5336 S 13TH
5969984111	640 W ARMOUR
6889985121	5938 S 13TH
5790004100	701 W WATERFORD
6250071000	1209 W LAYTON
6420694210	5328 S 13TH
5960112000	920 W ARMOUR
5799950000	4144 S 13TH
6269985000	501 W LAYTON
5971102000	1908 W LAYTON

6719980221	5576 S 13TH
5942001000	600 E LAYTON
6269998100	4727 S HOWELL
6719980211	5610 S 13TH
6260332000	4800 S 6TH
6250072000	1201 W LAYTON
6869978100	6204 S HOWELL
6260281000	4902 S 2ND
6869995100	5970 S HOWELL
5969990100	4461 S 6TH
6879956111	546 W COLLEGE
6719981100	5530 S 13TH
5971101000	4650 S 20TH
7160402100	6629 S 13TH
6869972100	240 E COLLEGE
6259984110	4740 S 13TH
5969939110	1202 W LAYTON
5960062000	1218 W LAYTON
6880062000	1003 W BODEN
6860004000	6134 S HOWELL
6429968110	1101 W MALLORY
5799961100	4000 S 13TH
5790001111	605 W WATERFORD
6879999000	5905 S HOWELL
5969948100	4572 S 13TH
6730003000	5880 S HOWELL
5942002000	700 E LAYTON
5960122000	814 W ARMOUR
6259987110	1215 W LAYTON
5960071100	800 W LAYTON
6269997114	151 W LAYTON
6869975111	6280 S HOWELL
6879993100	6039 S HOWELL
5959872110	512 W LAYTON
6250142000	4960 S 13TH
5790002111	4121 S 6TH
6720311000	5865 S HOWELL
6870146100	126 W COLLEGE
6719982111	1101 W GRANGE
6880102000	950 W COLLEGE
5960102000	1020 W ARMOUR

6269990000	233 W LAYTON
5790005000	807 W WATERFORD
5790006100	833 W WATERFORD
5940810000	704 E LAYTON
6269996120	4851 S HOWELL
6719970110	5758 S 13TH
6889977110	6245 S 6TH
5790004200	737 W WATERFORD
5979987110	4471 S 13TH
6709999110	1313 W GRANGE
5941006100	4650 S HOWELL
6432481000	1317 W EDGERTON
5979973000	1300 W LAYTON
6880053100	1010 W BODEN
6250111000	789 W LAYTON
6259986112	4722 S 13TH
5950801000	220 W LAYTON
6410031100	241 W EDGERTON
6879981310	6181 S HOWELL
5790183100	929 W WATERFORD
6429986100	5311 S 9TH
6429987100	5223 S 9TH
5960061000	1232 W LAYTON
6260006111	5018 S 2ND
6250082000	4820 S 10TH
5939922000	1010 E LAYTON
6429969110	1213 W MALLORY
5969997111	4350 S 13TH
6880031100	1101 W BODEN
6260020111	323 W VOGEL
6719980110	5562 S 13TH
6250081000	4800 S 10TH
6870743000	419 W BODEN
6250221000	1011 W LAYTON
6250132000	4978 S 13TH
5940812100	724 E LAYTON
6260293000	4950 S 2ND
5969941100	1204 W LAYTON
6250172000	4750 S 10TH
6870801000	115 W BODEN
6260007110	5000 S 2ND

5799948120	4128 S 13TH
6260252000	4959 S HOWELL
6259989110	1233 W LAYTON
6420682110	5467 S 9TH
5950861000	350 W LAYTON
5940101000	524 E LAYTON
5959871112	530 W LAYTON
6719969110	5770 S 13TH
5979949121	4668 S 20TH
5950831000	200 W LAYTON
6260232000	4960 S 2ND
5959866119	108 W LAYTON
6870742000	401 W BODEN
5959866310	160 W LAYTON
6269979000	5067 S HOWELL
6879980100	6221 S HOWELL
6870781000	200 W BODEN
6259981100	4866 S 13TH
5969964100	4446 S 13TH
6870731100	230 W BODEN
6259982100	4828 S 13TH
5790171000	3940 S 13TH
6870741000	355 W BODEN
7160422000	1401 W GIUFFRE
6269999110	4709 S HOWELL
5969983000	730 W ARMOUR
6869993222	6034 S HOWELL
6880041100	6262 S 13TH
6269997112	175 W LAYTON
6870821000	178 W BODEN
6719968110	5848 S 13TH
5820712110	900 E LAYTON
6260304000	4965 S HOWELL
6260272000	4903 S HOWELL
6260016100	205 W VOGEL
6259998118	4854 S 10TH
6719985111	5518 S 13TH
5799948110	4122 S 13TH
6879994110	5979 S HOWELL
5960103000	960 W ARMOUR
6259978210	819 W CARPENTER

5799963110	3900 S 13TH
5959868120	230 W LAYTON
6889974110	6130 S 13TH
5969960100	4524 S 13TH
5950862000	300 W LAYTON
6260264000	4925 S HOWELL
6870744000	429 W BODEN
5950844000	552 W LAYTON
5950843000	580 W LAYTON
5820728000	800 E LAYTON
6870673100	102 W COLLEGE
6890272000	1300 W COLLEGE
6870811000	137 W BODEN
6420681000	5441 S 9TH
6429974111	5386 S 13TH
7160411000	6635 S 13TH
7169999120	6311 S 13TH
5941007110	110 E LAYTON
6410052000	5140 S 3RD
6269983111	4930 S 6TH
5959873111	4601 S 5TH
6250101100	1011 W LAYTON
5969955100	700 W LAYTON
5959866118	130 W LAYTON
6259991111	1101 W LAYTON
6420752110	5232 S 13TH
6410151000	550 W GRANGE
5790011110	4157 S 6TH
6260200100	4921 S 2ND
6889974211	6102 S 13TH
6260342000	575 W LAYTON
6260282000	4930 S 2ND
6260017111	250 W EDGERTON
6410051000	5151 S HOWELL
6269986000	517 W LAYTON
6410092000	5242 S 3RD
6260221000	5037 S HOWELL
6250121100	909 W CARPENTER
6880052100	1122 W BODEN
6259977100	4939 S 6TH
7360001000	6757 S 13TH

6410032000	191 W EDGERTON
6269993111	191 W LAYTON
6260292000	150 W EDGERTON
6260026111	500 W EDGERTON
6869996100	5934 S HOWELL
6250004111	639 W LAYTON
6410082000	5310 S 3RD
5799951000	4160 S 13TH
6429982110	5282 S 13TH
6870804100	211 W BODEN
7160421000	1414 W GIUFFRE
5950842000	4575 S 5TH
6250171000	909 W LAYTON
6260321000	5050 S 2ND
7160432000	1500 W ZELLMAN
6429963100	5375 S 9TH
6410111000	5131 S 3RD
6269997116	131 W LAYTON
6410161000	5110 S 6TH
6879958110	6160 S 6TH
6870822000	6023 S HOWELL
5979952121	1716 W LAYTON
6260301000	130 W EDGERTON
6260022110	434 W EDGERTON
6260302000	5007 S HOWELL
6269989100	307 W LAYTON
6879998111	5917 S HOWELL
5960092000	938 W LAYTON
7160433000	6541 S 13TH
6250141000	4924 S 13TH
6250202000	841 W LAYTON
6260026121	4950 S 6TH
6889972100	6200 S 13TH
5950841000	4600 S 6TH
7160403100	1501 W ZELLMAN
5790191100	4220 S 13TH
6720312000	5881 S HOWELL
6269988100	401 W LAYTON
6410171100	501 W EDGERTON
6719991213	849 W GRANGE
7369999110	6801 S 13TH

6260039113	200 W VOGEL
5960041100	900 W LAYTON
5969999113	4343 S 6TH
6260333000	4848 S 6TH
6260036111	320 W VOGEL
6250182000	5050 S 13TH
7360002000	6719 S 13TH
6250181000	5000 S 13TH
6250151000	801 W LAYTON
7169999110	6331 S 13TH
5960091000	999 W ARMOUR
6410091100	5253 S HOWELL
6419990111	180 W GRANGE
6879995110	5975 S HOWELL
6260263000	4915 S HOWELL
5790018110	4217 S 6TH
6410072110	5315 S 3RD
5969957111	4625 S 6TH
5969994100	4400 S 13TH
6410011000	5220 S 3RD
6880091000	6161 S 6TH
6410071110	5319 S 3RD
6410012100	5201 S HOWELL
6259978117	5001 S 6TH
6410121100	5311 S HOWELL
6870791000	400 W BODEN
7160441000	6425 S 13TH
7160431000	1400 W ZELLMAN
6269996135	4747 S HOWELL
6429990211	5172 S 13TH
6880071100	1200 W COLLEGE
6419988111	200 W GRANGE
6429990111	5111 S 9TH
6730001000	5880 S HOWELL
6260341000	545 W LAYTON
6410173000	5170 S 6TH
6410033100	5105 S HOWELL
6880111000	6055 S 6TH
6410172100	5211 S 3RD
5950851000	4620 S 5TH
6730002000	5890 S HOWELL

C. APPENDIX C

2019 BID EXEMPT PROPERTIES	
TAXKEY	ADDRESS
5790009100	4135 S 6TH
5799954000	4244 S 13TH
5799955100	4122 S 13TH
5800577100	551 W HOWARD
5800594110	4000 S 6TH
5800752100	4100 S 6TH
5800765221	4200 S 6TH
5959868110	220 W LAYTON
5959874000	4601 S 5TH
5959895112	4320 S 6TH
5959895200	559 W BOLIVAR
5960082000	908 W LAYTON
5969936110	1024 W ARMOUR
5969937000	938 W ARMOUR
5969974110	602 W ARMOUR
5969992111	4331 S 6TH
5969997112	4350 S 13TH
5969997211	4300 S 13TH
5969997212	4300 S 13TH
5969999121	4301 S 6TH
6249999200	4707 S 13TH
6250191000	4792 S 13TH
6259978120	4953 S 6TH
6259980000	1001 W LAYTON
6260104110	4959 S 2ND
6260234000	4960 S 2ND
6260244000	130 W EDGERTON
6260271000	4901 S HOWELL
6260312000	4876 S 6TH
6260351000	4801 S 2ND
6260352000	4805 S 2ND
6260353000	4807 S 2ND
6269981120	4960 S 6TH
6269992200	4923 S HOWELL
6269993122	203 W LAYTON
6269999210	4747 S HOWELL
6269999220	131 W LAYTON
6409999119	5300 S HOWELL

6419969111	401 W GRANGE
6419972110	5471 S HOWELL
6420782000	1100 W GRANGE
6429950120	700 W GRANGE
6429989000	916 W GRANGE
6429994110	5151 S 6TH
6719967100	901 W GRANGE
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6719972110	5780 S 6TH
6719972200	5781 S 6TH
6719976210	5727 S 6TH
6719978110	5652 S 13TH
6719986110	5674 S 6TH
6719998110	623 W GRANGE
6729962100	5866 S 6TH
6739998110	5300 S HOWELL
6758999000	1919 E GRANGE
6849999000	1600 E COLLEGE
6869970100	422 E COLLEGE
6869971100	402 E COLLEGE
6869991112	6064 S HOWELL
6869999100	5950 S HOWELL
6870201100	6102 S 3RD
6870301110	198 W UNCAS
6870633110	6220 S 3RD
6879955110	5900 S 6TH
6879957100	580 W COLLEGE
6879986110	5950 S 6TH
6879992200	5920 S 6TH
6879998200	5914 S 6TH
6880021000	6074 S 13TH
6880022000	6044 S 13TH
6880101000	980 W COLLEGE
6889965000	6127 S 6TH
6889969111	6280 S 13TH
6889973210	6154 S 13TH
6889986110	5904 S 13TH
6889992111	6013 S 6TH
6889995112	5944 S 6TH
6889995120	5975 S 6TH
6889995200	5945 S 6TH

5971131100	1826 W LAYTON
6420773000	718 W GRANGE
6429956121	5478 S 9TH
6429956123	810 W GRANGE
6429956124	822 W GRANGE
6710011110	811 W GRANGE
6710012100	745 W GRANGE
6710013100	721 W GRANGE
6889981200	6123 S 6TH
6889982210	6107 S 6TH
5790014110	4169 S 6TH
5790016110	4201 S 6TH
5790162000	4048 S 13TH
5960021000	948 W ARMOUR
5960031000	4624 S 13TH
5960033000	4634 S 13TH
5960101000	1010 W ARMOUR
5960104000	1004 W ARMOUR
5960123000	824 W ARMOUR
5969950000	4554 S 13TH
5969962000	4478 S 13TH
5969973100	932 W ARMOUR
5969977000	832 W ARMOUR
5969985000	632 W ARMOUR
6250005100	4719 S 6TH
6250006100	4725 S 6TH
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6250008100	4737 S 6TH
6250009100	4745 S 6TH
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6250022000	4720 S 7TH
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6250028000	4733 S 7TH
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6250050000	4850 S 7TH
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6250052000	4836 S 7TH
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6250055000	4812 S 7TH
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6250060000	4821 S 7TH
6250061000	4827 S 7TH
6250062000	4835 S 7TH
6250063000	4841 S 7TH
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6250065000	4853 S 7TH

6250066000	4859 S 7TH
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6250161000	4770 S 13TH
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6420003000	622 W ABBOTT
6420004000	632 W ABBOTT
6420005000	700 W ABBOTT
6420006000	708 W ABBOTT
6420007000	716 W ABBOTT
6420008000	728 W ABBOTT
6420009100	605 W ABBOTT
6420010000	613 W ABBOTT
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6420013000	5218 S 7TH
6420014000	5228 S 7TH
6420015000	5236 S 7TH
6420016000	5244 S 7TH
6420017000	5252 S 7TH
6420018000	5300 S 7TH
6420019000	5312 S 7TH
6420020000	5320 S 7TH
6420021000	5328 S 7TH
6420022000	707 W ABBOTT
6420023000	711 W ABBOTT
6420024000	719 W ABBOTT
6420025000	727 W ABBOTT
6420026000	5219 S 7TH
6420027000	5227 S 7TH
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6420029000	5245 S 7TH
6420030000	5253 S 7TH
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6420032000	5313 S 7TH
6420033000	5323 S 7TH
6420034000	5331 S 7TH
6420101000	828 W ABBOTT
6420102000	820 W ABBOTT

6420103000	812 W ABBOTT
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6420105000	835 W ABBOTT
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6420107000	819 W ABBOTT
6420108000	811 W ABBOTT
6420109000	801 W ABBOTT
6420110000	5221 S 8TH
6420111000	5229 S 8TH
6420201000	5406 S 8TH
6420202000	5416 S 8TH
6420203000	5426 S 8TH
6420204000	724 W MAPLEWOOD
6420205000	704 W MAPLEWOOD
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6420208000	5411 S 7TH
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6420210000	5418 S 7TH
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6420212000	5434 S 7TH
6420213000	5435 S 6TH
6420214000	5427 S 6TH
6420215000	5419 S 6TH
6420216000	715 W MAPLEWOOD
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6420218000	641 W MAPLEWOOD
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6420221000	613 W MAPLEWOOD
6420222000	601 W MAPLEWOOD
6420301000	5346 S 9TH
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6420309000	844 W MAPLEWOOD
6420310000	834 W MAPLEWOOD

6420311000	824 W MAPLEWOOD
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6420314000	5421 S 8TH
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6420320000	5357 S 8TH
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6420326000	809 W MAPLEWOOD
6420327000	801 W MAPLEWOOD
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6420402000	5366 S 8TH
6420403000	5374 S 8TH
6420404000	5382 S 8TH
6420405000	5390 S 8TH
6420501000	5220 S 8TH
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6420503000	5236 S 8TH
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6420603000	5253 S 8TH
6420611000	5252 S 8TH
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6420622000	5315 S 6TH
6420623000	5325 S 6TH
6420632000	5245 S 6TH
6420633000	5251 S 6TH
6420634000	5259 S 6TH
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6420642000	5348 S 8TH
6420643000	5338 S 8TH
6420651000	5223 S 6TH

6420652000	5229 S 6TH
6420653000	5237 S 6TH
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6420733000	5404 S 7TH
6420741000	5331 S 8TH
6420742000	5337 S 8TH
6420743000	5332 S 9TH
6420761000	5304 S 9TH
6420762000	5310 S 9TH
6420763000	5320 S 9TH
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6420772000	723 W MAPLEWOOD
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6429948100	632 W GRANGE
6429949100	620 W GRANGE
6429950200	700 W GRANGE
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6429952113	5401 S 6TH
6429952115	5353 S 6TH
6429952116	5361 S 6TH
6429952119	5353 S 7TH
6429952120	5373 S 6TH
6429952200	630 W MALLORY
6429953111	5336 S 7TH
6429953113	5335 S 6TH

6429953114	5346 S 7TH
6429953210	5335 S 7TH
6429956111	836 W GRANGE
6429957210	5338 S 9TH
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6429972111	5408 S 13TH
6429978100	5342 S 13TH
6429985120	5254 S 13TH
6429991121	5270 S 9TH
6429991124	5300 S 9TH
6429992110	5262 S 9TH
6429993110	843 W ABBOTT
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6710031000	839 W GRANGE
6710032000	829 W GRANGE
6719977112	5672 S 13TH
6719984100	1213 W GRANGE
6719996110	701 W GRANGE
6719997111	637 W GRANGE
6869979110	6160 S HOWELL
6869992100	6018 S HOWELL
6869993110	6026 S HOWELL
6869994100	6000 S HOWELL
6869997111	5910 S HOWELL
6869997121	5904 S HOWELL
6869997210	5922 S HOWELL
6870001111	116 W UNCAS
6870003110	105 W UNCAS
6870003200	6173 S HOWELL
6870003300	6179 S HOWELL
6870005100	6165 S 1ST
6870005200	6171 S 1ST
6870006100	171 W UNCAS
6870101000	207 W MANGOLD
6870102000	201 W MANGOLD
6870103000	197 W MANGOLD
6870104000	193 W MANGOLD

6870105000	185 W MANGOLD
6870106000	181 W MANGOLD
6870107000	175 W MANGOLD
6870108000	171 W MANGOLD
6870109100	165 W MANGOLD
6870111000	170 W ALVINA
6870112000	174 W ALVINA
6870113000	180 W ALVINA
6870114000	186 W ALVINA
6870115000	192 W ALVINA
6870116000	196 W ALVINA
6870117000	200 W ALVINA
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6870119000	209 W ALVINA
6870120000	201 W ALVINA
6870121000	197 W ALVINA
6870122000	193 W ALVINA
6870123000	187 W ALVINA
6870124000	181 W ALVINA
6870125000	175 W ALVINA
6870126000	171 W ALVINA
6870127000	167 W ALVINA
6870128000	164 W COLLEGE
6870129000	168 W COLLEGE
6870130000	172 W COLLEGE
6870131000	178 W COLLEGE
6870132000	186 W COLLEGE
6870133000	192 W COLLEGE
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6870135000	202 W COLLEGE
6870136000	210 W COLLEGE
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6870140000	6214 S 1ST
6870141000	6220 S 1ST
6870142000	6234 S 1ST
6870143000	6244 S 1ST
6870144000	6250 S 1ST
6870145000	6268 S 1ST
6870216000	231 W UNCAS

6870217000	221 W UNCAS
6870218000	211 W UNCAS
6870219000	203 W UNCAS
6870220000	199 W UNCAS
6870221000	197 W UNCAS
6870222000	193 W UNCAS
6870223000	189 W UNCAS
6870224000	185 W UNCAS
6870225000	181 W UNCAS
6870226000	175 W UNCAS
6870227000	6175 S 1ST
6870228000	180 W MANGOLD
6870229000	186 W MANGOLD
6870230000	194 W MANGOLD
6870231000	196 W MANGOLD
6870232000	200 W MANGOLD
6870233000	206 W MANGOLD
6870234000	6178 S 1ST
6870235000	6172 S 1ST
6870236000	6168 S 1ST
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6870306110	174 W UNCAS
6870307110	170 W UNCAS
6870308110	164 W UNCAS
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6870310110	138 W UNCAS
6870311110	136 W UNCAS
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6870313110	128 W UNCAS
6870314110	122 W UNCAS
6870401000	6125 S HOWELL
6870402000	6133 S HOWELL
6870403000	6139 S HOWELL
6870501100	6213 S 3RD
6870502000	6219 S 3RD

6870503000	6239 S 3RD
6870601000	300 W UNCAS
6870602000	6121 S 3RD
6870621000	327 W UNCAS
6870622000	313 W UNCAS
6870623000	305 W UNCAS
6870631000	216 W COLLEGE
6870641000	6296 S 3RD
6870642000	6288 S 3RD
6870643000	6280 S 3RD
6870651000	6214 S 3RD
6870652000	6220 S 3RD
6870653000	6226 S 3RD
6870654000	6240 S 3RD
6870655000	6250 S 3RD
6870656000	6260 S 3RD
6870657000	6270 S 3RD
6870661000	6109 S HOWELL
6870662000	6117 S HOWELL
6870681000	6131 S 1ST
6870682000	143 W GOLDLEAF
6870683000	151 W GOLDLEAF
6870684000	157 W GOLDLEAF
6870685000	163 W GOLDLEAF
6870686000	171 W GOLDLEAF
6870687000	177 W GOLDLEAF
6870688100	178 W GOLDLEAF
6870689000	172 W GOLDLEAF
6870690000	166 W GOLDLEAF
6870691000	158 W GOLDLEAF
6870692000	152 W GOLDLEAF
6870693000	146 W GOLDLEAF
6870694000	138 W GOLDLEAF
6870695000	132 W GOLDLEAF
6870696100	122 W GOLDLEAF
6870697100	116 W GOLDLEAF
6870698000	112 W GOLDLEAF
6870699000	108 W GOLDLEAF
6870700000	109 W GOLDLEAF
6870701000	113 W GOLDLEAF
6870702000	117 W GOLDLEAF

6870703000	6101 S HOWELL
6870711000	220 W ALVINA
6870712000	228 W ALVINA
6870713000	229 W ALVINA
6870714000	221 W ALVINA
6879959000	506 W COLLEGE
6879960000	416 W COLLEGE
6879961111	6263 S 3RD
6879961113	6269 S 3RD
6879961114	6259 S 3RD
6879961115	6249 S 3RD
6879961211	336 W COLLEGE
6879961212	330 W COLLEGE
6879961213	322 W COLLEGE
6879962211	312 W COLLEGE
6879962213	6279 S 3RD
6879962214	308 W COLLEGE
6879962215	300 W COLLEGE
6879964100	6229 S 3RD
6879966000	407 W UNCAS
6879967000	421 W UNCAS
6879968000	429 W UNCAS
6879969000	426 W UNCAS
6879970000	422 W UNCAS
6879971000	412 W UNCAS
6879972000	400 W UNCAS
6879973100	322 W UNCAS
6879973210	310 W UNCAS
6879974100	6115 S 3RD
6879974230	6105 S 3RD
6879981210	6215 S HOWELL
6889991100	6025 S 6TH
6889993100	6001 S 6TH
6429983110	5268 S 13TH

Summer 2018

THE GATEWAY

New Opportunities Arriving Daily

What's New
in
the Gateway to Milwaukee





Updates from the Executive Director: **Leif Otteson**

As you pass through the Airport Gateway district on Layton Ave. or S. Howell Ave, it's apparent that big changes are already taking place here in the first part of 2018. Whether it be one of the numerous commercial properties under development, new business startups, updated promotional street banners, the recently revitalized blue arches, or the vast number of blooming annuals throughout the district – it has been an exciting time for everyone involved to see this level of investment and stewardship here in Milwaukee's Gateway.

Founded by area business and property owners in 2005 on the key principals of improving the image, safety, and overall business opportunity in the region – we here at the Gateway to Milwaukee are excited for what will be taking place over the course of the next 24 months. With such projects as the full reconstruction & updated landscaping of S. Howell Ave. (2018-2019), the repaving of W Layton Ave. (2019), the completion of the Aerotropolis development plan, and other exciting developments throughout the region – we are excited for the businesses and community members here in the Gateway to Milwaukee region to experience and take part in what has truly become a Milwaukee renaissance.

With several key projects, unique promotional events and big announcements still to come in the second half of 2018, we look forward to yet another year of continued growth and positive change.

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<https://www.facebook.com/gatewaytomke/>

Safety & Security

Public safety continues to be a priority and point of pride for the Gateway to Milwaukee and our members. Already in 2018, we have hosted our 3rd annual Active Shooter & Emergency Response business training seminar – a dynamic group-oriented training geared towards assisting the management and staff of our area businesses, as well as community members on how to best prepare and react to a variety of emergency situations. Generously hosted again by Gateway member, The Best Western Plus Milwaukee Airport Hotel, and facilitated again by Police Officer Mitch Ross, the event continues to see a growing interest and commitment to safety with increased attendance and participation from area

businesses, as well as schools, churches and other community-based organizations that see the value in being prepared.

Through the Gateway Safety & Security Improvement grant program, the district has been able to match the investment of local businesses in their effort to not only upgrade and expand existing security and surveillance systems, but also incorporate additional features such as security lighting, upgraded camera technology, security doors and entry systems. Within the first few months of 2018, security grants awarded to area businesses have contributed to an \$8,000+ investment in property safety and security here in the district.

Beautification

With reconstruction of S. Howell Ave. slated for late summer, beautification efforts begin to take off throughout the airport business district in 2018

In partnership with the City of Milwaukee Department of Public Works and the Wisconsin Dept. of Transportation, the Gateway to Milwaukee developed a landscape masterplan for the reconstruction of S. Howell Ave. – slated to begin this summer. In addition to a full removal and reconstruction of the roadway and its associated infrastructure along S. Howell between Layton and Grange, additional features and new corridor upgrades will include:

- Install of modernized, energy efficient LED street lighting
- Green Infrastructure by way of storm water Bioswale installations
- Upgraded & defined pedestrian crosswalks at major intersections

• New tree and perennial floral plantings throughout the entire length of the east and west street terraces.

• Redesigned signature planter beds throughout the median

• Install of full length pedestrian sidewalk running the entire length of the eastern/airport side of the roadway between Layton and Grange.

“The Gateway’s work to beautify Howell Avenue provides that much desired “First Impression of Milwaukee”...It will be a tremendous change, giving us a world class welcome to visitors in the Milwaukee region. It will look like something we can all be proud of having a role in.”

- Alderman Terry Witkowski,
13th Aldermanic District



With new landscape enhancements, substantial upgrades to infrastructure and the incorporation of green-oriented design and materials, this major point of entry to the City and General Mitchell International Airport will be transformed into Milwaukee's true "gateway to the world".

Adding to the excitement of such large-scale projects as the S. Howell Ave., reconstruction, other activity continues to add to the overall image and beautification of the Airport business district – a few of these most notable projects to take place already this year include:

- The Farmhouse Paint, Bar & Banquet Hall receipt of the 2018 Mayor's Design Award. Acknowledged in the Small Gems category at the 2018 awards ceremony held in May, this award recognized "projects that have added value to the City by displaying design excellence while respecting

the urban fabric and contributing to the character of their surroundings".

- Revitalization of the decorative blue arches on W. Layton Ave. This project came to fruition through a major donation of restoration and paint services from Gateway member and longtime business owner Steve Stys of Quality Autobody on S 6th St. (see Quality Auto Business Spotlight on p.2 for the full story).

- Redesigned Gateway district street pole banners were installed earlier this year, welcoming visitors from near and far to the Milwaukee region.



"We are excited to be a part of this blooming neighborhood, and we hope to continue to be a place for art, family and fun!

~Thaime and Jesus Nanez

Board of Directors

- Airport Gateway Business Association (AGBA) Board of Directors
- Gregg Lindner, GRL Management
- Jan Krivanek, USS Special Delivery
- Phil Devlin, P. Devlin Consulting
- Lynn Sigfred, Park Bank
- Samer Abulughod, Crystal Limousine & Coach
- Misty Donough, Fast Park & Relax
- Dr. Mark Felsheim, MATC – Oak Creek Campus
- Mark Johnson, Best Western Plus Milw. Airport
- Robert Montemayor, Monterey Market
- Doug Seymour, City of Oak Creek
- Bryan Simon, Simon Landscape
- Scott Solverson, HNTB
- Michael Sweeney, Sweeney's Gym
- Travis Tiede, MLG Commercial
- Ted Torcivia, General Mitchell International Airport
- Clark Wantoch, Wisconsin Concrete Pipe Assn.
- Clint Wills, WISCO Hotel Group
- Airport Gateway Business Improvement District (AG-BID) #40 Board of Directors
- Gregg Lindner, GRL Management
- Jaime Maliszewski – Reliable Plating
- Bryan Simon, Simon Landscape
- Samer Abulughod, Crystal Limousine & Coach
- Misty Donough – Fast Park & Relax
- Michael Sweeney, Sweeney's Gym
- S. 13th St. & Oklahoma Business Improvement District #50 Crisol Corridor Board of Directors
- Robert Montemayor, Monterey Market
- Ambrosio Chairez – Tortilleria El Sol
- Jack Green – Natural Food Shop
- Khawar Khaliq, Petromart
- Araceli Santoyo, BMO Harris Bank
- Paraminder Singh, Mi Tierra Food Mart
- Aerotropolis Board of Directors
- Scott Yauck, Cobalt Partners
- Samer Abulughod, Crystal Limousine & Coach
- Brad Basten, Dept. of Transportation
- Stephanie Hacker, City of South Milwaukee
- Robert Dennik, VJS Construction
- Michael Hahn, SEWRPC
- John Hohenfeldt, Mayor, City of Cudahy
- Danielle Jones - WEDC
- Joe Liebau, Jr., Dept. of Natural Resources
- Rocky Marcoux, City of Milwaukee
- Mike Neitzke, Mayor, City of Greenfield
- Doug Seymour, City of Oak Creek
- Scott Solverson, HNTB
- Ted Torcivia, General Mitchell International Airport
- Ken Tutaj, Mayor, City of St. Francis
- Paul Vornholt, City of Milwaukee
- Wyman Winston, WHEDA

Staff

- Leif Otteson, Executive Director
- Laurie Siskiewitz-Marketing Director
- Chris Sandor – Urban Planning Intern

Quality Auto Body of Milwaukee: Committed to Service and Community

During a regular review of seasonal landscape maintenance of the decorative boulevard plantings and other signature landscaping features throughout the airport district, we came across the need to refinish the fourteen blue metal arches that have been a feature along West Layton Avenue for years.

Originally created to signify the movement of water— this signature large-scale public art installation was due for a much-needed refresh. Originally painted with a high gloss blue, years of snow, ice, salt and sun had taken its toll on the arches – losing their original luster and subsequent curb appeal.

It was at this time that Steve Stys, owner of Quality Auto Body of Milwaukee made an offer to generously donate the services of his top-notch service team to provide a complete resurfacing of the arches – a huge contribution to our continued efforts in improving the overall image of our major commercial corridors. Steve assured us that once completed, the newly repainted arches would be sure to hold their bold gloss blue sheen for many years to come.

During this process, we had the opportunity to sit down with Steve to get to know more about him, his business and his connection to the community.

Why is the beautification and economic development of the Airport Gateway area so important to you?

I have been involved in collision repair my entire life. Growing up a third- generation autobody man in the immediate area, I have always had a strong personal connection to this community.

My parents and grandparents both lived between Grange and Howard Avenues and owned Stys Autobody on S. 13th Street for decades.

In 1991, I made the decision to carry on the family tradition and start my own business – setting up shop at a building that was located next door to where the Gateway to Milwaukee offices are now located on S. 6th Street, just south of Waterford near Tower Chicken.

It is important for me to be able to be involved in the Gateway Region and to contribute to its beautification through this project. I feel a sense of pride in being able to have my business located in an area that I grew up in and to keep the region thriving.

What brought you to your current location?

We eventually outgrew our building and moved to our current location at 4930 S. 6th Street. We've grown quite a bit from those early years. My wife Roxanne and I now have 25 full-time employees and are known as one of the largest independent collision repair facilities in Milwaukee. Even though we are a large facility, we still offer that hometown feeling.

What other services do you offer?

We are a preferred vendor for many insurance companies and have the necessary experience to handle an entire insurance claim from start to finish. We offer courtesy vehicles to qualified customers, free pick-up and delivery, airport shuttle service and 24-7 towing services.

We also offer unibody and frame straightening, paint-less dent removal, airbrushing, pinstriping, glass repair/replacement and



Steve Stys with Newly Painted Arches

auto detailing services.

Steve and Roxanne's commitment to community improvement and superior customer service and their team of highly qualified and professional craftsmen and staff are what set businesses like Quality Auto Body of Milwaukee apart. Be sure to connect with Steve for your future auto body needs and know that you're getting the best service available from a family-owned home town business that's committed to the continued success of the Gateway to Milwaukee region.

414-481-7576

www.qabmil.com

**Quality
AUTO BODY**



Steve Stys & Staff

Gateway Resources

1 OPPORTUNITIES FOR MARKETING & PROMOTING YOUR BUSINESS



4 YOUR CONNECTION TO LOCAL GOVERNMENT



2 SECURITY & PROPERTY IMPROVEMENT FUNDS AVAILABLE FOR YOUR BUSINESS



5 BUSINESS DEVELOPMENT & INCENTIVES



3 BUSINESS EVENTS, WORKSHOPS, NETWORKING, TRAINING & MORE



6 AVAILABLE REAL ESTATE & DEVELOPMENT OPPORTUNITIES



The Gateway to Milwaukee is your direct connection to business & development in the airport region. Learn more at thegatewaytomilwaukee.com.

Event Details:



**Thursday, August 16th
2018**



5:00 pm - 7:30 pm



**S. 6th St. & Norwich Ave.
Garden District Gardens**



**Sample food & beverages
from area restaurants
along with live music**

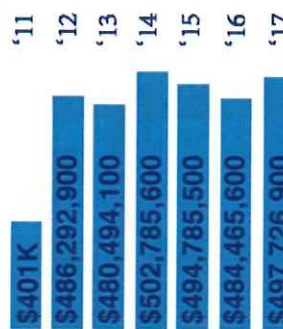


2017 YEAR IN REVIEW

**TOTAL PROPERTY
VALUE INCREASE = UP \$13
MILLION**



**PROPERTY
VALUE TRENDS**



**ANNUAL BID
ASSESSMENT TRENDS**



DISTRICT IMAGE

Property improvement matching grants awarded



\$16,000 in improvements leveraged

OVER



of roadways are professionally landscaped & maintained monthly



ANNUAL REVENUE



- Airport BID Assessment - \$343,753
- Airport Gateway Business Association - \$6,400
- Milwaukee Gateway Aerotropolis - \$28,000
- S 13th & W Oklahoma Ave BID - \$12,000

DISTRICT PROMOTION

Programs & events attracted over

**1000
people**

+

500

email subscribers

Number of social media followers increased

380%



PUBLIC SAFETY

2,500

hours of mobile patrol privately contracted for the Gateway



ANNUAL EXPENSES

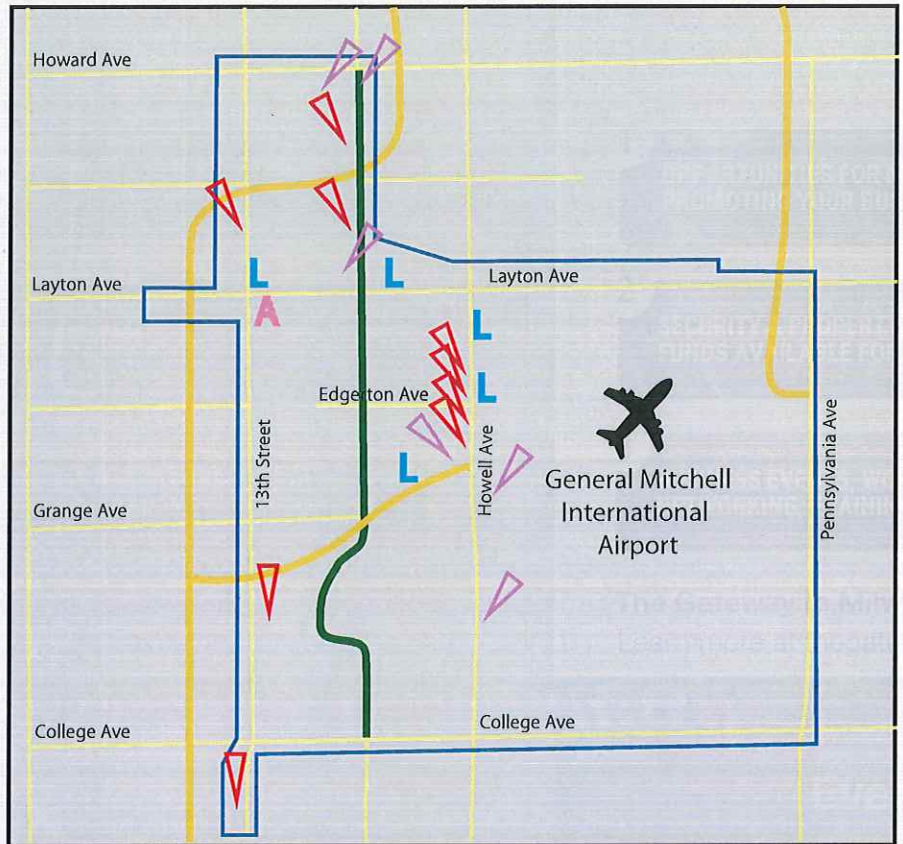


- Beautification - \$50,000
- Safety & Security - \$50,000
- Marketing & Events - \$55,000
- Personnel - \$123,000
- Office & Administration - \$31,000
- Accounting & Insurance - \$11,000
- Project Carryover - \$40,000
- Economic Development - \$25,000






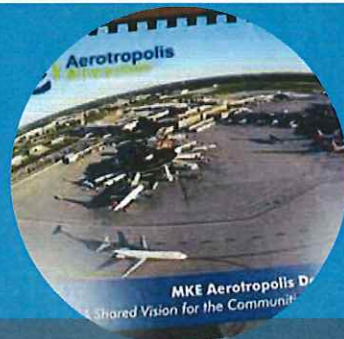
Airport Gateway Business Improvement District 2017 Impact Map

2018 Improvement Locations

-  Property Improvement Grant
-  Enhanced Landscaping
-  Public Art Mural
-  Green Corridor Street Signage (6th Street)
-  District Promotion or Training Event
-  District Boundary



Economic Development Aerotropolis Milwaukee

	 <p>Completion of the Aerotropolis Development Plan ***Endorsement of the Plan by 7 Southeastern Milwaukee County Municipalities</p>	 <p>Industry Workforce Development</p>
 <p>Port of Milwaukee collaboration on Intermodal Rail/Trucking Facility Advocacy & Development</p>	 <p>Industry Survey in collaboration with MMAC and the Port of Milwaukee</p>	

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(With Summarized Totals for the Year Ended December 31, 2016)

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40

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Independent Auditor's Report

Board of Directors
Airport Gateway Business Improvement District #40

We have audited the accompanying financial statements of Airport Gateway Business Improvement District #40 which comprise the balance sheet as of December 31, 2017, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Organization's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Airport Gateway Business Improvement District #40 as of December 31, 2017, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Ritz Holman LLP
Serving businesses, nonprofits, individuals and trusts.

330 E. Kilbourn Ave., Suite 550 t. 414.271.1451
Milwaukee, WI 53202 f. 414.271.7464
ritzholman.com

Board of Directors
Airport Gateway Business Improvement District #40

Report on Summarized Comparative Information

We have previously audited Airport Gateway Business Improvement District #40's December 31, 2016 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated September 14, 2018. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2016, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The 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.



RITZ HOLMAN LLP
Certified Public Accountants

Milwaukee, Wisconsin
October 1, 2018

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
BALANCE SHEET
DECEMBER 31, 2017
(With Summarized Totals for December 31, 2016)

ASSETS	2017	2016
CURRENT ASSETS		
Cash and Cash Equivalents	\$ 207,876	\$ 131,153
Prepaid Expenses	11,750	---
Total Current Assets	\$ 219,626	\$ 131,153
TOTAL ASSETS	\$ 219,626	\$ 131,153
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts Payable	\$ 3,485	\$ 3,000
Due to Airport Gateway Business Association, Inc.	3,310	2,331
Total Liabilities	\$ 6,795	\$ 5,331
NET ASSETS		
Unrestricted		
Operating	\$ 212,831	\$ 125,822
Total Net Assets	\$ 212,831	\$ 125,822
TOTAL LIABILITIES AND NET ASSETS	\$ 219,626	\$ 131,153

The accompanying notes are an integral part of these financial statements.

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2017
(With Summarized Totals for the Year Ended December 31, 2016)

	Unrestricted	
	2017	2016
REVENUE		
Assessment Income	\$ 343,753	\$ 331,787
Grants	39,550	---
Investment Income	284	268
Total Revenue	\$ 383,587	\$ 332,055
EXPENSES		
Program Services	\$ 261,606	\$ 253,959
Management and General	34,972	31,701
Total Expenses	\$ 296,578	\$ 285,660
CHANGE IN NET ASSETS	\$ 87,009	\$ 46,395
Net Assets, Beginning of Year	125,822	79,427
NET ASSETS, END OF YEAR	\$ 212,831	\$ 125,822

The accompanying notes are an integral part of these financial statements.

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2017
(With Summarized Totals for the Year Ended December 31, 2016)

	<u>2017</u>	<u>2016</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ 87,009	\$ 46,395
Adjustments to Reconcile Change in Net Assets to		
Net Cash Provided by Operating Activities		
Increase (Decrease) in Accounts Payable	485	400
Increase (Decrease) in Due to:		
Airport Gateway Business Association, Inc.	979	1,657
Increase (Decrease) in Due to		
Milwaukee Gateway Aerotropolis Corporation	---	(10,765)
(Increase) Decrease in Prepaid Expenses	<u>(11,750)</u>	<u>---</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ 76,723</u>	<u>\$ 37,687</u>
Net Increase in Cash and Cash Equivalents	\$ 76,723	\$ 37,687
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>131,153</u>	<u>93,466</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u><u>\$ 207,876</u></u>	<u><u>\$ 131,153</u></u>

The accompanying notes are an integral part of these financial statements.

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2017

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2017

NOTE A - Summary of Significant Accounting Policies

Organization

Airport Gateway Business Improvement District #40 (BID #40) was created by the Common Council of the City of Milwaukee pursuant to Wisconsin Statutes. The purpose of BID #40 is to develop, improve, and promote the section of Milwaukee surrounding the airport. The Organization's area is roughly bounded by Layton Avenue to the north, Howard Avenue to the north between 6th and 13th Street, 13th Street to the west, College Avenue to the south, and the Milwaukee/Cudahy border to the east. In addition, there is a rectangular section from College Avenue south to the Milwaukee/Oak Creek City line, and from 13th Street west to I-94.

Airport Gateway Business Improvement District #40 is exempt from tax as an affiliate of a governmental unit under Section 501(a) of the Internal Revenue Code.

Accounting Method

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

Basis of Presentation

The Organization reports 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. Assets of the restricted classes are created only by donor-imposed restrictions.

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.

Contributions

All contributions are considered available for the Organization's general programs unless specifically restricted by the donor. Amounts received that are designated for future periods or restricted by the donor are reported as temporarily or permanently restricted support and increase the respective class of net assets. Contributions received with temporary restrictions that are met in the same reporting period are reported as unrestricted support and increase unrestricted net assets. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions. Investment income that is limited to specific uses by donor restrictions is reported as increases in unrestricted net assets if the restrictions are met in the same reporting period as the income is recognized.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles 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.

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2017

NOTE B - Comparative Financial Information

The financial information shown for 2016 in the accompanying financial statements is included to provide a basis for comparison with 2017 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 to generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Organization's financial statements for the year ended December 31, 2016, from which the summarized information was derived.

NOTE C - Concentration of Revenue

Airport Gateway Business Improvement District #40 receives property assessment income and grants from the City of Milwaukee. BID #40's operations rely on the availability of these funds. Approximately 89% of the Organization's revenue was from the City of Milwaukee and 10% was from a grant for the year ended December 31, 2017.

NOTE D - Related Parties

BID #40 contracted with Airport Gateway Business Association, Inc. for management and administrative services. Under this related party contract, the administrative fees were \$127,379 for the year ended December 31, 2017.

BID #40 provided Milwaukee Gateway Aerotropolis Corporation, a related party, with grants of \$25,400 for economic development activities for the year ended December 31, 2017.

NOTE E - Advertising Costs

The Organization uses advertising to promote its programs throughout the community. Advertising costs are expensed as incurred. Advertising expense for the year ended December 31, 2017, was \$49,935.

NOTE F - 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 airport. The assessment is calculated based on assessed values of the properties as of every fall. The assessment levied on the airport properties was \$.852 per \$1,000 of assessed property value with a minimum assessment of \$250 and a maximum assessment of \$5,000 per parcel for the year ended December 31, 2017.

NOTE G - Subsequent Events

The Organization has evaluated events and transactions occurring after December 31, 2017, through October 1, 2018, the date the financial statements were available to be issued, for possible adjustments to the financial statements or disclosures. The Organization has determined that no subsequent events need to be disclosed.

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
SCHEDULE OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2017
(With Summarized Totals for the Year Ended December 31, 2016)**

	Program Services	Management and General	2017 Total	2016 Total
Professional Fees	\$ ---	\$ 3,100	\$ 3,100	\$ 3,789
Design, Beautification and Maintenance	40,725	---	40,725	58,839
Public Safety Initiative	50,012	---	50,012	46,960
Marketing and Promotion	49,935	---	49,935	41,889
Airport Gateway Business Association, Inc.	95,534	31,845	127,379	111,240
Admin. and Basic Office	---	---	---	58
Meeting Expense	---	---	---	329
Bank Charges	---	27	27	102
Grant Expense	25,400	---	25,400	22,454
TOTALS	\$ 261,606	\$ 34,972	\$ 296,578	\$ 285,660

