

**Business Improvement District No. 43**  
**South 27<sup>th</sup> Street Business Improvement District**  
**2024 Proposed Operating Plan**

**August 15th, 2023**

## I. INTRODUCTION

### A. Background

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

The City of Milwaukee created Business Improvement District No 43 (BID 43) and approved it’s initial operating plan via Common Council Resolution No 090560, adopted by reference November 3, 2009.

Since 2009, BID 43 has submitted yearly-amended plans adding and modifying it’s plan objectives as part of it’s ongoing management and promotion of the district. This amended plan shall govern operation of BID 43 during calendar year 2023.

### B. Physical Setting

The area is roughly bounded by:

The properties at South 27<sup>th</sup> Street and Kinnickinnic Parkway on the North and extends South to the Milwaukee/Greenfield border to the intersection of South 27<sup>th</sup> Street and College Ave.

## II. DISTRICT BOUNDARIES

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

## III. PROPOSED OPERATING PLAN

### A. Plan Objectives

The objective of the South 27<sup>th</sup> Street Business Improvement District is to: enhance the economic viability of local businesses, enhance property values, maximize business facilities, promote the friendliness and quality, enhance the community image through safety/awareness and beautification, with overall area growth and development.

### B. Proposed Activities – Year Fifteen

Principal activities to be engaged in by the district during its 15<sup>th</sup> year of operation will include:

- a. Continue to enhance the area’s image through beautification, maintenance and related activities.
- b. Programming and initiatives to be a driving influence for our businesses and surrounding residential community to contribute to a safe, vibrant and culturally inclusive district.
- c. Execution of activities within the South 27<sup>th</sup> Street Business District’s Strategic Plan and Vision.
- d. Partner with surrounding entities to strengthen programming, partnerships and participation.

A unique feature is Greenfield is also in its 15<sup>th</sup> year since the formation of two business improvement districts. The two BID’s (Greenfield BID #1 and Greenfield BID #2) fall under one umbrella and share the same common goals and initiatives. Further, it is fact that the 3 business improvement districts (Milwaukee 43 and Greenfield 1 & 2 jointly contract with a 501-c-3 entity (a/k/a South 27<sup>th</sup> Street Business District Association (Historic Highway 41) to manage both districts as one. The organization continues to run under one umbrella, one board and one set of bylaws.

- C. Proposed Expenditures  
Approximately \$137,470 in 2024, this is Milwaukee’s proposed portion of the budget.

### Proposed 2024 Budget

#### Budgeted Activities and Programs

- Design and Maintenance: \$30,243**  
Management and maintenance of extensive boulevard design. Repairs or replanting as well as any other miscellaneous beautification initiatives supporting the appearance of the district and surrounding neighborhood areas.
- Marketing and Promotion: \$30,243**  
General branding and implementation of district activities. (Ex. Business Development, partnerships/memberships, sponsorships, meetings, campaigns, retention, events, etc.)
- Administration and Management: \$76,984**  
Full time management: Business recruitment, oversight, communication, administrative support, etc. Office space, audit, insurance, supplies, grant program, future programming, misc. and other duties.

Anticipated BID Revenues	\$137,470
Reserve	\$60,000
<b>Total BID Revenues and Reserves</b>	<b>\$197,470</b>

#### D. Financing Method

It is proposed to raise \$137,470 through BID assessments in Milwaukee (see Appendix D). Other miscellaneous income will be from interest and dividends. Sponsorships revenue may be anticipated for special programs and marketing efforts. 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.

#### E. 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 five members and that the majority of the board members be owners or occupants of property within the district.

It is fact that the two communities will provide board members in relative proportion to the "Association" that is contracted to run the three business improvement districts.

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

1. Board size from Milwaukee – Minimum of Five and maximum of 9.
2. Composition – At least 60% 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 it's 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 and held periodically.
6. Record Keeping – Files and records of the board's affairs shall be kept pursuant to the 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 it’s meetings.

F. Relationship to the South 27<sup>th</sup> Street Business District Association

The Association has contracted with the BID to provide services in accordance with this Plan.

#### IV. METHOD OF ASSESSMENT

##### A. Assessment Rate and Method

The principal 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 of the assessed value of the property was selected as the basic assessment methodology for this BID.

The assessment will be on the current year general property assessment that is established by the City of Milwaukee. The rate will be approximately \$1 per \$1,000 of assessed value. \$500 minimum with a maximum of \$1,500 per property.

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

As of August 2023, the property in the proposed district had a total BID assessable value of over \$199,632,202.00. This plan proposed to assess the property in the district at a rate of \$1 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID.

Appendix D 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)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.

2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax exempt property adjoining the district and which is expected to benefit from the 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 27<sup>th</sup> Street Business Improvement District business area and for further 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 Operating Plan. In particular, the city will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan and 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 on a timely basis.
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 30<sup>th</sup> of each Plan year, with the official City records and the assessed

value of each tax key number within the district, 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 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 development program, it focuses upon the current year activities, and information on specific assessed values, budget amounts and assessment amounts based on year eight conditions. Greater detail about subsequent year's activities will be provided in the required annual updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

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 an assessable properties, a certain class or classes or 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).

### C. Termination of the BID

A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a value 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 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 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.

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).

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.

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.

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.



## APPENDICES

- A. Statute
- B. Board of Directors Roster
- C. Map of District
- D. Property Tax List

## 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 subs. 1. to 4. have been complied with.
  - (g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.
- (2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:
- (a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.
  - (b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.
  - (c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.
  - (d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation

of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

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

**(3)**

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

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

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

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

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

**(5)**

(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

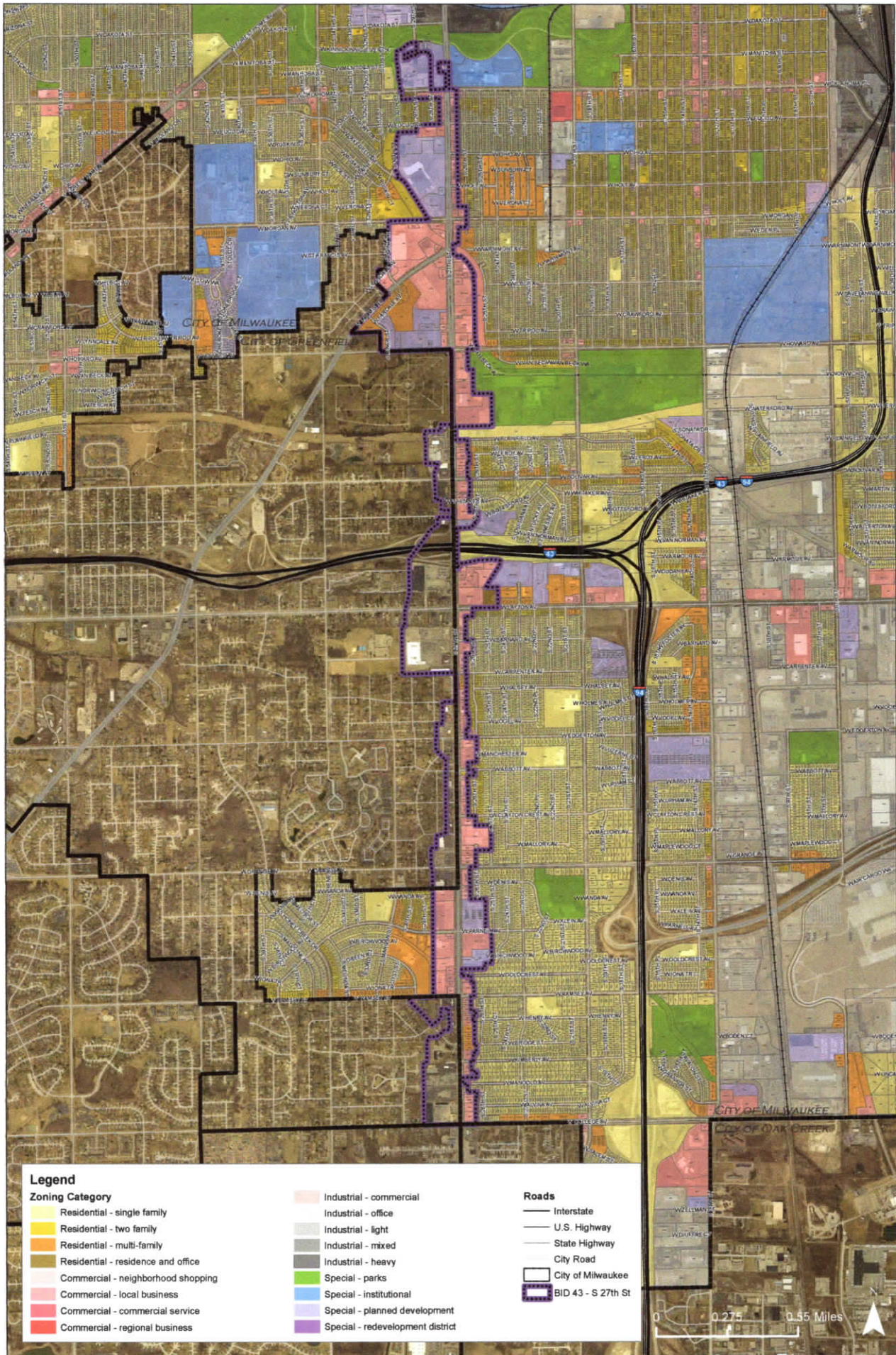
**History:** 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85.

## Appendix B

### BID 43 Board of Directors Roster

The BID 43 Board will have a minimum of 5 members, not to exceed 9 total members. At least 60% of the board will own or occupy property within the district. Any board member that does not occupy or own property within the district shall be a City of Milwaukee resident. Appointments to the board shall be for a period of 3 years.

Name	Title	Classification	Business	Address
Robert Montemayor		Owner	Monterrey Market	3920 S 27
Jeffrey Steren	VPresident	Owner	Steren Group	5890 S 27
Sara Blake		Occupant	Landmark CU	4000 S 27
Sylvestra Ramirez		Occupant	PTM	3906 S 27
Hetal Patel		Owner	Quality Suites	4488 S 27
David Garzon		Owner	Best Care Pediatrics	4220 S 27
Christopher Rasch		Resident		



<b>Taxkey</b>	<b>Address</b>	<b>BID 43 Assessment</b>
5539999116	3100 W LYNNDALE AV	500
6449898100	5444 S 27TH ST	500
5340098100	3450 S 27TH ST	500
5340408000	3152 S 27TH ST	500
6699984100	5546 S 27TH ST	500
5340407000	3146 S 27TH ST	500
6690167000	5912 S 27TH ST	500
5340412000	3172-3174 S 27TH ST	500
5330797000	3179-3181 S 27TH ST	500
5530752000	2901 W MORGAN AV	500
5989977110	4342-4346 S 27TH ST	500
5340409000	3158 S 27TH ST	500
6680064113	5819 S 27TH ST	500
5330795000	3151 S 27TH ST	500
6909880100	6218 S 27TH ST	500
6909847000	5954 S 27TH ST	500
5340413000	3178-3180 S 27TH ST	500
5330794000	3119 S 27TH ST	500
6699987130	5556 S 27TH ST	500
5340406000	3140 S 27TH ST	500
5989977120	2622 W WHITAKER AV	500
5779996100	3974 S 27TH ST	500
5340410000	3162-3164 S 27TH ST	500
6909859400	6234 S 27TH ST	500
6900401000	6000 S 27TH ST	500
5340001100	3300 S 27TH ST	500
6909877000	6206 S 27TH ST	500
6231051000	5022 S 27TH ST	500
5340411000	3168-3170 S 27TH ST	500
5529937000	3800 S 27TH ST	500
5340650000	3246 S 27TH ST	500
6909874100	6126-6136 S 27TH ST	500
6231002000	4756 S 27TH ST	500
5989977200	4350 S 27TH ST	500
6900881000	5928 S 27TH ST	500
5340645112	3236 S 27TH ST	500
5779990110	4200 S 27TH ST	500
5340097100	3440 S 27TH ST	500
6699987200	5572 S 27TH ST	500
6699970100	5848 S 27TH ST	500
6449899100	5460 S 27TH ST	500
6449900100	5470 S 27TH ST	500
5340092100	3404 S 27TH ST	500
5530723100	3821 S 27TH ST	500
5989980120	4624 S 27TH ST	500
6441761000	5220 S 27TH ST	500

5779988100	4220 S 27TH ST	500
6231061000	4960 S 27TH ST	500
6239837100	4770 S 27TH ST	500
5330796000	3165 S 27TH ST	504.5
5530771000	2701 W MORGAN AV	519.6
5529999100	3500 S 27TH ST	527.5
5770582000	4278 S 27TH ST	608.5
5779999110	3904-3906 S 27TH ST	650.4
6231062100	5000 S 27TH ST	699.2
6230001111	4858 S 27TH ST	729.2
5529987111	2603-2609 W MORGAN AV	746.2
6449950110	5354 S 27TH ST	777.8
6680064112	5839 S 27TH ST	784.8
6690166000	5900 S 27TH ST	787.7
6680064122	5801 S 27TH ST	810
6680713000	5791 S 27TH ST	850
5779949112	4264 S 27TH ST	888.8
5980462000	4550 S 27TH ST	1009.3
5331112000	3415 S 27TH ST	1038.2
5530762000	3543 S 27TH ST	1069.3
6239662111	4950 S 27TH ST	1069.8
6690901100	5510-5540 S 27TH ST	1085
6441721100	5252-5264 S 27TH ST	1108.3
5530782000	3651-3659 S 27TH ST	1163.4
6231011100	5040-5054 S 27TH ST	1197
5340651000	3270 S 27TH ST	1246.8
6239833000	4810 S 27TH ST	1250
5529936110	3804 S 27TH ST	1298.3
5539994110	3875 S 27TH ST	1350.5
5539999115	3030 W LOOMIS RD	1381.2
5340404100	3120 S 27TH ST	1500
6441622100	5306-5328 S 27TH ST	1500
5521601000	3650-3658 S 27TH ST	1500
6441751000	5150 S 27TH ST	1500
5331102000	3300 S 30TH ST	1500
5521592000	2600 W HOWARD AV	1500
5980473121	4600 S 27TH ST	500
5530742000	2801 W MORGAN AV	500
5340099000	3456 S 27TH ST	500
6680711000	5701 S 27TH ST	500
5980471100	4580 S 27TH ST	500
6449896100	5430 S 27TH ST	500
5330793000	3105 S 27TH ST	500
5980472000	4590 S 27TH ST	500
5340403000	3104 S 27TH ST	500
5340006100	3370-3378 S 27TH ST	500
5340005000	3360 S 27TH ST	500



5770581000	4296 S 27TH ST	500
5529939221	3702 S 27TH ST	500
5340645111	3232 S 27TH ST	527.5
6441731100	5236-5242 S 27TH ST	538.4
6690923110	5790 S 27TH ST, Unit 3	567.2
6239653100	5072 S 27TH ST	584.6
6239831000	4866 S 27TH ST	589.3
5530516000	3031 W FARDALE AV	589.5
5770551000	4240 S 27TH ST	590.8
5340095111	3432 S 27TH ST	656.2
5529996000	3540 S 27TH ST	704
5340912000	3340 S 27TH ST	727.2
5340644000	3200-3214 S 27TH ST	731.5
5340100000	3470 S 27TH ST	760.3
5109985110	3025-3039 S 27TH ST	775
5330792000	2725 W OKLAHOMA AV	782.6
6900942100	6260 S 27TH ST	788
6909869112	6112 S 27TH ST	881
5340101110	2612 W MORGAN AV	889.8
5530721000	3801 S 27TH ST	913.5
5340911000	3334 S 27TH ST	936.2
5539993200	3849 S 27TH ST	960
6909866100	6080 S 27TH ST	1007
5530783000	3605 S 27TH ST	1043
5529998100	3514 S 27TH ST	1065.5
5521603000	3606 S 27TH ST	1184.1
5779997121	4000 S 27TH ST	1316.5
5989976110	4320 S 27TH ST	1342.4
5530772000	3511 S 27TH ST	1429.6
6689999100	5575 S 27TH ST	1438.2
6690922110	5790 S 27TH ST, Unit 2	1500
6690911000	5890 S 27TH ST	1500
5530754000	3565 S 27TH ST	1500
5331121000	3219 S 27TH ST	1500
6900941100	6292 S 27TH ST	1500
5779992100	4040 S 27TH ST	1500
6690925000	5790 S 27TH ST, Unit 5	1500
5521602000	3632-3636 S 27TH ST	1500
6680722000	5777 S 27TH ST	1500
5980481110	4400 S 27TH ST	1500
6690924000	5790 S 27TH ST, Unit 4	1500
6239842111	4730 S 27TH ST	1500
6449917113	5400 S 27TH ST	1500
5530761000	3555 S 27TH ST	1500
5980483100	4488 S 27TH ST	1500
5331101000	3233 S 27TH ST	1500
6680721000	5727 S 27TH ST	1500

5779998110	3920 S 27TH ST	1500
6690951000	5700 S 27TH ST	1500
5989979111	4640-4670 S 27TH ST	1500
5521591000	3860 S 27TH ST	1500
6680702000	2730 W RAMSEY AV	1500
5779994110	4100 S 27TH ST	1500
5331104000	3441-3473 S 27TH ST	1500
5989979120	2500 W LAYTON AV	1500
6690921110	5790 S 27TH ST, Unit 1	1500
6680060110	5655 S 27TH ST	1500
5529939222	3700-3736 S 27TH ST	1500
5530751000	3545 S 27TH ST	1500
5100018119	2900 W OKLAHOMA AV	1500
5530781000	3701 S 27TH ST	1500
5331111000	3355 S 27TH ST	1500

**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**  
**(With Summarized Totals for the Year Ended December 31, 2021)**

**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**

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## Independent Auditor's Report

Board of Directors  
South 27th Street District Association

### **Opinion**

We have audited the accompanying financial statements of South 27th Street District Association (a nonprofit organization) which comprise the statement of financial position as of December 31, 2022, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of South 27th Street District Association as of December 31, 2022, 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.

### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of South 27th Street District Association and to meet other ethical responsibilities in accordance with the ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Responsibilities of Management for the Financial Statements**

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about South 27th Street District Association's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

#### **Ritz Holman LLP**

*Serving business, nonprofits, individuals and trusts.*

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

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of South 27th Street District Association's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about South 27th Street District Association's ability to continue as a going concern for a reasonable period of time.

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

### **Report on Summarized Comparative Information**

We have previously audited South 27th Street District Association's December 31, 2021, financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated April 12, 2022. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2021, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Board of Directors  
South 27th Street District Association

### **Supplementary Information**

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of revenue and expenses by district 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  
June 2, 2023

**SOUTH 27TH STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**STATEMENT OF FINANCIAL POSITION**  
**DECEMBER 31, 2022**  
**(With Summarized Totals for December 31, 2021)**

	2022	2021
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	\$ 261,676	\$ 277,688
Restricted Cash and Cash Equivalents	93,498	---
Prepaid Expenses	12,253	10,790
Total Current Assets	\$ 367,427	\$ 288,478
<b>Fixed Assets</b>		
Equipment	\$ 2,808	\$ 2,808
Accumulated Depreciation	(2,808)	(2,808)
Total Net Fixed Assets	\$ ---	\$ ---
<b>Other Assets</b>		
Operating Lease Right of Use Asset	\$ 65,539	\$ ---
Total Other Assets	\$ 65,539	\$ ---
<b>TOTAL ASSETS</b>	\$ 432,966	\$ 288,478
<b>LIABILITIES AND NET ASSETS</b>		
<b>LIABILITIES</b>		
<b>Current Liabilities</b>		
Accounts Payable	\$ ---	\$ 13,872
Deferred Revenue - BID #1	71,442	71,604
Deferred Revenue - BID #2	15,722	15,757
Deferred Revenue - BID #43	186,763	187,245
Operating Lease Liability - Short Term	14,923	---
Total Current Liabilities	\$ 288,850	\$ 288,478
<b>Long-Term Liabilities</b>		
Operating Lease Liability - Long Term	\$ 50,616	\$ ---
Total Long-Term Liabilities	\$ 50,616	\$ ---
<b>TOTAL LIABILITIES</b>	\$ 339,466	\$ 288,478
<b>NET ASSETS</b>		
With Donor Restrictions	93,500	---
Total Net Assets	\$ 93,500	\$ ---
<b>TOTAL LIABILITIES AND NET ASSETS</b>	\$ 432,966	\$ 288,478

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



**SOUTH 27TH STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**  
**(With Summarized Totals for the Year Ended December 31, 2021)**

	2022			2021
	Without Donor Restrictions	With Donor Restrictions	Total	Total
<b>REVENUE</b>				
Property Assessment Income	\$ 193,184	\$ ---	\$ 193,184	\$ 187,063
In Kind Contributions	8,612	---	8,612	---
Contributions	5,000	93,500	98,500	16,500
Total Revenue	<u>\$ 206,796</u>	<u>\$ 93,500</u>	<u>\$ 300,296</u>	<u>\$ 203,563</u>
<b>EXPENSES</b>				
BID #1	\$ 49,724	\$ ---	\$ 49,724	\$ 49,218
BID #2	10,657	---	10,657	10,007
BID #43	146,415	---	146,415	144,338
Total Expenses	<u>\$ 206,796</u>	<u>\$ ---</u>	<u>\$ 206,796</u>	<u>\$ 203,563</u>
<b>CHANGE IN NET ASSETS</b>	\$ ---	\$ 93,500	\$ 93,500	\$ ---
Net Assets, Beginning of Year	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>
<b>NET ASSETS, END OF YEAR</b>	<u>\$ ---</u>	<u>\$ 93,500</u>	<u>\$ 93,500</u>	<u>\$ ---</u>

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

**SOUTH 27TH STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**STATEMENT OF FUNCTIONAL EXPENSES**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**  
**(With Summarized Totals for the Year Ended December 31, 2021)**

	Program Services	Management and General	2022 Total	2021 Total
Grants	\$ 2,100	\$ ---	\$ 2,100	\$ 21,875
Contract Services	48,000	12,000	60,000	60,000
Donations	43,211	---	43,211	10,000
Professional Fees	5,250	6,714	11,964	8,755
Office Supplies	---	3,539	3,539	395
Telephone and Telecommunications	2,124	531	2,655	2,673
Printing and Copying	---	---	---	132
Utilities	2,090	522	2,612	2,125
Rent	13,837	3,459	17,296	17,296
Advertising	14,253	---	14,253	12,972
Conferences and Meetings	---	452	452	202
Insurance	---	1,253	1,253	1,252
Website	286	---	286	261
Annual Meeting	113	---	113	1,642
Landscaping Design and Maintenance	46,859	---	46,859	63,206
Other Expenses	---	203	203	777
<b>TOTAL EXPENSES</b>	<b><u>\$ 178,123</u></b>	<b><u>\$ 28,673</u></b>	<b><u>\$ 206,796</u></b>	<b><u>\$ 203,563</u></b>

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

**SOUTH 27TH STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**  
**(With Summarized Totals for the Year Ended December 31, 2021)**

	2022	2021
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ 93,500	\$ ---
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
(Increase) Decrease in Prepaid Expenses	(1,463)	---
Increase (Decrease) in Accounts Payable	(13,872)	(1,628)
Increase (Decrease) in Deferred Revenue	(679)	4,548
Net Cash Provided by Operating Activities	\$ 77,486	\$ 2,920
Net Increase in Cash and Cash Equivalents	\$ 77,486	\$ 2,920
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	277,688	274,768
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$ 355,174	\$ 277,688
RECONCILIATION OF CASH AND CASH EQUIVALENTS TO THE STATEMENT OF FINANCIAL POSITION		
Cash and Cash Equivalents	\$ 261,676	\$ 277,688
Restricted Cash and Cash Equivalents	93,498	---
TOTAL CASH AND CASH EQUIVALENTS AT END OF YEAR	\$ 355,174	\$ 277,688

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

**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**

**NOTES TO THE FINANCIAL STATEMENTS**

**DECEMBER 31, 2022**

**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

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

**Organization**

South 27<sup>th</sup> Street Business District Association, Inc. ("Organization") is a joint effort of Milwaukee Business Improvement District #43 and Greenfield Business Improvement Districts #1 and #2, dedicated to the enhancement and growth of the South 27<sup>th</sup> Street business district between Oklahoma Avenue and College Avenue. The South 27<sup>th</sup> Street Business District Association, Inc. also does business under the name of "Historic Route 41."

Milwaukee Business Improvement District #43 was created by the Common Council of the City of Milwaukee pursuant to Wisconsin statutes to sustain the competitiveness of the area along South 27<sup>th</sup> Street from Oklahoma Avenue on the north to College Avenue on the south, including properties along the Kinnickinnic River Parkway, and to ensure a safe, clean environment conducive to business activity. Greenfield Business Improvement Districts #1 and #2 were created by the Common Council of the City of Greenfield pursuant to Wisconsin statutes to sustain the competitiveness of designated Greenfield areas and to ensure a safe, clean environment conducive to business activity.

Milwaukee Business Improvement District #43 and Greenfield Business Improvement Districts #1 and #2 are exempt from tax as affiliates of a governmental unit under Section 501(a) of the Internal Revenue Code. The business improvement districts would be reported under the reporting requirements of the Governmental Accounting Standards Board (GASB), however, the districts do not issue separate financial statements. Rather, the districts pass the tax assessment revenue directly to the South 27<sup>th</sup> Street Business District Association, Inc.

South 27<sup>th</sup> Street Business District Association, Inc. is a nonprofit, tax exempt organization under Section 501(c)(3) of the Internal Revenue Code. The financial statements of the Organization are reported under the reporting requirements of the Financial Accounting Standards Board (FASB).

**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 two classes of net assets: net assets without donor restrictions and net assets with donor 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 when purchased.

**Restricted Cash**

Cash is reported as restricted when it is subject to restrictions on the use imposed by external donors or due to internal commitments established by the Organization. When expenditures that meet those restrictions are incurred, the Organization intends to use the most restricted resources first.

**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE A - Summary of Significant Accounting Policies (continued)**

**Leases**

The Organization recognizes operating and finance leases in accordance with the *FASB Accounting Standards Codification (ASC) 842*. A lease exists when an organization has the right to control the use of property, plant or equipment over a lease term. The lessee classifies a lease as either a finance or operating lease. The accounting of a finance lease is similar to when an asset is purchased. An operating lease is when the right-of-use of an asset exists over the lease-term, but that the lease doesn't meet the definition of a finance lease.

The Organization has elected to establish a threshold to exclude lease assets and obligations that are immaterial to the financial statements. The Organization recognizes individual lease assets and liabilities when they are greater than \$5,000. However, if the combined lease assets or liabilities for individually insignificant leases are greater than \$10,000 the Organization recognizes the lease assets and obligations.

The Organization has elected not to apply the recognition requirements in ASC 842 to short-term leases (those with a term of 12 or less months) and no expected purchase at the end of the term.

**Contributions and Grant Revenue**

Contributions received and unconditional promises to give are measured at their fair values and are reported as increases in net assets. Contributions are considered available for the Organization's general programs unless specifically restricted by the donor. Contributions received with restrictions that are met in the same reporting period are reported as revenue without donor restrictions and increase net assets without donor restrictions. Conditional promises to give are not recognized until they become unconditional. A conditional contribution is one that has both a barrier that must be overcome and an agreement requiring advance payment to be returned or future payment not to be obligated when the barrier is not overcome. Amounts received for which the donor has limited the use of the asset or designated the gift as support for future periods are considered restricted support and included in net assets with donor restrictions. When a donor restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. When the restriction on a contribution is met in the same reporting period as the contribution is received, the contribution is reported in net assets without donor restrictions.

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

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

**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE A - Summary of Significant Accounting Policies (continued)**

**Functional Expenses**

The Organization allocates costs directly to program and management when appropriate. Certain expenses are attributable to one or more programs or supporting functions of the Organization. Those expenses include contract services and professional fees which are allocated based on estimates of time and effort.

**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.

**NOTE B - Accounting Standards Changes and Change in Accounting Principles**

**Accounting Standards Changes**

The Organization's financial statements include implementation of the following accounting standards updates:

*Accounting Standards Update 2020-07, Not-for-Profit entities (Topic 958), Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets.* This update requires contributed nonfinancial assets to be reported as a separate line in the statement of activities. A financial statement note is required to provide disaggregated contributed nonfinancial assets by category including: the type of contributed nonfinancial asset; qualitative information about the monetization or utilization of the nonfinancial assets; the policy about the monetization or utilization of nonfinancial assets; a description of restrictions, valuation, and the market used to determine the fair value. The amendments in this update are applied on a retrospective basis. The implementation of this standard has not materially affected the financial statements of the Organization.

*Accounting Standards Update 2020-08, Codification Improvements to Subtopic 310-20, Receivables – Nonrefundable Fees and Other Costs.* This update clarifies that an entity should reevaluate whether a callable debt security is within the scope of paragraph 310-20-32-33 for each reporting period. This amendment impacts the effective yield of an existing individual callable debt security. Amendments in this update are applied on a prospective basis as of the beginning of the period of adoption for existing or newly purchased callable debt securities. The implementation of this standard has not materially affected the financial statements of the Organization.

*Accounting Standards Update 2016-02, Leases (Topic 842).* The FASB also subsequently issued the following additional accounting standards updates which amend and clarify Topic 842: ASU 2018-01, Land Easement Practical Expedient for Transition to Topic 842; ASU 2018-10, Codification Improvements to Topic 842, Leases; ASU 2018-11 Leases (Topic 842): Targeted Improvements; ASU 2018-20, Narrow-scope Improvements for Lessors; and ASU 2018-01, Leases (Topic 842): Codification Improvements. These updates require the recognition of operating leases as right-of-use assets and lease liabilities on the statement of financial position measured at the present value of lease payments and expenses are recognized on the straight-line basis over the term of the lease.

**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE B - Accounting Standards Changes and Change in Accounting Principles (continued)**

**Accounting Standards Changes (continued)**

For finance leases (previously reported as capital leases), the lessee will recognize the right-of-use asset and lease liability initially at the present value of lease payments. Interest will be recognized separately from amortization of the leased assets in the statement of activities. The updates require disclosure of key information about the leasing arrangements. The Organization has elected to use the practical expedients for implementation on leases that commenced before the effective date of the new standard. The practical expedients include that the Organization need not reassess 1) whether any expired or existing contracts are or contain leases, 2) the lease classification as operating or finance for expired or existing leases, and 3) initial direct costs for existing leases. In addition, the Organization has the ability to use hindsight in evaluating lessee options to extend or terminate a lease and assess impairment. Lessees and lessors are required to recognize and measure leases at the beginning of the earliest period presented using a modified retrospective approach.

The adoption of Topic 842 had a material impact on the Organization's statement of financial position. The accounting for finance leases remained substantially unchanged.

**Future Accounting Pronouncement**

*Accounting Standards Update 2016-13, Financial Instruments - Credit Losses (Topic 326)* will be effective for fiscal years beginning after December 15, 2022. The main objective of this update is to provide financial statement users with more decision-useful information about the expected credit losses on financial instruments and other commitments to extend credit held by a reporting entity at each reporting date. To achieve this objective, the amendments in this update replace the incurred loss impairment methodology in current generally accepted accounting principles with a methodology that reflects expected credit losses and requires consideration of a broader range of reasonable and supportable information to inform credit loss estimates, including exploring more forward-looking alternatives.

**NOTE C - Comparative Financial Information**

The financial information shown for 2021 in the accompanying financial statements is included to provide a basis of comparison with 2022. 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, 2021, from which the summarized information was derived.



**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE D - Liquidity**

The Organization maintains cash and cash equivalents on hand to represent approximately seventeen months of general operating expenditures. These balances are held in liquid bank accounts or other securities with maturities of three months or less. The total amount in bank accounts as of December 31, 2022, is \$261,676.

**NOTE E - Concentration of Risk**

The Organization receives property assessment income from the City of Milwaukee and the City of Greenfield. The Organization's operations rely on the availability of these funds. Approximately 46% of the Organization's revenue was from the City of Milwaukee and 19% was from the City of Greenfield for the year ended December 31, 2022.

The Organization maintains its cash balances at various financial institutions. Accounts at each institution are insured by the Federal Deposit Insurance Corporation up to \$250,000. At December 31, 2022, the Organization's uninsured cash balance totals \$13,358.

**NOTE F - Deferred Revenue**

The Organization received assessment income from the City of Milwaukee and the City of Greenfield to be used for Milwaukee Business Improvement District #43 and Greenfield Business Improvement Districts #1 and #2, respectively. The deferred revenue represents unspent funds from such assessments to be carried forward to future periods.

**NOTE G - Operating Lease**

The Organization leases office space under an operating lease that expires December 31, 2022. Lease expense was \$17,296 for the year ended December 31, 2022. The lease was renewed for an additional five years and will commence on January 1, 2023. The following summarizes the line items in the statement of financial position which include amounts for this operating lease as of December 31:

	<u>2022</u>
Right-of-Use Assets – Operating Leases	\$65,539
Lease Liability – Operating Leases	\$65,539

The future maturities of lease liabilities consists of the following as of December 31, 2022:

<u>For the Year Ending</u>	<u>Amount</u>
December 31, 2023	\$13,972
December 31, 2024	13,972
December 31, 2025	13,972
December 31, 2026	13,972
December 31, 2027	<u>13,972</u>
Total lease payments	\$69,860
Less: Interest	<u>(4,321)</u>
Total Present Value of Lease Liabilities	<u>\$65,539</u>

**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE G - Operating Lease (continued)**

The weighted average of the remaining lease terms is 5 years. The weighted average of the discount rate is 3%.

The following summarizes the line items in the statement of activities which include the components of lease expense for the year ended December 31, 2022:

Occupancy Costs Included in Program Expenses	\$13,837
Occupancy Costs Included in Management and General	<u>3,459</u>
Total Lease Expense	<u>\$17,296</u>

The following summarizes cash flow information related to leases for the year ended December 31, 2022:

Operating Cash Flows - Cash Paid for Operating Leases	\$18,757
---	----------

**NOTE H - Management Arrangement**

Under an agreement with Rotella Executive Communications, LLC, the Organization is provided with management, strategic planning, financial services, and other necessary duties that are needed to maintain the Organization at an excellent level. Under this contract, the Organization agrees to pay an amount not to exceed \$60,000 annually with a minimum of 32 hours of director services commitment weekly. A payment is submitted for \$5,000 on the first day of each month to Rotella Executive Communications, LLC. Total expense for the management agreement was \$60,000 for the year ended December 31, 2022. In addition, the Organization has prepaid for these services as of December 31, 2022, in the amount of \$10,000. In January 2023, the Organization has agreed to pay \$66,000 for an additional year of the agreement through January 31, 2024.

Future payments as of December 31, 2022, are as follows:

<u>Year</u>	<u>Amount</u>
2023	\$ 65,500
2024	5,500
Less: Prepaid amount	<u>(10,000)</u>
Total	<u>\$ 61,000</u>

**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE I - Assessment Income**

In order to provide revenues to support the Organization's mission, the Common Council of the City of Greenfield enforced an assessment on Greenfield property located within the South 27<sup>th</sup> Street corridor. The assessment is calculated based on assessed values of the properties as of every fall. The assessment levied on the South 27<sup>th</sup> Street corridor properties was \$.001 for every dollar of assessed property value with a minimum assessment of \$500 and a maximum assessment of \$1,500 per parcel for the year ended December 31, 2022. The total assessments received from the City of Greenfield were \$56,207 for the year ended December 31, 2022.

In order to provide revenues to support the Organization's mission, the Common Council of the City of Milwaukee enforced an assessment on Milwaukee property located within the South 27<sup>th</sup> Street corridor. The assessment is calculated based on assessed values of the properties as of every fall. The assessment levied on the South 27<sup>th</sup> Street corridor properties was \$.001 for every dollar of assessed property value with a minimum assessment of \$500 and a maximum assessment of \$1,500 per parcel for the year ended December 31, 2022. The total assessments received from the City of Milwaukee were \$136,297 for the year ended December 31, 2022.

**NOTE J - Advertising Costs**

The Organization uses advertising to promote its programs among the audiences it serves. Advertising costs are expensed as incurred. Advertising expenses for the year ended December 31, 2022, were \$11,253.

**NOTE K - Net Assets with Donor Restrictions**

As of December 31, 2022, the Organization has \$93,498 of net assets with donor restrictions for funding safety program initiatives representing the South 27<sup>th</sup> Business District Association, the Gateway To Milwaukee and the Crisol Corridor.

**NOTE L - Income Taxes**

The Organization is exempt from income tax under Section 501(c)(3) of the Internal Revenue Code. Management has reviewed all tax positions recognized in previously filed tax returns and those expected to be taken in future tax returns. As of December 31, 2022, the Organization had no amounts related to unrecognized income tax benefits and no amounts related to accrued interest and penalties. The Organization does not anticipate any significant changes to unrecognized income tax benefits over the next year.

**NOTE M - Subsequent Events**

The Organization has evaluated events and transactions occurring after December 31, 2022, through June 2, 2023, the date the financial statements are 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.

**SOUTH 27TH STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**SCHEDULE OF REVENUE AND EXPENSES BY DISTRICT**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**  
**(With Summarized Totals for the Year Ended December 31, 2021)**

	Greenfield BID #1	Greenfield BID #2	Milwaukee BID #43	2022 Total	2021 Total
<b>REVENUE</b>					
Property Assessment Income -					
City of Milwaukee	\$ ---	\$ ---	\$ 136,778	\$ 136,778	\$ 132,639
City of Greenfield	46,451	9,955	---	56,406	54,424
In-Kind Donations	2,071	444	6,097	8,612	---
Contributions	1,202	258	3,540	5,000	16,500
Total Revenue	<u>\$ 49,724</u>	<u>\$ 10,657</u>	<u>\$ 146,415</u>	<u>\$ 206,796</u>	<u>\$ 203,563</u>
<b>EXPENSES</b>					
Grants	\$ 505	\$ 108	\$ 1,487	\$ 2,100	\$ 21,875
Contract Services	14,427	3,092	42,481	60,000	60,000
Donations	10,390	2,227	30,594	43,211	10,000
Professional Fees	2,877	617	8,470	11,964	8,755
Office Supplies	851	182	2,506	3,539	395
Telephone and Telecommunications	638	137	1,880	2,655	2,673
Printing and Copying	---	---	---	---	132
Utilities	628	135	1,849	2,612	2,125
Rent	4,159	891	12,246	17,296	17,296
Advertising	3,427	734	10,092	14,253	12,972
Conferences and Meetings	109	23	320	452	202
Insurance	301	65	887	1,253	1,252
Website	69	15	202	286	261
Annual Meeting	27	6	80	113	1,642
Design, Maintenance and Landscaping	11,267	2,415	33,177	46,859	63,206
Other Expenses	49	10	144	203	777
Total Expenses	<u>\$ 49,724</u>	<u>\$ 10,657</u>	<u>\$ 146,415</u>	<u>\$ 206,796</u>	<u>\$ 203,563</u>
CHANGE IN NET ASSETS	<u>\$ ---</u>	<u>\$ ---</u>	<u>\$ ---</u>	<u>\$ ---</u>	<u>\$ ---</u>

# HH41 News



2023 Edition

## Upcoming Events

Trick or Trot  
Konkel Park  
10.7 - Walk/Run

Trunk-n-Treat  
Wilson Senior Center  
10.18 - 5-7

Kids Holiday Gift Shop  
12.2

Holiday Bingo Brunch  
12.5

## Highway 41 Events

### Most Recent Events:

#### **Easter Egg Hunt & Brunch – Sold Out!**

The 1<sup>st</sup> Annual Easter Egg Hunt & Brunch was a huge success and tickets sold out within 2 days. The feedback from this event from participants was amazing and we hope to open more space to increase the capacity for year two. Weather moved this event inside; however, we look forward to selling this event out again next year. [https://youtu.be/waY2mxB24\\_E](https://youtu.be/waY2mxB24_E)

**National Night Out** – Sponsors, Participants and Vendors expanded this event footprint to double the size. South 27<sup>th</sup> Street businesses are highly active in this event and continue to make this event great. This event had an estimated attendance of 1600 people. The South 27<sup>th</sup> Street Business District added an interactive DJ and Division BMX show this year. Businesses were able to interact with their market consumers and participation continues to grow. <https://youtu.be/B7WWPFhgrwE>

**2nd Annual Trunk-n-Treat** – 1100 children enjoyed this event and we have added more participants and activities to our upcoming 3<sup>rd</sup> annual trunk-n-treat in October. <https://youtu.be/WCoV4jVKAac>

# Community Safety

The South 27<sup>th</sup> Street Business District continues to focus on community safety. In 2023, our Association has formed a joint safety committee with the Gateway to Milwaukee and the Crisol Corridor to work on crime trends and innovative ideas to keep our business corridors safe for consumers and employees.

Committee Activities – Beginning in August, the committee has entered into an agreement with the Milwaukee Police Department to have extra duty in the three above mention business corridors during peak hours demonstrated in the crime statistics, changing month to month. This effort focuses on response times to businesses and deterrence by police presence. Some areas of focus are organized retail crime, stolen vehicles, theft from vehicles, mobile drug dealing and damage/break-ins to property.

We are committed to expanding FLOCK cameras throughout District 6 and our bordering cities. This group works closely with the district 6 Community Prosecutor, Community Liaison Officers and representatives from Oak Creek and Greenfield.

The South 27 Street Business District continues to have quarterly asset protection meetings with our retailers to stay up to date with any merging crime trends specifically within the corridor.



# New Business

The South 27<sup>th</sup> Street Business District has welcomed Burlington Coat Factory, Red Sun Café, 27 Steak & Potato, Ace of Fade, JJ's Fish & Chicken and Citi-Trends so far this year.

# Our next area of focus

Our metal bus shelters have been very successful since their installation over two years ago, with no broken shelter glass along the corridor. We continue to meet with Milwaukee County Transit looking into the future of Bus Rapid Transit platforms and how that can look specifically in our corridor in regard to alternate materials to glass and repurposing our metal panels into wayfinding signage on the platforms themselves.

We are actively seeking businesses for intern opportunities for Carme High School. Career development has been an item launched last year and budgeted into marketing for 2023. Our Association is offering some matching funds to small businesses that are interested in obtaining an intern for the first time.

Presented by Historic Highway 41



**HALLOWEEN**

3RD ANNUAL  
**TRUNK OR TREAT**

Sponsors - MPD District 6, Historic Highway 41 & Serving Older Adults

**Wednesday, October 18th, 2023**

5:00PM TILL 7:00PM

Wilson Senior Center Parking Lot  
2601 West Howard Avenue  
Milwaukee, WI 53221

**WWW.HH41.ORG**



Presented by



## TRICK-OR-TROT RUN/WALK & FALL FAMILY FEST Saturday, October 7, 2023

The City of Greenfield Parks and Recreation Department is hosting a Halloween themed Run/Walk on the trails of Konkol Park. Participants in this **Monster Mile Fun Run/Walk** can play our "I Spy A Pumpkin" contest for a chance to win a basket full of Fall goodies. There will also be trick-or-treating along the route. A quick stop for a treat at our trick-or-treat stations will give you a breather and satisfy your sweet tooth.

Come dressed in your favorite Halloween Costume and run or walk next to your fellow ghosts and goblins. All participants dressed in a Halloween Costume can enter our costume contest for a chance to win a prize!

The fun continues after the run/walk! Stay at Konkol Park and enjoy the Free Fall Family Fest with lots of fun activities, food, and beverages.

**9:30-10:30 AM**

Registration and Check-in

**11:00 AM**

Monster Mile Fun Run

Registration Code: **411900-MM**

Pre registration Fee (Before October 4th): \$15

Day of Registration Fee: \$20

All proceeds benefit the Greenfield Parks and Recreation "Round Up" for Youth Recreation-providing opportunities for families less fortunate to participate in Greenfield recreational programs at a reduced cost.

## Come for the Run & Stay for the Fun!



### FREE FAMILY EVENT!

**11 AM - 4 PM**

Activities

Food & Beverages

**11:30 AM**

Youth and Adult

Costume Contest

**1-4 PM**

Horse Carriage

Rides

**2:30 PM**

Pie Eating Contest

Presented by



[www.greenfieldparksrec.com](http://www.greenfieldparksrec.com)





