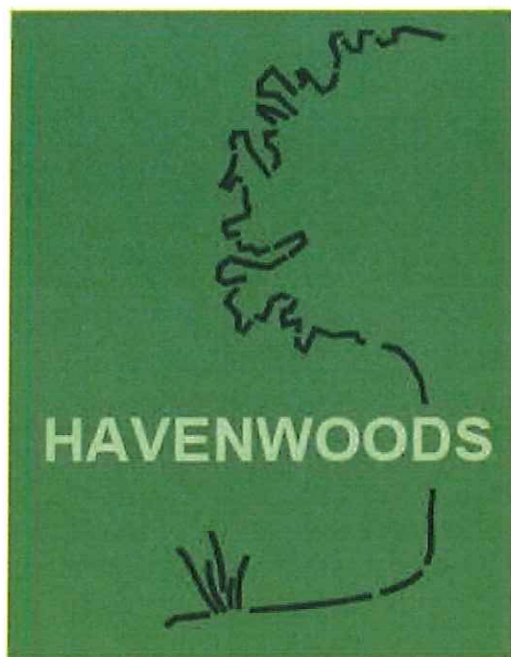


BUSINESS IMPROVEMENT DISTRICT NO. 31

Havenwoods

OPERATING PLAN

2019



I. INTRODUCTION

A. Background

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

On November 5, 2003, the Common Council of the City of Milwaukee approved the creation of Business Improvement District No. 31 (“BID”) and the initial Operating Plan for the BID. The objective of the initial Operating Plan of the BID is revitalizing and improving the Havenwoods business area on Milwaukee's far northwest side. The BID law requires that every district have an annual Operating Plan. This document is the Operating Plan for the BID for 2019 which proposes a continuation of the initial BID Operating Plan. Therefore, it incorporates by reference the initial Operating Plan as adopted by the Common Council of the City of Milwaukee.

B. Physical Setting

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

II. DISTRICT BOUNDARIES

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

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

III. PROPOSED OPERATING PLAN

A. Plan Objectives

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

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

Additional objectives include:

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

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

B. Proposed Activities

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

Principle activities to be engaged in by the district in 2019 will include:

- a. Market the Havenwoods business community to developers, realtors and various investors for the potential for new industry.
- b. Promote Façade, Sign and Landscape Grant programs for Havenwoods commercial building owners.
- c. Promote and assist with commercial property improvements via grant programs
- d. Serve as Liaison between city service providers such as DNS, Milwaukee Police and DPW.
- e. Build the Employer Assisted Homeownership Program
- f. Liaison with owner of private and public property to encourage quality maintenance of said property.
- g. Liaison with economic development programs from public and private institutions.
- h. Explore better transit options such as extended bike paths and mass transit options
- i. Explore better healthcare options for residents and businesses
- j. Support HEDC Initiatives such as:
 - 1) Promote Homeownership
 - 2) Participate in quality of life initiatives
 - 3) Crime Prevention
 - 4) Seek out partners to deliver Workforce Development services

C. Proposed Expenditures

The Board has established priorities for expenditures based on objectives of the BID. Grants may be awarded to the partnering organization (Havenwoods Economic Development Corporation) to implement the plan to achieve the BID's objectives.

Assessment for 2019	\$211,921
Expenses	
Administrative Services to HEDC	\$100,000.00
Accounting/Audit services	\$4000.00
D&O Insurance	\$1,500.00
Liability Insurance	\$2,500.00
Business Assistance Grants (facades, security, signs, landscape)	\$40,000.00
Retail Corridors Beautification and Maintenance	\$35,000.00
Workforce Development/Employer Assisted Homeownership Program	\$35,000.00
Total Expenses	\$218,000.00

D. Finance Method

It is proposed to raise \$211,921.00 through BID assessments (see Appendix C). Block Grant funding of \$47,000.00, \$40,000.00 from private fundraising will assist in leveraging the activities of the BID. 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. The total property value for BID #31 is \$ 207,811,821.34

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 seven members and that a majority of the board members be owners or occupants of property within the district.

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

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

F. Relationship to the Havenwoods Economic Development Corporation.

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

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

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

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit

provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$7,000 for retail parcel and a maximum assessment of \$5,000 per industrial parcel will be applied. A minimum of \$400.00 will be required of retail parcels and \$300.00 for industrial parcels.

These amounts translate to \$1.00 per \$1,000 in assessed value for industrial parcels and \$1.20 per \$1,000 in assess value for retail parcels.

This plan proposes to assess the property in the district at a rate of .12% of assessed value for retail property and a rate of .10% for industrial property, subject to the maximum assessment, for the purposes of the BID.

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

B. Excluded and Exempt Property

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

1. State Statute 66.1109(1) (f) Im: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix C, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

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

A. City Plans

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

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

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

B. City Role in District Operation

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

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

VI. FUTURE YEAR OPERATING PLANS

A. Phased Development

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

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

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

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

B. Amendment, Severability and Expansion

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

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

APPENDICES

- A. STATUTE
- B. DISTRICT BOUNDARIES MAP
- C. 2019 PROJECTED ASSESSMENTS
- D. BOARD OF DIRECTORS ROSTER

66.1109 Business improvement districts.

(1) In this section:

(a) "Board" means a business improvement district board appointed under sub. (3) (a).

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

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

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

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

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

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

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

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

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

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

5. A legal opinion that subds. 1. to 4. have been complied with.

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

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

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

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

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

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

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

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

- (a)** An owner of real property used for commercial purposes and located in the territory proposed to be annexed has petitioned the municipality for annexation.
- (b)** The planning commission has approved the annexation.
- (c)** At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.
- (d)** Within 30 days after the hearing under par. (c), the owners of property in the territory to be annexed that would be assessed under the operating plan having a valuation equal to more than 40 percent of the valuation of all property in the territory to be annexed that would be assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property in the territory to be annexed that would be assessed under the operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property in the territory to be annexed that would be assessed under the operating plan, have not filed a petition with the planning commission protesting the annexation.

(3)

- (a)** The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.
- (b)** The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.
- (c)** The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include one of the following:
 - 1.** If the cash balance in the segregated account described under sub. (4) equaled or exceeded \$300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.
 - 2.** If the cash balance in the segregated account described under sub. (4) was less than \$300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.
- (cg)** For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. (c) 1. and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. (c) 2. shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of \$10 if the revised amount is not a multiple of \$10 or, if the revised amount is a multiple of \$5, such an amount shall be increased to the next higher multiple of \$10.
- (cr)** The municipality shall obtain an additional independent certified audit of the implementation of the operating plan upon termination of the business improvement district.
- (d)** Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.
- (4)** All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits and reviewed financial statements required under

sub. (3) (c), or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4g) A municipality may convert a business improvement district under this section into a neighborhood improvement district under s. 66.1110 if an owner of real property that is subject to general real estate taxes, that is used exclusively for residential purposes, and that is located in the business improvement district petitions the municipality for the conversion. If the municipality approves the petition, the board shall consider and may make changes to the operating plan under s. 66.1110 (4) (b).

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

- (a)** A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.
- (b)** On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).
- (c)** Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.
- (d)** Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.
- (e)** If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5)

- (a)** Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.
- (b)** A municipality may terminate a business improvement district at any time.
- (c)** This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.
- (d)** If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. 70.11 or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.

History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85; 2017 a. 59, 70, 189.

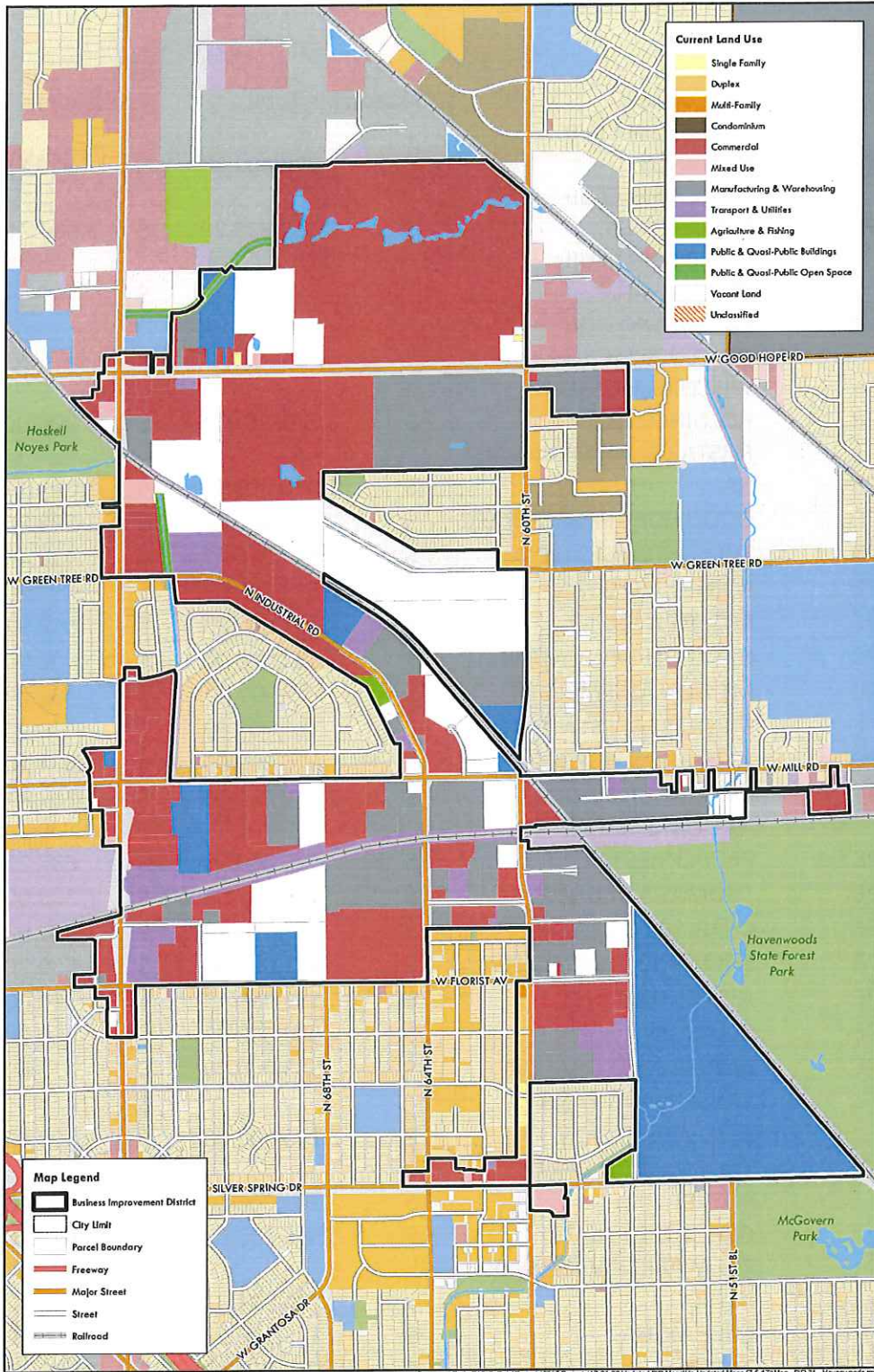
Appendix B: Map

BID NO. 31: HAVENWOODS
CITY OF MILWAUKEE

Prepared by the Dept. of City Development Planning Division, 7/6/2017
Source: City of Milwaukee Information Technology Management Office,
Dept. of City Development Commercial Corridors Team



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Document Path: E:\GIS_Data\Projects\2017\Projects\17-01_30 Updated BID Maps\Up-Updated Maps (7-5-17)\Map - BID 31 - Havenwoods.mxd

Appendix C

rem_taxkey	addr	rem_owner1	Assessable Total	BID Assessment
1050002000	6808 W GOOD HOPE	WISCONSIN CLUB HOLDINGS	\$ 292,400.00	\$ 350.88
1050011000	6200 W GOOD HOPE	WISCONSIN CLUB HOLDINGS LLC	\$ 2,555,618.29	\$ 3,066.74
1050012000	7255 N 60TH	WISCONSIN CLUB HOLDINGS LLC		\$ -
1050013000	7253 N 60TH	WISCONSIN CLUB HOLDINGS LLC		\$ -
1050014000	6150 W GOOD HOPE	WISCONSIN CLUB HOLDINGS LLC	\$ 49,300.00	\$ 400.00
1060001000	7500 W GOOD HOPE	FIRSTAR BANK MILWAUKEE NA	\$ 1,070,000.00	\$ 1,284.00
1060013000	7420 W GOOD HOPE	GOOD HOPE PROPERTY LLC	\$ 499,000.00	\$ 598.80
1060052000	7120 W GOOD HOPE	THREE STOOGES LLC	\$ 342,000.00	\$ 410.40
1060081000	7100 W GOOD HOPE	ROBERT A FEUTZ	\$ 695,000.00	\$ 834.00
1060082000	7030 W GOOD HOPE	ROBERT A FEUTZ	\$ 461,600.00	\$ 553.92
1060091000	7200 W GOOD HOPE	GET IT OFF MY PLATE III LLC	\$ 322,000.00	\$ 400.00
1060092100	7132 W GOOD HOPE	MT ZION ASSEMBLY OF	\$ 5,500.00	\$ 400.00
1060101000	7240 W GOOD HOPE	STROLI REAL ESTATE LLC	\$ 166,000.00	\$ 400.00
1060111000	7334 W GOOD HOPE	7338 GOOD HOPE LLC	\$ 526,000.00	\$ 631.20
1060112000	7330 W GOOD HOPE	RED DOT STORAGE 43 NATIONAL RETAIL	\$ 2,039,000.00	\$ 2,446.80
1069991116	7320 W GOOD HOPE	PROPERTIES L	\$ 531,000.00	\$ 637.20
1069992121	7110 W GOOD HOPE	THOMAS A BRUNKA	\$ 103,227.55	\$ 300.00
1069993211	7020 W GOOD HOPE	CHARLES J OSOWSKI	\$ 23,538.80	\$ 300.00
1069994211	7000 W GOOD HOPE	SHAM INVESTMENTS LLC	\$ 441,000.00	\$ 529.20
1069995211	6922 W GOOD HOPE	JGS HOLDINGS LLC	\$ 139,954.15	\$ 300.00
1070233000	7630 W GOOD HOPE	BI LAN LIN	\$ 550,000.00	\$ 660.00
1079994210	7600 W GOOD HOPE	MOHAMMED GHAFFAR	\$ 513,000.00	\$ 615.60
1180262000	6935 N 76TH	YANSAI VANG YANG		\$ -
1180271000	6863 N 76TH	JOYE A PETERSON	\$ 140,000.00	\$ 400.00
1180272000	6835 N 76TH	THE ROBERT & SARAH BOSCHI	\$ 303,000.00	\$ 400.00
1180273000	6829 N 76TH	GREEN TREE 76 LLC	\$ 515,000.00	\$ 618.00
1189991200	7125 N 76TH	THE WARREN V JONES & JOYCE	\$ 96,834.02	\$ 400.00
1189992200	7111 N 76TH	CHEE MOUA	\$ 135,370.13	\$ 400.00
1189994223	7141 N 76TH	7141 LLC	\$ 2,221,000.00	\$ 2,665.20
1189995111	7101 N 76TH	7101 GH LLC	\$ 109,100.00	\$ 400.00
1190001000	7201 W GOOD HOPE	MILWAUKEE COUNTY		\$ -

1190004000	7519 W GOOD HOPE	BRODERSEN PROPS OF MILW LLC	\$ 688,000.00	\$ 825.60
1190011000	7515 W GOOD HOPE	J HORTON FOODS LLC	\$ 1,192,000.00	\$ 1,430.40
1190012000	7140 N 76TH	SPECPROP LLC	\$ 427,000.00	\$ 512.40
1190013000	7130 N 76TH	WRS MILWAUKEE LLC	\$ 1,242,000.00	\$ 1,490.40
1190021000	6900 N 76TH	GEORGE SALVAT	\$ 226,000.00	\$ 400.00
1190031000	6920 N 76TH	DANIEL J & BARBARA A RIVA	\$ 510,000.00	\$ 612.00
1190032000	6930 N 76TH	EMMA M ERDMANN	\$ 800,000.00	\$ 960.00
1190041100	6940 N 76TH	MARK HALBMAN	\$ 159,208.99	\$ 400.00
1190042000	7000 N 76TH	TRIANGLE PARK LLC	\$ 125,000.00	\$ 400.00
1190051000	7401 W GOOD HOPE	BOULDER VENTURE 34 LLC	\$ 10,743,000.00	\$ 7,000.00
1190052000	7455 W GOOD HOPE	GENUINE PARTS CO	\$ 616,000.00	\$ 739.20
1190053000	7335 W GOOD HOPE	VCP GOOD HOPE LLC	\$ 2,580,000.00	\$ 3,096.00
1199990120	7016 N 76TH	7016 76TH LLC	\$ 375,000.00	\$ 450.00
1199991211	7050 N 76TH	TKT REALTY LLC	\$ 1,874,400.00	\$ 2,249.28
1199995100	7016 N 76TH	STATE OF WISCONSIN		\$ -
1199996213	7300 W GREEN TREE	CITY OF MILWAUKEE		\$ -
1199996222	6800 N 76TH	TYBK MILWAUKEE LLC	\$ 2,445,000.00	\$ 2,934.00
1199997110	7003 W GOOD HOPE	SWP PROPERTIES LLC	\$ 85,800.00	\$ 400.00
1199999110	7101 W GOOD HOPE	MILWAUKEE COUNTY UNITED STATES OF AMERICA		\$ -
1200311000	6665 N 60TH	CITY OF MILW REDEV AUTH		\$ -
1200312000	6767 N 60TH	CITY OF MILW REDEV AUTH		\$ -
1200313000	6112 W GREEN TREE	CITY OF MILW REDEV AUTH		\$ -
1209993000	6601 W BRIGGS	STATE OF WISCONSIN		\$ -
1209996110	6701 W GOOD HOPE	HELLERMANNTYTON CORP	\$ 8,838,700.00	\$ 5,000.00
1209997111	6321 W GOOD HOPE	BRADY USA INC MKE GOOD HOPE	\$ 9,680,900.00	\$ 5,000.00
1210031000	5909 W GOOD HOPE	HOLDINGS LLC	\$ 773,000.00	\$ 927.60
1210042000	5801 W GOOD HOPE	AREC I LLC MILWAUKEE LODGE OF ELKS	\$ 1,129,000.00	\$ 1,354.80
1210680000	5555 W GOOD HOPE	AREC 1 LLC	\$ 368,900.00	\$ 442.68
1210681000	5651 W GOOD HOPE	AREC 1 LLC	\$ 3,447,000.00	\$ 4,136.40
1219991123	5701 W GOOD HOPE	AREC 1 LLC	\$ 1,539,000.00	\$ 1,846.80
1400211000	6580 N INDUSTRIAL	DENTOM LLC	\$ 575,000.00	\$ 690.00
1400212000	6540 N INDUSTRIAL	SELLARS ABSORBENT	\$ 1,058,600.00	\$ 1,058.60
1400251000	6565 N INDUSTRIAL	GREEN ENDEAVORS II LLC RAUCH & ROMANSHEK, A PTNRSHP	\$ 391,000.00	\$ 300.00
1400253000	6471 N INDUSTRIAL	GREEN ENDEAVORS II	\$ 487,800.00	\$ 487.80
1400261000	6541 N INDUSTRIAL	RONALD HEGWOOD	\$ 50,000.00	\$ 300.00
1400262000	6501 N INDUSTRIAL	LISA & RANDY MILLER LLC	\$ 184,000.00	\$ 300.00
1400271000	6433 N INDUSTRIAL	CONTINENTAL A1 CORP	\$ 120,000.00	\$ 300.00
1400272000	6418 W MILL	GPT INDUSTRIAL DRIVE OWNER L	\$ 42,000.00	\$ 300.00
1400281000	6600 N INDUSTRIAL	CITY OF MILWAUKEE	\$ 4,099,800.00	\$ 4,099.80
1400291100	6660 N INDUSTRIAL			\$ -

1400292000	6650 N INDUSTRIAL	RDP INVESTMENTS LLC	\$	608,000.00	\$	608.00
1400301000	6120 W MILL	CITY OF MILWAUKEE			\$	-
1400304000	6440 N 62ND	CITY OF MILWAUKEE,			\$	-
1400311000	6300 W MILL	CINTAS CORP	\$	4,164,000.00	\$	4,164.00
1400312000	6500 N 62ND	CITY OF MILWAUKEE			\$	-
1409985123	6565 N 60TH	SELLARS ABSORBENT MATERIALS	\$	1,928,100.00	\$	1,928.10
1409985136	6425 N 60TH	BRENTWOOD CHURCH OF CHRIST			\$	-
1409988100	6438 W MILL	RANDY MILLER	\$	83,700.00	\$	300.00
1409989212	6480 N INDUSTRIAL	CLIFF DETEMPLE	\$	254,000.00	\$	300.00
1409989220	6452 N INDUSTRIAL	SCHROEDER REAL ESTATE	\$	180,000.00	\$	300.00
1409995110	6010 W MILL	TRUE BIBLE MISSION FOR JESUS			\$	-
1409998100	6324 W MILL	SELLARS ABSORBENT	\$	11,000.00	\$	300.00
1410001112	6404 N 76TH	RAMAHI LLC	\$	779,000.00	\$	934.80
1410002110	6574 N 76TH	FXCHANGFRIGHT NFT LEASED	\$	1,935,000.00	\$	2,322.00
1410048100	6610 N 76TH	VISION LAND LLC	\$	198,000.00	\$	400.00
1410722110	6710 N INDUSTRIAL	CITY OF MILWAUKEE			\$	-
1410751100	6780 N INDUSTRIAL	NORTH INDUSTRIAL	\$	945,300.00	\$	945.30
1410752100	6750 N INDUSTRIAL	MIDWEST PARK LLC	\$	1,253,400.00	\$	1,253.40
1410781100	6550 N 76TH	KIMLAND LLC	\$	3,029,000.00	\$	3,634.80
1410791000	6544 N 76TH	BURGER KING CORP #3019	\$	960,000.00	\$	1,152.00
1410813000	6406 N 76TH	MILL ROAD MKE LLC	\$	6,800,000.00	\$	7,000.00
1410814000	6442 N 76TH	RIVER TOWER ASSOC LLC	\$	2,543,000.00	\$	3,051.60
1419980000	6730 N INDUSTRIAL	STATE OF WISCONSIN DEPT OF			\$	-
1429984115	7610 W MILL	JEFFREY C STEGGEMAN &	\$	249,000.00	\$	400.00
1429984118	7630 W MILL	CITY OF MILWAUKEE			\$	-
1429984119	6431 N 76TH	CITY OF MILWAUKEE			\$	-
1530168100	7625 W MILL	M & S REALTY ENTERPRISE	\$	162,000.00	\$	400.00
1530169000	7638 W WINFIELD	M & S REALTY ENTERPRISE	\$	23,800.00	\$	400.00
1530170100	6375 N 76TH	O'REILLY AUTOMOTIVE INC	\$	883,000.00	\$	1,059.60
1530365100	6325 N 76TH	KHAHRA 1 LLC	\$	1,079,000.00	\$	1,294.80
1530369100	6309 N 76TH	6309N76 LLC	\$	263,500.00	\$	400.00
1530370100	6267 N 76TH	LEI HOLDINGS LLC	\$	216,021.70	\$	400.00
1530431100	6030 N 77TH	LIPCARE PROPERTIES	\$	570,000.00	\$	570.00
1539983110	6001 N 77TH	FATIMA OF WISCONSIN, LLC	\$	127,000.00	\$	400.00
1539984100	7740 W FLORIST	FATIMA OF WIS LLC	\$	229,000.00	\$	400.00
1539986110	7626 W FLORIST	INTEGRITY SOUND	\$	818,000.00	\$	981.60
1539988111	6005 N 76TH	6005 76TH LLC	\$	143,400.00	\$	400.00
1539998100	6103 N 76TH	FLEX AUTOMATION LLC	\$	797,800.00	\$	957.36
1540002100	6330 N 76TH	SCP 2006-C23-124 LLC	\$	2,737,000.00	\$	3,284.40
1540011111	6122 N 76TH	SOUTH STAR HOLDING CO LLC	\$	245,400.00	\$	400.00

1540022100	7400 W DOUGLAS	7400 DOUGLAS AVENUE LLC	\$	1,093,000.00	\$	1,093.00
1540041000	7320 W FLORIST	7320 INDUSTRIAL LLC	\$	1,285,000.00	\$	1,285.00
1540042000	6000 N 76TH	76TH STREET INDUSTRIAL LLC	\$	2,324,000.00	\$	2,324.00
1540052000	7200 W FLORIST	HOLY CATHEDRAL CHURCH	\$	156,800.00	\$	300.00
1540053000	6150 N 73RD	HOLY CATHEDRAL CHURCH	\$	26,300.00	\$	300.00
1540061000	7000 W FLORIST	CHARTER DEVELOPMENT 6 LLC	\$	1,781,000.00	\$	2,137.20
1540062000	6900 W FLORIST	HOLY CATHEDRAL CHURCH OF CHICAGO & NORTH WESTERN	\$	250,900.00	\$	300.00
1549970110	6130 N 76TH	WISCONSIN ELECTRIC POWER CO			\$	-
1549973110	6170 N 76TH	HORNE PUTTERMAN LLC	\$	6,800.00	\$	300.00
1549976000	7216 W DOUGLAS	HORNE PUTTERMAN LLC	\$	104,600.00	\$	300.00
1549978111	7240 W DOUGLAS	ROSE MARY OBYRNE	\$	105,500.00	\$	300.00
1549979100	7000 W DOUGLAS	PAI YANG	\$	2,377,000.00	\$	2,852.40
1549981110	6300 N 76TH	TUCKER'S GARAGE LLC	\$	353,000.00	\$	423.60
1549982100	7415 W MILL	TARUNPREET LLC	\$	434,000.00	\$	520.80
1549983100	6366 N 76TH	AMERIFUNDS SECURED INCOME FU	\$	170,000.00	\$	400.00
1549984200	7427 W MILL	REMY BATTERY COMPANY, INC	\$	239,000.00	\$	400.00
1549986110	6270 N 76TH	ROBERSON FAMILY DAY CARE	\$	409,000.00	\$	490.80
1549987111	6260 N 76TH	ABDUL M MOTLANI	\$	717,400.00	\$	860.88
1549988121	6230 N 76TH	STATE OF WISCONSIN			\$	-
1549989110	7225 W MILL	BEYOND THE NORM INC	\$	132,000.00	\$	400.00
1549989210	7323 W MILL	LAKESIDE BUSES OF WIS INC	\$	626,200.00	\$	751.44
1549991121	7111 W MILL	LIEBERMAN PROPERTIES LLC	\$	2,161,800.00	\$	2,161.80
1549993100	7029 W MILL	MILL ROAD COMPANY	\$	1,630,900.00	\$	1,630.90
1549994110	6937 W MILL	HENTZEN COATINGS INC	\$	487,800.00	\$	487.80
1549995110	6925 W MILL	MILL ROAD COMPANY	\$	43,000.00	\$	300.00
1549995210	6913 W MILL	HENTZEN FARBENWERKE LLC	\$	307,900.00	\$	307.90
1549996100	6815 W MILL	GFG CI-1 LLC	\$	3,732,000.00	\$	3,732.00
1550301000	6601 W MILL	MOLECULAR BIOLOGY RESOURCES	\$	1,299,900.00	\$	1,299.90
1550404000	6143 N 60TH	MILL ROAD PROPERTIES LLC	\$	1,284,000.00	\$	1,284.00
1550411100	6555 W MILL	MILWAUKEE WORKS	\$	1,581,000.00	\$	1,581.00
1550412100	6551 W MILL	SHERWIN-WILLIAMS	\$	650,000.00	\$	650.00
1550421000	6121 W DOUGLAS	WISCONSIN ELECTRIC POWER CO			\$	-
1550422000	6105 W DOUGLAS	WILLIAM E HERGET & PATRICIA	\$	147,000.00	\$	400.00
1550431100	6180 N 64TH	TJW PROPERTIES LLC	\$	533,800.00	\$	533.80
1550441000	6333 W DOUGLAS					

1550442100	6301 W DOUGLAS	PAW INVESTMENTS LLP	\$	857,000.00	\$	857.00
1550452110	6210 W DOUGLAS	EFM INVESTMENTS INC	\$	329,000.00	\$	329.00
1550461000	6200 N 64TH	CHARTWELL REAL ESTATE	\$	588,000.00	\$	588.00
1550462000	6300 W DOUGLAS	IMPFLAV LLC	\$	599,000.00	\$	599.00
1559980000	6001 W MILL	STATE OF WISCONSIN T & M INDUSTRIAL PROP LLC			\$	-
1559983100	6101 N 64TH	LLC	\$	4,938,000.00	\$	4,938.00
1559983200	6161 N 64TH	BROADWAY EQUITIES LLC	\$	3,424,300.00	\$	3,424.30
1559984111	6401 W MILL	MAAS REVOCABLE MARITAL	\$	31,000.00	\$	300.00
1559984311	6353 N 64TH	MAAS REVOCABLE MARITAL MAN ON THE MOON PROPERTIES	\$	942,600.00	\$	942.60
1559984411	6305 N 64TH	PROPERTIES	\$	914,200.00	\$	914.20
1559985300	6239 N 60TH	STARLINE MFG CO INC	\$	86,500.00	\$	300.00
1559987110	6242 N 64TH	RITEWAY BUS LLC	\$	420,000.00	\$	420.00
1559989134	6060 W DOUGLAS	STARLINE MFG CO INC NKA	\$	1,522,800.00	\$	1,522.80
1559989135	6120 W DOUGLAS	LALLEMAND USA INC CHICAGO & NORTH WESTERN	\$	1,199,700.00	\$	1,199.70
1559998000	6242 N 64TH	WESTERN			\$	-
1559999111	6301 W MILL	CITY OF MILWAUKEE,	\$	794,000.00	\$	794.00
1559999211	6101 W MILL	CITY OF MILW			\$	-
1560002110	5901 W BENDER	GEN 5 LLC	\$	514,400.00	\$	514.40
1560003100	5801 W BENDER	FREDMAN BAG COMPANY	\$	627,600.00	\$	627.60
1560006100	5709 W BENDER	BRIDGE HOLDINGS LLC	\$	2,863,000.00	\$	2,863.00
1560007100	5720 W BENDER	BRIDGE HOLDINGS LLC	\$	246,400.00	\$	300.00
1560012100	5920 W BENDER	SAZMO PROPERTIES LLC	\$	487,000.00	\$	487.00
1560021100	6140 N 60TH	60TH LLC	\$	190,000.00	\$	300.00
1560022100	6160 N 60TH	PECO LLC	\$	250,500.00	\$	400.00
1560024111	6192 N 60TH	STARLINE MFG CO INC GROSSMANN'S6 FAMILY REAL	\$	107,800.00	\$	300.00
1560031000	5737 W MILL	REAL	\$	721,400.00	\$	721.40
1560041000	5225 W MILL	ROMBOY INVESTMENTS LLC	\$	53,500.00	\$	400.00
1560042000	5214 W WOOLWORTH	ULRICH H ROMBOY	\$	61,000.00	\$	400.00
1560043000	5235 W MILL	ROMBOY INVESTMENTS LLC	\$	11,700.00	\$	300.00
1569964115	5501 W MILL	DDE ENTERPRISES LLC BUILDERS ROOFING & SUPPLY LL	\$	611,300.00	\$	611.30
1569964120	5515 W MILL	SUPPLY LL	\$	23,500.00	\$	400.00
1569964130	5521 W MILL	TRYAN II LLC	\$	14,000.00	\$	300.00
1569965113	5611 W MILL	TRYAN II LLC DONALD J MICHALSKI REV TRUST	\$	762,000.00	\$	762.00
1569965120	5611 W WOOLWORTH	TRUST	\$	734,000.00	\$	734.00
1569973120	5629 W WOOLWORTH	DONALD J MICHALSKI REV TRUST	\$	279,000.00	\$	300.00
1569980130	5101 W WOOLWORTH	MILWAUKEE METROPOLITAN			\$	-
1569981120	5111 W WOOLWORTH	MILW METRO SEWERAGE DISTRICT			\$	-
1569982120	5125 W WOOLWORTH	MILWAUKEE			\$	-

1569983110	5131 W MILL	METROPOLITAN SANDRO RODRIGUEZ FLORES MILWAUKEE		\$	-
1569983120	5135 W WOOLWORTH	METROPOLITAN 5302 W WOOLWORTH AVE		\$	-
1569989110	5302 W WOOLWORTH	LLC SUPERIOR DEVELOPMENT	\$	119,000.00	\$ 300.00
1569991125	5320 W WOOLWORTH	LLC	\$	142,000.00	\$ 300.00
1569993110	5407 W MILL	DDE ENTERPRISES LLC	\$	53,000.00	\$ 300.00
1569993211	5341 W WOOLWORTH	WOOLWORTH INDUSTRIAL DCS COLOR & SUPPLY CO	\$	1,420,000.00	\$ 1,420.00
1569994121	5409 W WOOLWORTH	INC	\$	496,800.00	\$ 496.80
1569995110	5519 W WOOLWORTH	BUILDERS ROOFING AND	\$	981,000.00	\$ 981.00
1569996114	5724 W FLORIST	DURAL COMPANY INC	\$	195,400.00	\$ 300.00
1569996116	5714 W FLORIST	PRO-SPACE LLC	\$	140,000.00	\$ 300.00
1569996117	5600 W FLORIST	UNITED PROCESS CONTROLS INC	\$	487,700.00	\$ 487.70
1569996122	5800 W DOUGLAS	JONCO PROPERTIES LLC	\$	486,900.00	\$ 486.90
1569996124	5700 W DOUGLAS	5700 DOUGLAS AVE	\$	481,500.00	\$ 481.50
1569996126	5730 W DOUGLAS	TJW PLANT6 LLC	\$	407,400.00	\$ 407.40
1569996132	5711 W DOUGLAS	BELLOT LLC	\$	319,000.00	\$ 319.00
1569996133	5632 W FLORIST	UNITED PROCESS CONTROLS INC	\$	100,000.00	\$ 300.00
1569996135	5607 W DOUGLAS	JORDAN CONTROLS INC	\$	623,100.00	\$ 623.10
1569996138	5635 W DOUGLAS	VELLA PROPERTIES LLC	\$	305,000.00	\$ 305.00
1569996141	6030 N 60TH	CUTTING EDGE REALTY LLP	\$	1,394,400.00	\$ 1,394.40
1569996143	6000 N 60TH	360 LLC	\$	326,000.00	\$ 326.00
1569996144	5800 W FLORIST	360 LLC	\$	19,000.00	\$ 300.00
1569996145	5734 W FLORIST	MICHAEL J BYKOWSKI	\$	168,300.00	\$ 300.00
1569996148	5529 W DOUGLAS	JORDAN CONTROLS INC	\$	99,100.00	\$ 300.00
1569996149	5500 W FLORIST	SONAG I LLC	\$	829,000.00	\$ 829.00
1569996157	5500 W DOUGLAS	KALLAS BROTHERS PROPERTIES	\$	640,800.00	\$ 640.80
1569996163	5600 W DOUGLAS	BARRY H GLANDT &	\$	593,100.00	\$ 593.10
1569996164	5901 W DOUGLAS	ROBERT E QUINN JR &	\$	321,000.00	\$ 321.00
1569996165	5777 W DOUGLAS	FLORIST REALTY CO INC	\$	612,000.00	\$ 612.00
1569997100	6360 N 60TH	NOHL REAL ESTATE INV LLC	\$	1,383,300.00	\$ 1,383.30
1579966100	4609 W WOOLWORTH	PHOENIX WOOLWORTH LLC	\$	1,672,000.00	\$ 1,672.00
1729991000	5300 W SILVER SPRING	UNITED STATES OF AMERICA		\$	-
1730301000	5901 N 55TH	STUDENT TRANSPORTATION CO	\$	29,200.00	\$ 300.00
1730321111	5873 N 55TH	STUDENT TRANSPORTATION CO	\$	864,800.00	\$ 864.80
1730322000	5889 N 55TH	TIME WARNER CABLE MIDWEST LL	\$	81,600.00	\$ 300.00

1730331000	5515 W FLORIST	DEKKLYN INVESTMENT GROUP LLC	\$	818,000.00	\$	818.00
1730332000	5933 N 55TH	JM INVESTMENTS OF MILW LLC	\$	497,000.00	\$	497.00
1730351000	5500 W SILVER SPRING	GROWING POWER INC			\$	-
1739992111	5960 N 60TH	B & B REALTY %	\$	1,692,000.00	\$	1,692.00
1739993111	5840 N 60TH	PERELES BROS INC	\$	903,900.00	\$	903.90
1739994110	5880 N 60TH	THE SALVATION ARMY			\$	-
1739994124	5915 N 55TH	B C MILLER HOLDING LLC	\$	240,400.00	\$	300.00
1740001000	6000 W CARMEN	SILVER SPRINGS COTTAGES LLC			\$	-
1740002000	6012 W CARMEN	SILVER SPRINGS COTTAGES			\$	-
1740005000	6001 W CARMEN	SILVER SPRINGS COTTAGES			\$	-
1740006000	6013 W CARMEN	SILVER SPRINGS COTTAGES			\$	-
1740007000	5739 N 60TH	SILVER SPRINGS COTTAGES			\$	-
1740008000	5733 N 60TH	SILVER SPRINGS COTTAGES			\$	-
1740009000	5725 N 60TH	SILVER SPRINGS COTTAGES			\$	-
1740010000	5719 N 60TH	RON LETENDRE			\$	-
1740011000	5711 N 60TH	SILVER SPRINGS COTTAGES			\$	-
1740133000	5969 N 60TH	DARIUSZ L DOLECKI			\$	-
1740134000	5959 N 60TH	NTB PROPERTIES LLC			\$	-
1740135000	5949 N 60TH	MICHAEL HANEY			\$	-
1740136000	5943 N 60TH	US BANK NATIONAL ASSOCIATION			\$	-
1740137000	5939 N 60TH	SOPHIA A MC LEOD			\$	-
1740138000	5931 N 60TH	Y & B REMODELING LLC			\$	-
1740139000	5923 N 60TH	MARLON L SLATER			\$	-
1740140000	5917 N 60TH	JEAN E POWER			\$	-
1740141000	5909 N 60TH	MARVIN RANKINS			\$	-
1740142000	5901 N 60TH	JULIUS R JACKSON			\$	-
1740301000	5875 N 60TH	DAO XIONG			\$	-
1740302000	5869 N 60TH	BJRF TRANSITION TRUST OF			\$	-
1740303000	5865 N 60TH	ERIC JAMES			\$	-
1740304000	5857 N 60TH	YIA HER			\$	-
1740305000	5851 N 60TH	ATUNNA PROPERTIES LLC			\$	-
1740306000	5843 N 60TH	MAXINE A ELDER			\$	-
1740307000	5835 N 60TH	AH CHANG			\$	-
1740308000	5829 N 60TH	FREDRIKA DOTSON			\$	-
1740309000	5821 N 60TH	MAURICE HARRIS			\$	-
1740310000	5815 N 60TH	CHER KOU YANG			\$	-
1740312000	5807 N 60TH	YIA YANG			\$	-
1740313000	5801 N 60TH	SAY LEE VANG			\$	-
1740769000	6432 W SILVER SPRING	ZIAD W KAID	\$	56,500.00	\$	400.00
1740770000	6414 W SILVER SPRING	ZIAD W KAID	\$	161,000.00	\$	400.00
1740771000	6410 W SILVER SPRING	MULTANI REAL ESTATE 64 SS LL	\$	524,000.00	\$	628.80

1741001000	5701 N 60TH	SHEILA MURPHY		\$	-
1741002000	5677 N 60TH	JEFFREY KIRCHMANN		\$	-
1741003000	5669 N 60TH	ACTION PROPERTIES LLC		\$	-
1741004000	5663 N 60TH	ACTION PROPERTIES LLC		\$	-
1741005000	5657 N 60TH	ALOTTA PROPERTIES LLC		\$	-
1741006000	5649 N 60TH	JIANHUA YU		\$	-
1741007000	5641 N 60TH	RICKIE GUERIN		\$	-
1741017112	5620 N 62ND	SILVER SPRING SHOPPING	\$	34,800.00	\$ 400.00
1741017113	6000 W SILVER SPRING	SILVER SPRING SHOPPING BRODERSEN PROPS OF	\$	1,631,000.00	\$ 1,957.20
1741020110	6120 W SILVER SPRING	MILW LLC	\$	447,000.00	\$ 536.40
1749990100	6350 W SILVER SPRING	AHNCO LLC	\$	1,136,000.00	\$ 1,363.20
1749995100	6204 W SILVER SPRING	JIHAD ZABLAH	\$	355,000.00	\$ 426.00
1749996110	6220 W SILVER SPRING	JYOTSNA & K PROPERTIES LLC	\$	182,973.64	\$ 400.00
1749999000	6330 W SILVER SPRING	MULTANI REAL ESTATE 63 SS LL	\$	393,000.00	\$ 471.60
1750201110	7525 W FLORIST	THOMAS A BERGER	\$	174,000.00	\$ 400.00
1750205100	5950 N 76TH	WILLY BRAND LLC	\$	173,600.00	\$ 400.00
1750207110	5902 N 76TH	AYESH REAL ESTATE LLC	\$	556,000.00	\$ 667.20
1750537110	5656 N 76TH	SILVER SPRING ROAD	\$	786,000.00	\$ 943.20
1760299000	5903 N 76TH	KRF INVESTMENT LLC	\$	152,000.00	\$ 400.00
1760301110	5925 N 76TH	MURPHY OIL USA INC	\$	69,300.00	\$ 400.00
1760365111	7605 W FLORIST	DONALD HARMON SR	\$	249,000.00	\$ 298.80
1760365112	5959 N 76TH	DONALD HARMON SR	\$	72,000.00	\$ 400.00
1901701100	5803 W SILVER SPRING	R&D SILVER TERRACE LLC	\$	2,990,174.07	\$ 3,588.21
	6633 -6789 N .Industrial				
1410821100	Road	KJ Green Tree	\$	18,997,000.00	\$ 5,000.00
1199996212	7300 W. Green Tree	KJ Green Tree	\$	1,140,000.00	\$ 1,140.000
			\$	207,811,821.34	\$ 211,921.29

BID #31 (Havenwoods) Board Member Sheet

Board Organization: 7, a majority 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 year terms

<u>Board Member</u>	<u>Title</u>	<u>Property Owner/Occupant</u>	<u>Start Date</u>	<u>End Date</u>
David Mitchell	Member	8301 W. Parkland Court	02/16/2018	02/16/2021
Julie McNamara	Member	5519 W. Woolworth	05/26/2016	05/26/2019
Keith Raskin	Member	6301 W. Douglas	04/08/2016	04/08/2019
Mark Krueger	Member	7500 W. Good Hope	01/30/2017	01/30/2020
Steven Hentzen	Member	6937 W. Mill Road	11/10/2014	11/10/2017*
(2 vacancies)				

Business Improvement District #31 2018 Annual Report

Financial Relationships

BID #31 contracts with Havenwoods Economic Development Corporation to carry out the BID's initiatives. Both organizations work synergistically to deliver economic and community development strategies throughout the Havenwoods community. There is overlap of Board members for the BID and HEDC to ensure inclusivity. We also have overlap of Board representation of NID Board members and HEDC to ensure that initiatives are mutually supported and complementing one another.

Property Values and Economic Development

The total property value for the Havenwoods BID for 2018 is 207,811,821.34. That is an increase of \$5,518,821.34 since 2017. This is high performing Business Improvement District with increases due to business expansion and site improvements within our retail and our industrial corridors.

Core Programs:

Business Grants

BID #31 implements three grant programs to include sign grants, landscape grants and façade grants. In 2017-2018 we will have awarded \$20,000.00 in business grants.

Workforce Development

The BID also manages a community job board (HavenWorks) site to better connect local residents with local jobs. This job board can be found at havenwoods.org.

The BID hosts three Human Resource Round Table lunch and learns per year to bring together workforce development professionals to share best practices, learn about services available for workforce recruitment and assistance and to provide a space for networking among the companies.

Most recently the BID has partnered with MATCs Workforce Solutions program to provide incumbent worker training. To date 30 employees from Havenwoods businesses have attended leadership/supervisory/management courses. These courses have provided training on conflict management, assertiveness and interpersonal communication.

Earn & Learn

The BID funded one supervisory position that employed 6 Havenwoods youth via the Earn and Learn program. It also provided subsidized funding for an additional 6 Earn and Learn youth from the Havenwoods community to serve as NID #9 Ambassadors. This is an example of the synergy that takes place between residents and business owners.

Employer Assisted Homeownership Program:

The BID is excited to share that we have launched a workforce homeownership program in Havenwoods. We currently have partnered with five companies in Havenwoods to provide down payment assistance to employees that are interested in purchasing a home in Havenwoods. Over 50 employees have attended introductory meetings, a minimum of 15 have attended home buying workshops and we had four home purchases in the City of Milwaukee. Total BID dollars granted to date is \$9000.00 in down payment grants for homeownership.

Business Assistance:

The BID continues to serve as an advocate for businesses making better connections with city services such as Dept. of Public Works, Department of Neighborhood Services and the Milwaukee Police Department. The BID also hosts quarter Business Crime and Safety meetings to discuss crime prevention techniques and police services for our business corridors.

Community Development

As part of the administrative fee that the BID pays to its partnering CDC, Havenwoods Economic Development Corporation they are investing heavily in the surrounding community to build a sustainable neighborhood and a business friendly community. This investment is in the form of assisting in the operational costs of running the CDC. These are some of the programs that the BID currently invests in:

Economic Development:

Capital Improvements

The Business Improvement District has invested year to date over \$90,000.00 in infrastructure improvements for the retail corridors. These improvements include bridge painting, boulevard landscape maintenance, holiday lights, and civic planters.

The BID has no employees but assists in staffing three full time employees. During the summer the BID subsidizes two additional part time seasonal employees.

Our industrial vacancies are less than 4%. However there is still a minimum of 20 acres of vacant industrial land that awaits development. Our retail vacancy rate is approximately 3%. We have had three four business openings happen in 2018.

BID #31 has launched for the second year The Engine Makers and Manufacturers Conference. Through a partnership with NeWaukee the BID hosts a week- long event promoting workforce development, up and coming makers and manufacturers and seasoned manufacturers. This is done through professional networking events, conferences with topics around changing workplace culture for talent retention and hosting a job fair. More information can be found at theenginewi.com

The BID also participated in the 9th District's Shark Tank event.

**HAVENWOODS BUSINESS IMPROVEMENT
DISTRICT #31
MILWAUKEE, WISCONSIN**

**FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REPORT
DECEMBER 31, 2017 AND 2016**

HAVENWOODS BUSINESS IMPROVEMENT DISTRICT #31
MILWAUKEE, WISCONSIN

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TELEPHONE: (262) 377-9988
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Independent Auditor's Report

Board of Directors
Havenwoods Business Improvement District #31
Milwaukee, Wisconsin

We have audited the accompanying financial statements of Havenwoods Business Improvement District #31, which comprise the statements of financial position as of December 31, 2017 and 2016, and the related statements of activities and cash flows for the years then ended, and the related notes to 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 misstatements, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits 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.

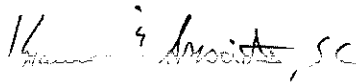
An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity'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 purpose 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, financial statements referred to above present fairly, in all material respects, the financial position of the Havenwoods Business Improvement District #31 as of December 31, 2017 and 2016 and the changes in its net assets and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

A handwritten signature in black ink that reads "Krause & Associates, SC". The signature is written in a cursive style.

Krause & Associates, SC
Grafton, Wisconsin
October 10, 2018

HAVENWOODS BUSINESS IMPROVEMENT DISTRICT #31
 STATEMENTS OF FINANCIAL POSITION
 DECEMBER 31, 2017 AND 2016

	<u>2017</u>	<u>2016</u>
<u>ASSETS</u>		
Cash and cash equivalents	\$ 805	\$ 69,166
Accounts receivable	-	-
Prepaid expenses	<u>25,201</u>	<u>35,201</u>
 TOTAL ASSETS	 <u>\$ 26,006</u>	 <u>\$ 104,367</u>

LIABILITIES AND NET ASSETS

Accounts payable	\$ <u>4,639</u>	\$ <u>8,916</u>
 TOTAL LIABILITIES	 4,639	 8,916
 NET ASSETS		
Unrestricted	<u>21,367</u>	<u>95,451</u>
 TOTAL NET ASSETS	 <u>21,367</u>	 <u>95,451</u>
 TOTAL LIABILITIES AND NET ASSETS	 <u>\$ 26,006</u>	 <u>\$ 104,367</u>

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

HAVENWOODS BUSINESS IMPROVEMENT DISTRICT #31
STATEMENTS OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2017 AND 2016

	<u>2017</u>	<u>2016</u>
REVENUE		
City of Milwaukee assessment	\$ 211,226	\$ 181,361
Interest and other	<u>128</u>	<u>670</u>
Total revenue	<u>211,354</u>	<u>182,031</u>
EXPENSES		
Management fees – Havenwoods Economic Development Corporation	\$ 100,000	\$ 100,000
Capital improvements	123,302	29,024
Landscaping	22,906	22,221
Holiday decorations	12,615	18,236
Professional fees	2,650	3,985
Neighborhood Ambassador Program	-	4,775
Employee Assistance Homeownership Program	6,238	-
Contract services	-	9,750
Insurance	2,470	2,414
Travel and meetings	9,885	3,922
Other	<u>5,372</u>	<u>8,735</u>
Total expenses	<u>285,438</u>	<u>203,062</u>
Changes in net assets	(74,084)	(21,031)
Net assets, beginning of year	<u>95,451</u>	<u>116,482</u>
Net assets, at end of year	<u>\$ 21,367</u>	<u>\$ 95,451</u>

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

HAVENWOODS BUSINESS IMPROVEMENT DISTRICT #31
 STATEMENTS OF CASH FLOWS
 FOR THE YEAR ENDED DECEMBER 31, 2017 AND 2016

	<u>2017</u>	<u>2016</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Changes in net assets	\$ (74,084)	\$ (21,031)
Adjustments to reconcile changes in net assets to net cash provided by operating activities		
(Increase) decrease in accounts receivable	-	3,950
(Increase) decrease in prepaid expenses	10,000	(10,000)
Increase (decrease) in accounts payable	<u>(4,277)</u>	<u>6,716</u>
Net cash provided by (used in) operating activities	<u>(68,361)</u>	<u>(20,365)</u>
Net increase (decrease) in cash and cash equivalents	(68,361)	(20,365)
Cash and cash equivalents at beginning of year	<u>69,166</u>	<u>89,531</u>
Cash and cash equivalents at end of year	<u>\$ 805</u>	<u>\$ 69,166</u>
Cash paid for interest	<u>\$ -</u>	<u>\$ -</u>

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

HAVENWOODS BUSINESS IMPROVEMENT DISTRICT #31
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017 AND 2016

A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A summary of the significant accounting policies consistently applied in the preparation of the accompanying financial statements follows.

1. Organization and business activity

The Havenwoods Business Improvement District #31 (BID) was created by the City of Milwaukee through resolution file No. 030863 on November 5, 2003. The primary purpose of the BID is to promote the planned development and redevelopment of property within the Havenwoods area of the City. Business Improvement Districts are authorized by Wisconsin Statutes Section 66.1109.

Business improvement districts are financed by special assessments on properties within the district and are organized in accordance with Wisconsin Statutes. The City of Milwaukee collects assessments on property within the district based on an annual budget established by the BID. Property assessments are based on \$1 per \$1,000 of assessed value for industrial parcels to a maximum of \$5,000 and \$1.20 per \$1,000 of assessed value for retail parcels to a maximum of \$7,000. Minimum assessments are \$300 and \$400 for industrial and retail parcels, respectively.

2. Accounting method

The BID follows the accrual method of accounting in accordance with accounting principles generally accepted in the United States of America, wherein revenues and expenses are recorded in the period earned or incurred. Net assets and revenues, expenses, gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the BID are classified and reported as follows:

Unrestricted net assets - Net assets that are not subject to donor-imposed restrictions.

Temporarily Restricted net assets - Net assets subject to donor-imposed restrictions that may or may not be met, either by actions of the BID and/or the passage of time. When a restriction is met, restricted net assets are transferred to unrestricted net assets and reported in the statements of activities as net assets released from restrictions. As of December 31, 2017 and 2016, the BID has no temporarily restricted net assets.

HAVENWOODS BUSINESS IMPROVEMENT DISTRICT #31
NOTES TO FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2017 AND 2016

A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

2. Accounting method – continued

Permanently Restricted net assets – Net assets subject to a donor imposed restriction that they be maintained permanently by the BID. As of December 31, 2017 and 2016, the BID has no permanently restricted net assets.

3. Cash and cash equivalents

The BID considers all highly liquid investments with original maturities of three months or less to be cash equivalents.

4. Prepaid expenses

Prepaid expenses are recognized when payments are made for goods or services to be received in a future period.

5. Accounts receivable

The BID considers all accounts receivables to be fully collectible; accordingly, no provision for doubtful accounts is included. If amounts become uncollectible, they will be charged to operations when that determination is made.

6. Income taxes

The BID is exempt from income tax as an affiliate of a governmental unit pursuant to Section 501(a) of the Internal Revenue Code.

The BID evaluates its tax positions and assesses their uncertainty, if any, through review and application of various sources of tax authority including statutes, regulations, rulings, court cases and widely held administrative practices.

HAVENWOODS BUSINESS IMPROVEMENT DISTRICT #31
NOTES TO FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2017 AND 2016

A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

7. Use of estimates

The preparation of the 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.

8. Subsequent Events

Management has evaluated subsequent events for recognition and disclosure in the financial statements through October 10, 2018, which is the date that the financial statements were available to be issued.

B – CONCENTRATION OF RISK

The BID, receives substantially all of its revenue from the City of Milwaukee assessments.

C – RELATED PARTY TRANSACTIONS

The BID shares similar management with Havenwoods Economic Development Corporation (HEDC). The BID paid a management fee to HEDC of \$100,000 and \$100,000 per year for the years ended December 31, 2017 and 2016. As of December 31, 2017 and 2016, respectively, included in prepaid expenses on the statements of financial position is \$25,000 and \$35,000 of management fees paid in advance for the subsequent fiscal year.