

**BUSINESS IMPROVEMENT DISTRICT NO. 48**  
**Granville**  
**YEAR 8 OPERATING PLAN**

**SEPTEMBER 13, 2019**

TABLE OF CONTENTS

I. INTRODUCTION..... 2

II. DISTRICT BOUNDARIES ..... 3

III. PROPOSED OPERATING PLAN ..... 2

    A. Plan Objectives ..... 2

    B. Proposed Activities ..... 3

    C. Proposed Expenditures and Financing Method ..... 4

    D. Organization of the District Board..... 5

IV. METHOD OF ASSESSMENT ..... 7

    A. Annual Assessment Rate and Method ..... 7

    B. Excluded and Exempt Property..... 7

V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY ..... 8

    A. Enhanced Safety and Cleanliness ..... 8

    B. City Role in District Operation ..... 9

VI. PLAN APPROVAL PROCESS ..... 8

VII. FUTURE YEAR OPERATING PLANS ..... 9

    A. Changes ..... 9

    B. Early Termination of the District ..... 10

    C. Amendment, Severability and Expansion ..... 1

    D. Automatic Termination Unless Affirmatively Extended.....

APPENDICES

A. Listing of Properties in BID 48 12

B. Wisconsin Statutes section 66.1109 24

C. Proposed 2020 Budget 28

D. Map of District Boundaries 29

E. Board Members 30

## 1. INTRODUCTION

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

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

Pursuant to the BID statute, this Year SIX Operating Plan (the "Operating Plan") for the District has been prepared to establish the services proposed to be offered by the District, proposed expenditures by the District and the special assessment method applicable to properties within the District for its 6<sup>th</sup> year of operation.

## II. DISTRICT BOUNDARIES

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

## III. PROPOSED OPERATING PLAN

### **A. Plan Objectives**

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

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

Principle activities to be engaged in by the district during its 8th year of operation will include:

**1. Safety**

Continue to develop collaboration with the Milwaukee Police District Four and the Milwaukee County Sheriff Department, work with the police and area businesses, property managers, and residents to work on existing safety initiatives, create new initiatives as needed, manage business park, retail area, and property manager communication chains, conduct safety seminars, implement safety initiatives, provide continuous education on crime trends and advise how to be proactive, engage youth with police, develop new safety strategies as needed, and act as a liaison between property managers, business owners and the police. Safety is critical to the continued revitalization of the area; thus the BID complements the work of MPD. The area continues to have more nuisance crimes (drag racing, panhandling) and crimes to personal property (car thefts and break ins to cars). These issues jeopardize the retention of existing business, expansion of existing business, and creation of new business. Thus, the BID has learned in its first seven years of operation that security must be increased and have a more obvious presence.

In 2020, the BID will hire two full time security officers, own and insure its own security vehicles and utilize SOS Security on a contract basis as needed. The direct employment of two security officers will allow the BID to increase the hours security is present in the BID area and be more flexible to demands and changes of security needs.

**2. Beautification**

Enhance the area's image through beautification – maintenance and related activities. 2020 will be a year of projected economic revitalization on Brown Deer Road and North 76<sup>th</sup> Street. The beautification efforts will be increased to enhance the area's appeal to developers.

**3. Economic Retention and Expansion**

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

The BID will be the leader in the anticipated 2020 completion of the Granville Connection project at 8633 W. Brown Deer Road. The Connection is an entrepreneurial hub for more than 35 start-up businesses and up to four restaurants.

The BID will continue to represent all Granville employers at community job fairs, resource fairs, and community fairs to connect the Granville employers to the Granville residents and future residents.

The BID works to enhance incumbent workforce preparation while trying to engage the businesses with the future worker who lives in the area.

#### **4. Marketing**

2020 is a pivotal year for the BID and it is necessary to continue to brand the area as a safe, vibrant, active and energized community that is poised for new development that will serve the community, city and region. The BID will continue to develop marketing and promotional programs, strategies, and events to promote the district and foster collaborative partnerships and growth. The BID plans to once again host the highly successful Granville Car, Bike, and Truck spectacular, Tasty Tuesdays on Tower and Fishy Fridays on Tower, the Blues/Jazz fest and Jazz/Blues series to promote the diversity of the area to all.

Other marketing activities will be planned as the area evolves.

#### **5. Community**

We identified a desperate need for resources and are working with the BID partners to be a resource for needed items (i.e. food, school supplies, clothing). We are the first BID to adopt a school through MPS. Goodrich Elementary School is Granville's adopted school. The BID continues to connect its businesses to the community and will continue to find collaborative opportunities to bridge education and the local employers. We will continue to work with home owners and condo associations to create community and organization.

The Granville BID will continue to have on staff a Community Development Director who is working with the areas North of Brown Deer Road.

### **C. Proposed Budget**

**Proposed Expenditures** – Approximately \$854,238 in 2020.

<b>Category/Item</b>	<b>Budget</b>
<b>Beautification and Identity</b>	
Neighborhood clean-ups, signage and boulevard enhancement (trees, perennials, etc.)	\$85000
<b>Community Outreach Initiatives</b>	\$244000
Work with police, property managers, businesses, residents. Provide additional security for area as needed. Camera grant program. Private Security	
<b>Economic Retention/Expansion/Growth</b>	\$210000
Working directly with partners, businesses, workforce development, education to foster retention, expansion, and growth	
<b>Marketing and Promotion</b>	
Development and implementation of activities to increase awareness of the positive attributes and opportunities in the district. (public relations, advertising collaboration, marketing materials, newsletters, surveys, special events, website)	\$210000
<b>Administration and Management</b>	
Management services: Oversight, member communication, administrative support, annual audit, office space/rental, liability insurance, memberships, office supplies, mailings, misc. etc.	\$100,755
<b>Total</b>	<b>\$849755.00</b>
<b>Reserve from 2018 (ESTIMATED)</b>	\$200000.00
<b>Assessments</b>	<b>\$849755.00</b>
<b>GEDC</b>	\$15000

#### **Financing Method**

It is proposed to raise \$849,755.00 through BID assessments in Milwaukee (see Appendix D). Future miscellaneous income will be from interest on reserves. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

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

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

1. Board size - 9 members.
2. Term - Appointments to the Board shall be for a period of three years. Despite the expiration of a Board member's term, the member shall continue to serve, subject to the by-laws adopted by the Board, until the member's successor is appointed.
3. Compensation - None.
4. Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings Law if and as legally required.
5. Record Keeping - Files and records of the Board's affairs shall be kept pursuant to public record requirements.
6. Staffing - The Board may employ staff and/or contract for staffing services pursuant to this Operating Plan and subsequent modifications thereof. In 2020, the Board may employ a full-time Executive Director, a full-time Community Director, security staff and/or interns and other employees as needed.
7. Meetings - The Board shall meet bi-monthly. The Board has adopted rules of order (by-laws) to govern the conduct of its meetings.
8. Executive Committee - The Board shall elect from its members a chair, a vice-chair, a secretary, and a treasurer who shall comprise an Executive Committee of the Board.
9. Non-voting Members - At the option of a majority of the members of the Board, representatives of BID partner organizations (ie: MATC, MPS, other nonprofits) may be invited to attend meetings of the Board or Executive Committee as nonvoting members.
10. Emeritus Members - By resolution of a majority of the members of the Board, former Board members who have demonstrated extraordinary service to the District may be appointed "emeritus" members in honor and recognition of their exceptional contributions.

#### IV. METHOD OF ASSESSMENT

##### **A. Assessment Rate and Method**

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

The assessment method will be on the current year general property assessment that is established by the City of Milwaukee. The rate will be approximately \$2.00 per \$1000 of assessed value per property.

As of January 1, 2019, the property in the proposed district had a total assessed value of over \$425,280,700.

This plan proposed to assess the property in the district at a rate of \$2.00 per \$1,000.00 of assessed value for the purposes of the BID.

##### **B. Excluded and Exempt Property**

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

1. State Statute 66.1109(1)(f)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 district activities may be asked to make a financial contribution to the district on a voluntary basis.



## V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY

- A. Under Wisconsin Statutes section 66.1109(1)(f)(4), this Operating Plan is required to specify how the creation of the District promotes the orderly development of the City.
1. The District will enhance the safety and cleanliness of Downtown and, consequently, encourage commerce in the City. Increased business activity in the City will increase sales tax revenues and property tax base.

### City Role in District Operation

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

## VI. PLAN APPROVAL PROCESS

### A. Public Review Process

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

1. The District shall submit its proposed Operating Plan to the Department of City Development.

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

## VII. FUTURE YEAR OPERATING PLANS

### A. Changes

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

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

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

### B. Early Termination of the District

The City shall consider terminating the District if the owners of property assessed under the Operating Plan having a valuation equal to more than 50% of the valuation of all property assessed under the Operating Plan, using the method of valuation specified herein, or the owners of property assessed under the Operating Plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the Operating Plan, file a petition with the City Plan Commission requesting termination of the District. On or after the date

such a petition is filed, neither the Board nor the City may enter into any new obligations by contract or otherwise until the expiration of thirty (30) days after the date a public hearing is held and unless the District is not terminated.

Within thirty (30) days after filing of a petition, the City Plan Commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a Class 2 notice. Before publication, a copy of the notice with a copy of the Operating Plan and a copy of the detail map showing the boundaries of the District shall be sent by certified mail to all owners of real property within the District.

Within thirty (30) days after the date of such hearing, every owner of property assessed under the Operating Plan may send a written notice to the City Plan Commission indicating, if the owner signed a petition, that the owner retracts the owner's request to terminate the District or, if the owner did not sign the petition, that the owner requests termination of the District.

If, after the expiration of thirty (30) days after the date of the public hearing, by petition or subsequent notification and after subtracting any retractions, the owners of property assessed under the Operating Plan having a valuation equal to more than 50% of the valuation of all property assessed under the Operating Plan, using the method of valuation specified in the Operating Plan, or the owners of property assessed under the Operating Plan having an assessed valuation equal to more than 50% of the assessed valuation of all properties assessed under the Operating Plan have requested the termination of the District, the City shall terminate the District on the date that the obligation with the latest completion date entered into to implement the Operating Plan expires.

### C. Amendment, Severability and Expansion

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

Should the legislature amend the statute to narrow or broaden the definition of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this Operating Plan may be amended by a 2/3 majority of the

entire District Board and a majority of the Common Council of the City of Milwaukee as and when they conduct their annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under section 66.1109(3)(b).

A. LISTING OF PROPERTIES

taxkey		addr	class	total	
006003 1000		9301 N 76TH ST	Specail Mercantil e	\$ 1,085,700. 00	\$ 2,171.40
006003 2000		8000 W LIMERICK RD	Specail Mercantil e	\$ 32,400.00	\$ 64.80
006999 9127		8209 W GLENBROO K RD	Local Commer cial	\$ 122,500.0 0	\$ 245.00
031042 1000		7400 W BROWN DEER RD	Specail Mercantil e	\$ 506,000.0 0	\$ 1,012.00
031043 1000		6800 W BROWN DEER RD	Local Commer cial	\$ 1,026,800. 00	\$ 2,053.60
031043 2000		6942 W BROWN DEER RD	Specail Mercantil e	\$ 657,400.0 0	\$ 1,314.80
031998 6125		7340 W BROWN DEER RD	Mercantil e Apartme nt	\$ 403,000.0 0	
031999 2111		7500 W BROWN DEER RD	Specail Mercantil e	\$ 1,214,100. 00	\$ 2,428.20
031999 6110		6900-6924 W BROWN DEER RD	Local Commer cial	\$ 953,200.0 0	\$ 1,906.40
032000 1000		7900 W BROWN DEER RD	Specail Mercantil e	\$ 919,600.0 0	\$ 1,839.20
032000 3100		9001 N 76TH ST	Local Commer cial	\$ 815,000.0 0	\$ 1,630.00
032001 1000		9049 N 76TH ST	Local Commer cial	\$ 605,600.0 0	\$ 1,211.20

032003 1000		9055 N 76TH ST	Local Commer cial	\$ 311,700.0 0	\$ 623.40
032003 2000		9075 N 76TH ST	Specail Mercantil e	\$ 338,300.0 0	\$ 676.60
032003 3000		9091 N 76TH ST	Specail Mercantil e	\$ 1,346,700. 00	\$ 2,693.40
032004 1100		8200 W BROWN DEER RD	Specail Mercantil e	\$ 1,927,200. 00	\$ 3,854.40
032005 1000		8100 W BROWN DEER RD	Specail Mercantil e	\$ 1,345,000. 00	\$ 2,690.00
032006 1000		9225 N 76TH ST	Specail Mercantil e	\$ 372,200.0 0	\$ 744.40
032006 2000		9127-9191 N 76TH ST	Specail Mercantil e	\$ 1,169,000. 00	\$ 2,338.00
032008 2000		8300 W BROWN DEER RD	Specail Mercantil e	\$ 729,000.0 0	\$ 1,458.00
032008 3000		8310-8360 W BROWN DEER RD	Local Commer cial	\$ 587,100.0 0	\$ 1,174.20
032009 1000		8825 N 76TH ST	Specail Mercantil e	\$ 827,100.0 0	\$ 1,654.20
032012 1000		8901 N 76TH ST	Local Commer cial	\$ 840,200.0 0	\$ 1,680.40
032013 2100		8875 N 76TH ST	Local Commer cial	\$ 186,800.0 0	\$ 373.60
032014 2000		8080 W BROWN DEER RD	Local Commer cial	\$ 597,400.0 0	\$ 1,194.80
032014 3100		8008 W BROWN DEER RD	Local Commer cial	\$ 1,343,300. 00	\$ 2,686.60

032015 1000		8110 W BROWN DEER RD	Specail Mercantil e	\$ 6,695,100. 00	\$ 13,390.20
032015 4000		8120 W BROWN DEER RD	Specail Mercantil e	\$ 1,986,600. 00	\$ 3,973.20
032016 1000		8260 W NORTHRIDG E MALL RD	Local Commer cial	\$ 246,100.0 0	\$ 492.20
032016 2000		9009 N GRANVILLE STATION RD	Specail Mercantil e	\$ 1,242,700. 00	\$ 2,485.40
032016 7000		8901 N GRANVILLE STATION RD	Local Commer cial	\$ 220,800.0 0	\$ 441.60
032016 8000		8066 W MENARD RD	Specail Mercantil e	\$ 950,000.0 0	\$ 1,900.00
032016 9000		8104 W MENARD RD	Local Commer cial	\$ 79,600.00	\$ 159.20
032017 0000		8221 W NORTHRIDG E MALL RD	Specail Mercantil e	\$ 535,500.0 0	\$ 1,071.00
032017 1000		9101 N GRANVILLE STATION RD	Specail Mercantil e	\$ 722,000.0 0	\$ 1,444.00
032999 7123		7800-7810 W BROWN DEER RD	Specail Mercantil e	\$ 7,009,000. 00	\$ 14,018.00
033001 5111		8530-8564 W BROWN DEER RD	Specail Mercantil e	\$ 623,000.0 0	\$ 1,246.00
033001 5210		8600 W BROWN DEER RD	Specail Mercantil e	\$ 777,000.0 0	\$ 1,554.00
033014 1100		8320 W BEATRICE CT	Local Commer cial	\$ 133,600.0 0	\$ 267.20
033014 2000		8940 N 85TH ST	Specail Mercantil e	\$ 1,023,100. 00	\$ 2,046.20

033023 2100		8738 W BROWN DEER RD	Specail Mercantil e	\$ 793,700.0 0	\$ 1,587.40
033023 4000		9008 W BROWN DEER RD	Local Commer cial	\$ 270,000.0 0	\$ 540.00
033033 1000		8824 W BROWN DEER RD	Specail Mercantil e	\$ 2,433,600. 00	\$ 4,867.20
033033 2000		8922 W BROWN DEER RD	Local Commer cial	\$ 2,894,000. 00	\$ 5,788.00
033035 1000		8488 W BROWN DEER RD	Specail Mercantil e	\$ 1,046,200. 00	\$ 2,092.40
033037 1000		9026 W BROWN DEER RD	Specail Mercantil e	\$ 562,100.0 0	\$ 1,124.20
033037 2000		8842 N SWAN RD	Local Commer cial	\$ 435,000.0 0	\$ 870.00
033038 1000		8718 W BROWN DEER RD	Specail Mercantil e	\$ 469,800.0 0	\$ 939.60
033039 1000		8780 W BROWN DEER RD	Specail Mercantil e	\$ 431,600.0 0	\$ 863.20
033039 2000		8722 W BROWN DEER RD	Local Commer cial	\$ 137,600.0 0	\$ 275.20
033040 1000		8980 N 85TH ST	Local Commer cial	\$ 515,400.0 0	\$ 1,030.80
033040 2000		8950 N 85TH ST	Local Commer cial	\$ 148,400.0 0	\$ 296.80
033041 1000		8409 W BEATRICE CT	Specail Mercantil e	\$ 65,000.00	\$ 130.00
033041 2000		8400 W BROWN DEER RD	Specail Mercantil e	\$ 443,800.0 0	\$ 887.60



033126 1000		8634 W BROWN DEER RD	Specail Mercantil e	\$ 472,000.0 0	\$ 944.00
033126 2000		8700 W BROWN DEER RD	Local Commer cial	\$ 350,400.0 0	\$ 700.80
034116 1000		9104 W BROWN DEER RD	Local Commer cial	\$ 245,200.0 0	\$ 490.40
041000 1000		9425 W BROWN DEER RD	Specail Mercantil e	\$ 911,000.0 0	\$ 1,822.00
041001 1000		9201 W BROWN DEER RD	Specail Mercantil e	\$ 1,630,300. 00	\$ 3,260.60
041003 1000		9300-9312 W HEATHER AV	Local Commer cial	\$ 1,152,000. 00	\$ 2,304.00
041004 1000		8601 N 91ST ST	Specail Mercantil e	\$ 1,938,000. 00	\$ 3,876.00
041004 2000		8701 N 91ST ST	Local Commer cial	\$ 166,500.0 0	\$ 333.00
041005 1000		9400 W HEATHER AV	Manufac turing	\$ 4,413,500. 00	\$ 8,827.00
041006 1100		9301-9331 W HEATHER AV	Specail Mercantil e	\$ 1,676,000. 00	\$ 3,352.00
041006 3000		8535 N 91ST ST	Manufac turing	\$ 3,747,800. 00	\$ 7,495.60
041007 1000		9301 W BROWN DEER RD	Specail Mercantil e	\$ 1,469,600. 00	\$ 2,939.20
041007 2000		9401 W BROWN DEER RD	Local Commer cial	\$ 791,000.0 0	\$ 1,582.00
041999 7100		9505 W BROWN DEER RD	Local Commer cial	\$ 54,600.00	\$ 109.20

041999 9210		9101 W BROWN DEER RD	Specail Mercantil e	\$ 87,000.00	\$ 174.00
042000 1000		8923 W BROWN DEER RD	Local Commer cial	\$ 620,200.0 0	\$ 1,240.40
042000 2000		8975 W BROWN DEER RD	Local Commer cial	\$ 376,500.0 0	\$ 753.00
042001 2000		8801 W BROWN DEER RD	Specail Mercantil e	\$ 938,800.0 0	\$ 1,877.60
042002 1000		8787 W BROWN DEER RD	Specail Mercantil e	\$ 1,038,600. 00	\$ 2,077.20
042002 3000		8485 W BROWN DEER RD	Specail Mercantil e	\$ 538,800.0 0	\$ 1,077.60
042003 2000		8711 W BROWN DEER RD	Specail Mercantil e	\$ 2,275,200. 00	\$ 4,550.40
042004 1100		8501 W BROWN DEER RD	Specail Mercantil e	\$ 1,850,800. 00	\$ 3,701.60
042007 2000		8531 W BROWN DEER RD	Specail Mercantil e	\$ 1,175,600. 00	\$ 2,351.20
042008 1000		9050 W HEATHER AV	Manufact uring	\$ 2,862,800. 00	\$ 5,725.60
042009 2000		8599 W BROWN DEER RD	Specail Mercantil e	\$ 624,500.0 0	\$ 1,249.00
042010 1000		9041-9075 W HEATHER AV	Specail Mercantil e	\$ 1,316,400. 00	\$ 2,632.80
042010 2000		8415 N 87TH ST	Manufact uring	\$ 915,600.0 0	\$ 1,831.20
042010 3000		9000 W DEAN RD	Manufact uring	\$ 3,547,100. 00	\$ 7,094.20

042011 2000		8440 N 87TH ST	Manufact uring	\$ 3,156,600. 00	\$ 6,313.20
042012 2000		8525 N 87TH ST	Specail Mercantil e	\$ 945,000.0 0	\$ 1,890.00
042012 4000		8475 N 87TH ST	Manufact uring	\$ 1,857,800. 00	\$ 3,715.60
042013 1000		8800 W DEAN RD	Manufact uring	\$ 1,100,200. 00	\$ 2,200.40
042013 2000		8828 W DEAN RD	Manufact uring	\$ 651,700.0 0	\$ 1,303.40
042014 1000		8919 W HEATHER AV	Local Commer cial	\$ 1,080,100. 00	\$ 2,160.20
042014 3100		8801 W HEATHER AV	Manufact uring	\$ 1,371,800. 00	\$ 2,743.60
042015 1000		8910 W HEATHER AV	Manufact uring	\$ 1,516,200. 00	\$ 3,032.40
042015 2000		8600 N 87TH ST	Manufact uring	\$ 2,860,000. 00	\$ 5,720.00
042015 3000		8480 N 87TH ST	Specail Mercantil e	\$ 2,916,000. 00	\$ 5,832.00
042016 2000		8835 W HEATHER AV	Local Commer cial	\$ 465,400.0 0	\$ 930.80
042017 1100		8603-8665 W BROWN DEER RD	Specail Mercantil e	\$ 1,600,000. 00	\$ 3,200.00
042999 6100		8680 N 91ST ST	Local Commer cial	\$ 209,800.0 0	\$ 419.60
042999 8112		8730 N 91ST ST	Specail Mercantil e	\$ 838,800.0 0	\$ 1,677.60

042999 9110		9025 W BROWN DEER RD	Local Commer cial	\$ 158,300.0 0	\$ 316.60
042999 9120		9005 W BROWN DEER RD	Local Commer cial	\$ 172,100.0 0	\$ 344.20
043041 3000		8331 W BROWN DEER RD	Specail Mercantil e	\$ 555,000.0 0	\$ 1,110.00
043042 1000		8311 W BROWN DEER RD	Local Commer cial	\$ 330,100.0 0	\$ 660.20
043042 2000		8301 W BROWN DEER RD	Local Commer cial	\$ 684,500.0 0	\$ 1,369.00
043043 1000		7600 W DEAN RD	Local Commer cial	\$ 150,500.0 0	\$ 301.00
043044 2100		8001 W BROWN DEER RD	Specail Mercantil e	\$ 874,000.0 0	\$ 1,748.00
043058 1000		7901 W BROWN DEER RD	Specail Mercantil e	\$ 1,067,300. 00	\$ 2,134.60
043058 2000		7817 W BROWN DEER RD	Local Commer cial	\$ 258,000.0 0	\$ 516.00
043081 1100		8700 N SERVITE DR	Manufact uring	\$ 2,550,600. 00	\$ 5,101.20
043085 1000		8111 W BROWN DEER RD	Local Commer cial	\$ 981,000.0 0	\$ 1,962.00
043085 2000		8101 W BROWN DEER RD	Specail Mercantil e	\$ 835,000.0 0	\$ 1,670.00
043086 2000		8205 W BROWN DEER RD	Specail Mercantil e	\$ 506,900.0 0	\$ 1,013.80
043087 1000		8155-8173 W BROWN DEER RD	Specail Mercantil e	\$ 1,250,000. 00	\$ 2,500.00

043087 2000		8227 W BROWN DEER RD	Local Commer cial	\$ 159,200.0 0	\$ 318.40
043999 6000		8400 N 84TH ST	Local Commer cial	\$ 14,600.00	\$ 29.20
043999 8114		8701 N 76TH PL	Local Commer cial	\$ 65,000.00	\$ 130.00
044024 1000		6933 W BROWN DEER RD	Specail Mercantil e	\$ 469,100.0 0	\$ 938.20
044024 3110		6801-6917 W BROWN DEER RD	Specail Mercantil e	\$ 2,416,200. 00	\$ 4,832.40
044996 5110		8747 N 76TH PL	Local Commer cial	\$ 95,400.00	\$ 190.80
044997 2100		7015 W BROWN DEER RD	Specail Mercantil e	\$ 988,800.0 0	\$ 1,977.60
069000 1100		8380 N 76TH ST	Specail Mercantil e	\$ 1,146,000. 00	\$ 2,292.00
069003 1000		8042-8084 N 76TH ST	Local Commer cial	\$ 905,300.0 0	\$ 1,810.60
069003 2100		7400 W BRADLEY RD	Local Commer cial	\$ 168,300.0 0	\$ 336.60
069003 2200		7420 W BRADLEY RD	Local Commer cial	\$ 178,800.0 0	\$ 357.60
069004 1000		7301 W DEAN RD	Specail Mercantil e	\$ 2,409,000. 00	\$ 4,818.00
069005 1000		8316-8350 N STEVEN RD	Specail Mercantil e	\$ 980,900.0 0	\$ 1,961.80
069005 2000		7125 W DEAN RD	Specail Mercantil e	\$ 1,520,100. 00	\$ 3,040.20

069006 1000		8313 N STEVEN RD	Manufact uring	\$ 1,295,000. 00	\$ 2,590.00
069007 2000		8222 N GRANVILLE WOODS RD	Manufact uring	\$ 2,665,000. 00	\$ 5,330.00
069008 3000		8050 N GRANVILLE WOODS RD	Manufact uring	\$ 1,152,000. 00	\$ 2,304.00
069009 1000		8133 N GRANVILLE WOODS RD	Specail Mercantil e	\$ 4,126,200. 00	\$ 8,252.40
069009 3100		7025 W MARCIA RD	Manufact uring	\$ 3,161,400. 00	\$ 6,322.80
069011 1000		7100 W MARCIA RD	Manufact uring	\$ 2,055,900. 00	\$ 4,111.80
069011 2000		7020 W MARCIA RD	Local Commer cial	\$ 456,500.0 0	\$ 913.00
069012 1000		8170 N GRANVILLE WOODS RD	Specail Mercantil e	\$ 2,466,600. 00	\$ 4,933.20
069013 1000		8071 N GRANVILLE WOODS RD	Manufact uring	\$ 798,700.0 0	\$ 1,597.40
069015 1000		7221-7225 W MARCIA RD	Specail Mercantil e	\$ 6,321,700. 00	\$ 12,643.40
069998 8211		8010-8030 N 76TH ST	Local Commer cial	\$ 1,035,900. 00	\$ 2,071.80
069998 9113		7415 W DEAN RD	Specail Mercantil e	\$ 5,692,200. 00	\$ 11,384.40
069999 0110		7300 W BRADLEY RD	Manufact uring	\$ 2,186,200. 00	\$ 4,372.40
069999 0220		7200 W BRADLEY RD	Manufact uring	\$ 210,200.0 0	\$ 420.40

069999 5100		6840 W BRADLEY RD	Local Commer cial	\$ 22,400.00	\$ 44.80
069999 6100		6804 W BRADLEY RD	Local Commer cial	\$ 43,800.00	\$ 87.60
070000 1111		8000 W TOWER AV	Specail Mercantil e	\$ 3,232,600. 00	\$ 6,465.20
070000 3110		8200 W TOWER AV	Manufact uring	\$ 8,547,600. 00	\$ 17,095.20
070001 2100		8021 W TOWER AV	Local Commer cial	\$ 184,900.0 0	\$ 369.80
070002 1000		8109 W TOWER AV	Local Commer cial	\$ 23,100.00	\$ 46.20
070004 1110		8065 W FAIRLANE AV	Specail Mercantil e	\$ 1,639,300. 00	\$ 3,278.60
070004 3000		8320 W FAIRLANE AV	Local Commer cial	\$ 625,700.0 0	\$ 1,251.40
070005 1100		8301 N 76TH ST	Specail Mercantil e	\$ 1,929,500. 00	\$ 3,859.00
070006 2100		8155 N 76TH ST	Manufact uring	\$ 1,087,600. 00	\$ 2,175.20
070007 1000		8377 N 76TH ST	Local Commer cial	\$ 365,200.0 0	\$ 730.40
070007 2000		8371 N 76TH ST	Specail Mercantil e	\$ 218,500.0 0	\$ 437.00
070008 1000		8025-8055 N 76TH ST	Local Commer cial	\$ 335,900.0 0	\$ 671.80
070008 2000		7700 W BRADLEY RD	Local Commer cial	\$ 119,800.0 0	\$ 239.60

070009 1000		8050 W FAIRLANE AV	Specail Mercantil e	\$ 1,676,700. 00	\$ 3,353.40
070009 2000		7810-7900 W TOWER AV	Manufact uring	\$ 4,404,600. 00	\$ 8,809.20
070010 1000		8325 W TOWER AV	Local Commer cial	\$ 297,100.0 0	\$ 594.20
070010 2000		8165 W TOWER AV	Manufact uring	\$ 1,030,000. 00	\$ 2,060.00
070011 1000		8365 N 76TH ST	Specail Mercantil e	\$ 1,298,300. 00	\$ 2,596.60
070011 2000		7655 W DEAN RD	Specail Mercantil e	\$ 372,200.0 0	\$ 744.40
070998 4100		8120 W BRADLEY RD	Local Commer cial	\$ 785,500.0 0	\$ 1,571.00
070998 6120		8103 W TOWER AV	Local Commer cial	\$ 266,100.0 0	\$ 532.20
070999 5112		7725 W TOWER AV	Manufact uring	\$ 526,300.0 0	\$ 1,052.60
070999 5113		7825 W TOWER AV	Specail Mercantil e	\$ 1,467,700. 00	\$ 2,935.40
070999 5210		8015 N 76TH ST	Specail Mercantil e	\$ 1,081,600. 00	\$ 2,163.20
070999 6110		8075 N 76TH ST	Specail Mercantil e	\$ 1,008,200. 00	\$ 2,016.40
071001 1000		8500 W TOWER AV	Manufact uring	\$ 5,962,600. 00	\$ 11,925.20
071002 1000		8058 N 87TH ST	Manufact uring	\$ 1,766,000. 00	\$ 3,532.00



071002 2000		8501 W TOWER AV	Manufact uring	\$ 2,651,300. 00	\$ 5,302.60
071003 1100		8600 W BRADLEY RD	Manufact uring	\$ 1,562,400. 00	\$ 3,124.80
071003 2100		8512 W BRADLEY RD	Specail Mercantil e	\$ 1,529,300. 00	\$ 3,058.60
071004 1000		8700 W BRADLEY RD	Specail Mercantil e	\$ 1,772,200. 00	\$ 3,544.40
071004 3000		8901 W TOWER AV	Manufact uring	\$ 4,579,500. 00	\$ 9,159.00
071006 1000		8111 N 87TH ST	Manufact uring	\$ 2,507,300. 00	\$ 5,014.60
071006 4000		8325 N 87TH ST	Manufact uring	\$ 2,123,800. 00	\$ 4,247.60
071007 1000		8201 N 87TH ST	Manufact uring	\$ 792,600.0 0	\$ 1,585.20
071007 2000		8225 N 87TH ST	Local Commer cial	\$ 148,600.0 0	\$ 297.20
071009 1000		8900 W TOWER AV	Manufact uring	\$ 3,996,300. 00	\$ 7,992.60
071010 1000		8811 W DEAN RD	Manufact uring	\$ 2,086,100. 00	\$ 4,172.20
071010 2000		8200 N FAULKNER RD	Manufact uring	\$ 4,484,800. 00	\$ 8,969.60
071010 3000		8888 W TOWER AV	Local Commer cial	\$ 688,500.0 0	\$ 1,377.00
071012 1000		8725 W TOWER AV	Local Commer cial	\$ 94,600.00	\$ 189.20

071012 2000		8800 W BRADLEY RD	Manufact uring	\$ 3,288,900. 00	\$ 6,577.80
071013 1000		9099 W DEAN RD	Manufact uring	\$ 2,555,900. 00	\$ 5,111.80
071013 2000		8265 N FAULKNER RD	Manufact uring	\$ 1,641,400. 00	\$ 3,282.80
071013 3000		8215 N FAULKNER RD	Local Commer cial	\$ 174,600.0 0	\$ 349.20
080000 1100		7901 N FAULKNER RD	Manufact uring	\$ 4,687,600. 00	\$ 9,375.20
080000 4000		7821 N FAULKNER RD	Specail Mercantil e	\$ 1,563,000. 00	\$ 3,126.00
080000 7000		7834-7844 N FAULKNER RD	Specail Mercantil e	\$ 932,300.0 0	\$ 1,864.60
080000 8000		8701 W BRADLEY RD	Manufact uring	\$ 1,910,000. 00	\$ 3,820.00
080000 9000		8625 W BRADLEY RD	Manufact uring	\$ 1,502,100. 00	\$ 3,004.20
080003 1100		7930 N FAULKNER RD	Manufact uring	\$ 4,210,400. 00	\$ 8,420.80
080004 1100		7855 N FAULKNER RD	Manufact uring	\$ 1,745,000. 00	\$ 3,490.00
080006 1110		7865 N 86TH ST	Manufact uring	\$ 3,165,100. 00	\$ 6,330.20
080006 2000		8700 W PORT AV	Local Commer cial	\$ 914,800.0 0	\$ 1,829.60
080007 2000		7878 N 86TH ST	Manufact uring	\$ 981,900.0 0	\$ 1,963.80

080007 3000		7840 N 86TH ST	Manufact uring	\$ 2,578,600. 00	\$. 5,157.20
080008 1000		8711 W PORT AV	Manufact uring	\$ 2,395,500. 00	\$ 4,791.00
080008 2100		8609 W PORT AV	Manufact uring	\$ 5,840,600. 00	\$ 11,681.20
080009 1000		8908 W CALUMET RD	Local Commer cial	\$ 198,000.0 0	\$ 396.00
080010 1000		8530 W CALUMET RD	Local Commer cial	\$ 489,400.0 0	\$ 978.80
080011 1000		8760 W CALUMET RD	Local Commer cial	\$ 315,900.0 0	\$ 631.80
080012 1000		8844 W CALUMET RD	Local Commer cial	\$ 226,800.0 0	\$ 453.60
080013 1000		7900 N 86TH ST	Manufact uring	\$ 2,997,900. 00	\$ 5,995.80
080999 4112		8628 W CALUMET RD	Local Commer cial	\$ 850,700.0 0	\$ 1,701.40
080999 7000		8466 W CALUMET RD	Local Commer cial	\$ 181,500.0 0	\$ 363.00
080999 9000		8410 W CALUMET RD	Local Commer cial	\$ 286,200.0 0	\$ 572.40
081019 2000		8111-8115 W BRADLEY RD	Local Commer cial	\$ 904,800.0 0	\$ 1,809.60
081020 1110		8355 W BRADLEY RD	Specail Mercantil e	\$ 1,695,500. 00	\$ 3,391.00
081020 2100		8219 W BRADLEY RD	Manufact uring	\$ 641,700.0 0	\$ 1,283.40

081021 1000		7915 N 81ST ST	Manufact uring	\$ 739,400.0 0	\$ 1,478.80
081021 2000		8236 W PARKLAND CT	Local Commer cial	\$ 469,000.0 0	\$ 938.00
081022 1000		8300-8310 W PARKLAND CT	Manufact uring	\$ 1,605,100. 00	\$ 3,210.20
081022 2000		8301 W PARKLAND CT	Specail Mercantil e	\$ 5,446,100. 00	\$ 10,892.20
081022 3000		8225 W PARKLAND CT	Manufact uring	\$ 2,519,600. 00	\$ 5,039.20
081023 2000		7940 N 81ST ST	Specail Mercantil e	\$ 1,376,200. 00	\$ 2,752.40
081024 1100		7850 N 81ST ST	Manufact uring	\$ 2,602,800. 00	\$ 5,205.60
081025 2000		8222 W CALUMET RD	Local Commer cial	\$ 424,800.0 0	\$ 849.60
081026 1000		7620 N 81ST ST	Manufact uring	\$ 1,613,100. 00	\$ 3,226.20
081026 2000		7630-7664 N 81ST ST	Manufact uring	\$ 1,775,800. 00	\$ 3,551.60
081026 3000		7720 N 81ST ST	Local Commer cial	\$ 510,000.0 0	\$ 1,020.00
081026 4000		7764 N 81ST ST	Local Commer cial	\$ 552,700.0 0	\$ 1,105.40
081027 2100		7711 N 81ST ST	Specail Mercantil e	\$ 5,256,700. 00	\$ 10,513.40
081027 4000		8324 W CALUMET RD	Local Commer cial	\$ 899,600.0 0	\$ 1,799.20

081028 1100		7737 N 81ST ST	Manufact uring	\$ 1,855,300. 00	\$ 3,710.60
081029 1000		8220 W SLESKE CT	Manufact uring	\$ 1,350,000. 00	\$ 2,700.00
081029 2000		8300 W SLESKE CT	Manufact uring	\$ 1,359,500. 00	\$ 2,719.00
081029 3000		8335 W SLESKE CT	Local Commer cial	\$ 160,700.0 0	\$ 321.40
081999 4100		7645 N 76TH ST	Local Commer cial	\$ 294,500.0 0	\$ 589.00
081999 5100		7675 N 76TH ST	Local Commer cial	\$ 154,000.0 0	\$ 308.00
081999 9110		7965-7967 N 76TH ST	Specail Mercantil e	\$ 675,300.0 0	\$ 1,350.60
081999 9120		7919 N 76TH ST	Local Commer cial	\$ 1,000,300. 00	\$ 2,000.60
082000 4000		7900 N 73RD ST	Manufact uring	\$ 2,296,900. 00	\$ 4,593.80
082001 1000		7074 W PARKLAND CT	Manufact uring	\$ 3,676,100. 00	\$ 7,352.20
082001 2000		7020 W PARKLAND CT	Manufact uring	\$ 3,707,500. 00	\$ 7,415.00
082001 3100		7025 W PARKLAND CT	Specail Mercantil e	\$ 5,411,800. 00	\$ 10,823.60
082001 4000		7075 W PARKLAND CT	Manufact uring	\$ 1,898,400. 00	\$ 3,796.80
082002 1000		7241 W PARKLAND CT	Local Commer cial	\$ 240,500.0 0	\$ 481.00

082002 2000		7221 W PARKLAND CT	Manufact uring	\$ 1,121,700. 00	\$ 2,243.40
082003 1000		7970 N 76TH ST	Local Commer cial	\$ 417,300.0 0	\$ 834.60
082003 2000		7960 N 76TH ST	Local Commer cial	\$ 354,400.0 0	\$ 708.80
082004 1100		7000 W CALUMET RD	Manufact uring	\$ 3,804,100. 00	\$ 7,608.20
082004 3100		6800 W CALUMET RD	Manufact uring	\$ 1,653,000. 00	\$ 3,306.00
082005 1100		7932 N 76TH ST	Specail Mercantil e	\$ 1,073,100. 00	\$ 2,146.20
082005 2000		7906-7910 N 76TH ST	Local Commer cial	\$ 1,269,600. 00	\$ 2,539.20
082006 2100		7800 N 76TH ST	Local Commer cial	\$ 1,850,000. 00	\$ 3,700.00
082007 1000		7878 N 76TH ST	Specail Mercantil e	\$ 7,851,100. 00	\$ 15,702.20
082008 1000		7777 N 73RD ST	Manufact uring	\$ 4,349,900. 00	\$ 8,699.80
082999 5110		7901 N 73RD ST	Manufact uring	\$ 213,900.0 0	\$ 427.80
082999 5122		7909-7933 N 73RD ST	Specail Mercantil e	\$ 655,000.0 0	\$ 1,310.00
082999 5123		7303 W BRADLEY RD	Manufact uring	\$ 897,300.0 0	\$ 1,794.60
082999 5210		7201 W BRADLEY RD	Manufact uring	\$ 1,758,700. 00	\$ 3,517.40

082999 6112		7505 W BRADLEY RD	Local Commer cial	\$ 559,000.0 0	\$ 1,118.00
082999 7113		7801 N 73RD ST	Manufact uring	\$ 2,941,800. 00	\$ 5,883.60
082999 7121		7869 N 73RD ST	Manufact uring	\$ 527,500.0 0	\$ 1,055.00
082999 8129		7776 N 76TH ST	Local Commer cial	\$ 432,000.0 0	\$ 864.00
082999 8131		7676 N 76TH ST	Specail Mercantil e	\$ 2,631,800. 00	\$ 5,263.60
083071 2000		7737 N 67TH ST	Specail Mercantil e	\$ 1,772,900. 00	\$ 3,545.80
083071 4000		6790 W CALUMET RD	Local Commer cial	\$ 6,100.00	\$ 12.20
083072 1000		6600 W CALUMET RD	Manufact uring	\$ 3,545,900. 00	\$ 7,091.80
083073 1000		7701-7715 N 67TH ST	Local Commer cial	\$ 929,600.0 0	\$ 1,859.20
083073 2000		7651 N 67TH ST	Local Commer cial	\$ 78,900.00	\$ 157.80
083074 2000		6619 W CALUMET RD	Manufact uring	\$ 1,871,700. 00	\$ 3,743.40
083074 3000		6747 W CALUMET RD	Local Commer cial	\$ 189,700.0 0	\$ 379.40
083075 1000		6505 W CALUMET RD	Local Commer cial	\$ 468,500.0 0	\$ 937.00
083076 1000		6500 W CALUMET RD	Manufact uring	\$ 2,568,600. 00	\$ 5,137.20

083076 2000		6500-R W CALUMET RD	Local Commer cial	\$ 5,700.00	\$ 11.40
106001 1000		7250 N 76TH ST	Local Commer cial	\$ 507,000.0 0	\$ 1,014.00
106001 2000		7210-7230 N 76TH ST	Local Commer cial	\$ 320,600.0 0	\$ 641.20
106002 1111		7440 N 76TH ST	Specail Mercantil e	\$ 4,255,000. 00	\$ 8,510.00
106004 2000		7550 N 76TH ST	Local Commer cial	\$ 619,800.0 0	\$ 1,239.60
106012 1000		7301 W CALUMET RD	Local Commer cial	\$ 1,400,000. 00	\$ 2,800.00
106012 2100		7480 N 76TH ST	Local Commer cial	\$ 39,900.00	\$ 79.80
106012 3000		7500 N 76TH ST	Local Commer cial	\$ 557,600.0 0	\$ 1,115.20
106998 8112		7272 N 76TH ST, Unit .	Local Commer cial	\$ 311,900.0 0	\$ 623.80
106998 9212		7330 N 76TH ST	Local Commer cial	\$ 457,700.0 0	\$ 915.40
106999 7111		7123 W CALUMET RD	Specail Mercantil e	\$ 1,660,300. 00	\$ 3,320.60
106999 9114		7470--R N 76TH ST	Local Commer cial	\$ 2,200.00	\$ 4.40
107010 1000		7377 N 76TH ST	Local Commer cial	\$ 724,200.0 0	\$ 1,448.40
107010 2000		7700 W CLINTON AV	Local Commer cial	\$ 32,300.00	\$ 64.60



107010 3000		7712 W CLINTON AV	Local Commer cial	\$ 32,300.00	\$ 64.60
107010 4000		7726 W CLINTON AV	Local Commer cial	\$ 32,300.00	\$ 64.60
107010 6000		7812 W CLINTON AV	Local Commer cial	\$ 224,600.0 0	\$ 449.20
107010 7100		7900 W CLINTON AV	Local Commer cial	\$ 563,200.0 0	\$ 1,126.40
107011 1000		7928 W CLINTON AV	Local Commer cial	\$ 107,800.0 0	\$ 215.60
107011 2100		7817 W CLINTON AV	Manufact uring	\$ 547,600.0 0	\$ 1,095.20
107020 2100		7225 N 76TH ST	Local Commer cial	\$ 365,100.0 0	\$ 730.20
107021 1000		7619 W CLINTON AV	Local Commer cial	\$ 557,100.0 0	\$ 1,114.20
107022 1000		7727 W CLINTON AV	Local Commer cial	\$ 53,300.00	\$ 106.60
107022 3100		7701 W CLINTON AV	Local Commer cial	\$ 687,600.0 0	\$ 1,375.20
107023 3000		7630 W GOOD HOPE RD	Specail Mercantil e	\$ 558,900.0 0	\$ 1,117.80
107025 1000		8201 W CALUMET RD	Local Commer cial	\$ 1,160,400. 00	\$ 2,320.80
107027 1100		7515 N 81ST ST	Specail Mercantil e	\$ 4,764,200. 00	\$ 9,528.40
107029 1000		7420 N 81ST ST	Local Commer cial	\$ 145,100.0 0	\$ 290.20

107029 2000		7500 N 81ST ST	Specail Mercantile	\$ 2,249,700. 00	\$ 4,499.40
107029 3000		8035 W CALUMET RD	Manufact uring	\$ 1,017,400. 00	\$ 2,034.80
107030 2000		7810 W GOOD HOPE RD	Local Commer cial	\$ 635,800.0 0	\$ 1,271.60
107031 2000		7844 W GOOD HOPE RD	Specail Mercantile	\$ 84,900.00	\$ 169.80
107032 1000		7701 W CALUMET RD	Specail Mercantile	\$ 3,390,600. 00	\$ 6,781.20
107033 2000		7720 W GOOD HOPE RD	Local Commer cial	\$ 1,251,300. 00	\$ 2,502.60
107034 1000		7839-7901 W CLINTON AV	Local Commer cial	\$ 1,052,700. 00	\$ 2,105.40
107998 6210		8331 W CALUMET RD	Manufact uring	\$ 395,400.0 0	\$ 790.80
107998 6220		8301 W CALUMET RD	Local Commer cial	\$ 128,800.0 0	\$ 257.60
107998 8100		8000 W GOOD HOPE RD	Manufact uring	\$ 1,998,600. 00	\$ 3,997.20
107998 9112		8300 W GOOD HOPE RD	Manufact uring	\$ 5,170,200. 00	\$ 10,340.40
107998 9212		7930 W CLINTON AV	Local Commer cial	\$ 1,149,500. 00	\$ 2,299.00
107999 4210		7600 W GOOD HOPE RD	Specail Mercantile	\$ 519,500.0 0	\$ 1,039.00
107999 5224		7313 N 76TH ST	Local Commer cial	\$ 891,400.0 0	\$ 1,782.80

107999 8221		7411 N 76TH ST	Local Commer cial	\$ 362,800.0 0	\$ 725.60
108033 1000		8501 W CALUMET RD	Local Commer cial	\$ 467,700.0 0	\$ 935.40
108999 2100		8401 W CALUMET RD	Local Commer cial	\$ 622,600.0 0	\$ 1,245.20
108999 2200		8431 W CALUMET RD	Local Commer cial	\$ 461,900.0 0	\$ 923.80
108999 4000		7474 N WILL ENTERPRISE CT	Manufact uring	\$ 2,220,500. 00	\$ 4,441.00
108999 7000		8613 W CALUMET RD	Local Commer cial	\$ 117,900.0 0	\$ 235.80
108999 8120		8617 W CALUMET RD	Local Commer cial	\$ 99,500.00	\$ 199.00
				\$ 425,280,7 00.00	\$ 849,755.4 0

**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.

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

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

(b) The planning commission has approved the annexation.

(c) At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.

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

(3)

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

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

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include one of the following:

1. If the cash balance in the segregated account described under sub. (4) equaled or exceeded \$300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.

2. If the cash balance in the segregated account described under sub. (4) was less than \$300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.

(cg) For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. (c) 1, and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. (c) 2, shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of \$10 if the revised amount is not a multiple of \$10 or, if the revised amount is a multiple of \$5, such an amount shall be increased to the next higher multiple of \$10.

(cr) The municipality shall obtain an additional independent certified audit of the implementation of the operating plan upon termination of the business improvement district.

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

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay

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

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

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

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

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

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

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

**(e)** If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan

having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5)

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

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

(



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

(d) If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. 70.11 or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.

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

C.PROPOSED 2019 BUDGET

**Proposed Budget**

Category/Item	Budget
<b>Beautification and Identity</b>	
Neighborhood clean-ups, signage and boulevard enhancement (trees, perennials, etc.)	\$85000
<b>Community Outreach Initiatives</b>	\$244000
Work with police, property managers, businesses, residents. Provide additional security for area as needed. Camera grant program. Private Security	
<b>Economic Retention/Expansion/Growth</b>	\$210000
Working directly with partners, businesses, workforce development, education to foster retention, expansion, and growth	
<b>Marketing and Promotion</b>	
Development and implementation of activities to increase awareness of the positive attributes and opportunities in the district. (public relations, advertising collaboration, marketing materials, newsletters, surveys, special events, website)	\$210000
<b>Administration and Management</b>	

Management services: Oversight, member communication, administrative support, annual audit, office space/rental, liability insurance, memberships, office supplies, mailings, misc. etc.	\$100,755
<b>Total</b>	<b>\$849,755.00</b>
<b>Reserve from 2018 (ESTIMATED)</b>	<b>\$200000.00</b>
<b>Assessments</b>	<b>\$854238.00</b>
<b>GEDC</b>	<b>\$15000</b>



#### E. 2018 Board Members

1. **Mark Krause, Board Chair, (1/13/17 – 1/13/20)**

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

2. **Suzanne Quinlan, Treasurer, (1/12/17 – 1/12/20)**

Owner OFR, 8787 W. Brown Deer Rd., squinlan@ofr-inc.com

3. **Patti Plough, Secretary, (11/28/17 – 11/28/20)**

Owner Healics Inc., 8919 W. Heather Ave., [patti.plough@healics.com](mailto:patti.plough@healics.com)

4. **Tim Hansen, Board Vice Chair, (4/18/2018-4/18/2021)**

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

5. **Kristie Letizia, Member, (6/3/2018 – 6/3/2021)**

Owner & President Greater Milwaukee Auto Auction, 8711 W. Brown Deer Rd.,  
[kristie.goben@gmaa.com](mailto:kristie.goben@gmaa.com)

6. **Mandeep Kler, Member, (12/21/16 – 12/21/19)**

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

**2 Vacancies to be filled October, 2019 by Robert McKinley, General Manager Associated Bank and  
Octaveeya Tye, Owner Trucannabliss.**



# **Annual Report (Sept.2018 – Dec. 2019)**

## **Mission Statement/Vision/Priorities**

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

## **Financial Relationships w/ other entities (CDCs, non-profits, associations)**

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

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

- The total assessed value of the Granville Business Improvement District is \$773,235.
- Year-to-Year comparison ...in 2018 it was \$769,000.

## **Core Programs**

### **Landscaping and Beautification**

- The BID maintains more than 12 miles of medians. The BID contracts to cut the grass, fertilize the grass, remove litter, and maintain the medians beginning in April and ending with the first frost.
- The BID has planted 16 annual/perennial flower beds on the corridor stretches.
- The BID contracts with the River West ambassadors to remove trash all along the roads surrounding the abandoned Northridge Mall and the Menards area.
- During the holidays the BID decorates the corridors with 200 wreaths and ribbons.

### **Security**

- The BID contracts with SOS security who has responded to more than 400 calls to address issues such as pan handlers, unruly customers, suspicious behavior, suspicious vehicles, employee firings, domestic violence issues warranting

## **Annual Report (Sept.2018 – Dec. 2019)**

employee escorts, parking lot watch, cars broken into, minor arguments, and other matters.

- Crime in the BID is down 30.7 percent over a ten-year period.
- Vehicle theft and thefts from vehicles were down in 2018.
- Most crimes (82.6%) are property related and non-violent.
- The prevalence of crime in Granville is very low compared to the city as a whole.
- Most crime is committed in the commercial corridors. To prepare we now work in collaboration with dealers, ADAMM, the police and security to improve preventative measures to discourage theft.
- However, car crimes moved into the industrial parks. By working with SOS and the police the crime was quickly reported and predators were caught in 2016 and the problem has become nonexistent since July, 2016.
- Drag Racing incidents have decreased by 90 percent in the district.
- Summer, 2019 had almost no crime issues in the industrial district.
- Major security issues involve employee safety because of threats to employees.
- Worked with MPD to attempt to address nagging panhandler.

### **Administration**

- The BID has three full time employees: an Executive Director, an assistant to the Executive Director and a Community Director.
- The BID hosted 5 board meetings and one annual meeting.

### **Economic Development**

- Awarded two security camera grants. Occupancy in the industrial sector is more than 95 percent.
- Four major empty buildings are now sold: Target, Latino, Carmart and Toys' R Us
- One car dealer is now sold to Reid Funeral Homes and the other to a church.
- Created roundtables with the BID executives and human resource directors to help us get buy in to critical programs like finding the future workforce in Granville, supporting Granville, and staying and growing in Granville. Executives from 47 companies participated.
- Surveyed 120 BID members with personal contacts.
- Provided opportunity for ten local companies to attend diversity inclusion conference.
- Hosted executive seminar on job retention with national speaker.
- Making the former Joanne Fabrics into a Granville HUB. Hosted an expo for small business, Small Business Christmas, Santa Comes to Granville, and a three -part concert series Pop Up Jazz, a Pop Up Music event, a holiday music event, and a disco jazz party in the building while larger plans are put in place to turn it into a retail/restaurant HUB and incubator for local small retailers.



## **Annual Report**

### **(Sept.2018 – Dec. 2019)**

- Created community among the businesses by hosting incumbent training programs, diversity/inclusion expo, roundtable, English as a Second Language , Computer Excel Training, and Basic Computer Skills training and other courses of interest.
- 60 different businesses and 154 employees participated. Ten companies participated in diversity/inclusion conference
- Created Jobs to Go Program. The BID takes the job openings of our BID partners on the road and participates in job fairs throughout the region. More than 25 companies are participating.
- In partnership with the City of Milwaukee hosted in September a Jobs Fair for the community.
- Created Tasty Tuesdays on Tower. Restaurants who utilize the commercial kitchen on 8103 W. Tower Ave. sell lunch items every Tuesday. More than 500 people eat weekly at the event.
- Created Fishy Fridays on Towers. More than 500 people eat lunch at take out dinner.
- Hosting Housing Fair with resources, panel discussions and a tour of houses available in Granville for area employees.
- Hosting an event to introduce Goodrich School Children to the members of the African American car clubs and motorcycle clubs. Prior to the event the children are working with area businesses in the maker space to create projects related to cars and bikes. Day of they will have contests, meet the owners of the vehicles and local car/bike members will begin a mentoring program with 5<sup>th</sup> and 4<sup>th</sup> grade youth for a year.
- Hosting manufacturing tours with area middle schoolers.
- Hosted Shop Local at the future sight of the Granville Connection on the day after Labor Day.
- Hosted My City My Biz which brought more than 50 entrepreneurs and more than 500 attendees to the future home of the Granville Connection.

### **Marketing & Branding**

- The Granville BID received news coverage in 15 articles or television/radio outlets.
- Number of Facebook fans increased from 411 to 900.
- Attended more than 70 events/seminars/outings to promote the Granville area.
- Advertised on billboards, local radio stations, and print outlets.

# **Annual Report**

**(Sept.2018 – Dec. 2019)**

## **Core Events**

- Hosted the 5th Annual Granville BID Car, Truck and Bike Spectacular. The purpose of the event was to bring awareness to the thriving auto dealerships on North 76<sup>th</sup> Streets, advertise the Granville area and build new awareness to the community, celebrate the energy of Granville, and promote the area. The event was much more than a car show. It included vendors for car enthusiasts and the general public, local and national car show celebrities, more than 80 trophies, ten local food providers, a live radio broadcast and a deejay. More than 500 cars participated in the show and the crowds exceeded 2000.
- Hosted the Granville Blues Jazz Festival. Expanded to three days. More than 6500 music lovers crowded the parking lot at the old Stein Mart Center for three days of local and regional blues and jazz performers. Local restaurants provided the food. More than 15 entrepreneurs sold goods. Beautiful event featuring the diversity and culture of Granville.

## **Partner/Collaborative Community Initiatives**

- Senior Stock Boxes
- Bread and Bakery Distribution
- ESL classes residents Woodlands
- Two Basketball Leagues
- Trips for Youth in area
- Art classes for youth in area
- Recreational sports for youth in area
- After School Tutoring
- Job Search and Resume Writing Skills
- Summer Meals for Woodlands
- Earn & Learn Summer Program
- Woodlands clean ups and beautification
- Health Outreach with Milwaukee Health Department
- Weekly Music/Food Events for Woodlands
- July 4<sup>th</sup> celebration
- MATC workforce events

## **New Programs/New Committees Formed**

## **Annual Report**

**(Sept.2018 – Dec. 2019)**

- In 2020 the Granville BID will continue to work on the initiatives described above and other initiatives that develop. Overall, 2019 has been an active and productive year that continues to build the foundation to revitalize and energize the area. 2020 is a critical year to build on the momentum, bring new business to the area, bring people to Granville, and market the area and wonderful community.
- We will be the leader in the retail/restaurant incubator and an office incubator in 2020.
- We will be hiring the majority of our own security force.
- We hope to expand the BID to 124<sup>th</sup> Streets to include all of Granville.
- We are actively involved with the new Neighborhood board.



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

**CONSOLIDATED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED DECEMBER 31, 2018**

**(With Summarized Totals for the Year Ended December 31, 2017)**

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

**TABLE OF CONTENTS**

	<u>Page</u>
Independent Auditor's Report .....	1 - 2
Consolidated Statement of Financial Position.....	3
Consolidated Statement of Activities .....	4
Consolidated Statement of Functional Expenses .....	5
Consolidated Statement of Cash Flows .....	6
Notes to the Consolidated Financial Statements .....	7 - 11

Independent Auditor's Report

Board of Directors  
Granville Business Improvement District #48 and Affiliate

We have audited the accompanying consolidated financial statements of Granville Business Improvement District #48 and Affiliate which comprise the consolidated statement of financial position as of December 31, 2018, and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the consolidated financial statements.

**Management's Responsibility for the Financial Statements**

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

**Auditor's Responsibility**

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

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

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

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Granville Business Improvement District #48 and Affiliate as of December 31, 2018, and the changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Ritz Holman LLP**  
*Serving business, nonprofits, individuals and trusts.*

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Board of Directors  
Granville Business Improvement District #48 and Affiliate

**Report on Summarized Comparative Information**

We have previously audited Granville Business Improvement District #48 and Affiliate's December 31, 2017 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated August 22, 2018. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2017, is consistent, in all material respects, with the audited financial statements from which it has been derived.

  
RITZ HOLMAN LLP  
Certified Public Accountants

Milwaukee, Wisconsin  
September 24, 2019



**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE**  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**DECEMBER 31, 2018**  
(With Summarized Totals for the Year Ended December 31, 2017)

	2018	2017
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash	\$ 294,713	\$ 208,724
Accounts Receivable	6,549	15,600
Prepaid Expenses	1,900	3,408
Total Current Assets	\$ 303,162	\$ 227,732
<b>OTHER ASSETS</b>		
Security Deposit	\$ 400	\$ 400
Website Design	6,313	6,313
Total Other Assets	\$ 6,713	\$ 6,713
<b>TOTAL ASSETS</b>	<b>\$ 309,875</b>	<b>\$ 234,445</b>
<b>LIABILITIES AND NET ASSETS</b>		
<b>CURRENT LIABILITIES</b>		
Accounts Payable	\$ 26,064	\$ 25,067
Accrued Payroll	7,788	5,714
Total Current Liabilities	\$ 33,852	\$ 30,781
Total Liabilities	\$ 33,852	\$ 30,781
<b>NET ASSETS</b>		
Without Donor Restrictions		
Operating	\$ 216,023	\$ 143,664
Board Designated	60,000	60,000
Total Net Assets	\$ 276,023	\$ 203,664
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 309,875</b>	<b>\$ 234,445</b>

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

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE  
CONSOLIDATED STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2018  
(With Summarized Totals for the Year Ended December 31, 2017)**

	Without Donor Restrictions	
	<u>2018</u>	<u>2017</u>
<b>REVENUE</b>		
Tax Assessments	\$ 774,776	\$ 648,673
Contributions	8,000	---
Auto Show Revenue	8,212	7,857
Pop Up Jazz Concert	2,122	---
Blues / Jazz Festival Sponsorships	5,000	1,000
Total Revenue	<u>\$ 798,110</u>	<u>\$ 657,530</u>
 <b>EXPENSES</b>		
Program Services	\$ 665,844	\$ 530,493
Management and General	59,907	76,380
Total Expenses	<u>\$ 725,751</u>	<u>\$ 606,873</u>
 CHANGE IN NET ASSETS	 \$ 72,359	 \$ 50,657
Net Assets, Beginning of Year	<u>203,664</u>	<u>153,007</u>
 NET ASSETS, END OF YEAR	 <u>\$ 276,023</u>	 <u>\$ 203,664</u>

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

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE  
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES  
FOR THE YEAR ENDED DECEMBER 31, 2018  
(With Summarized Totals for the Year Ended December 31, 2017)**

	Program Services	Management and General	2018 Total	2017 Total
Salaries and Wages	\$ 159,046	\$ 17,672	\$ 176,718	\$ 138,750
Payroll Taxes	12,060	1,340	13,400	10,608
Employee Benefits	19,994	2,222	22,216	16,237
Professional Fees	---	13,622	13,622	18,745
Supplies	---	3,408	3,408	2,521
Telephone	---	4,963	4,963	3,878
Postage	111	---	111	157
Technology	---	6,328	6,328	3,192
Printing	---	455	455	---
Conferences, Conventions and Meetings	6,920	---	6,920	5,585
Occupancy	---	6,109	6,109	6,990
Beautification and Identity Costs	73,716	---	73,716	69,086
Marketing and Promotion	120,200	---	120,200	40,203
Events				
Auto Show	28,692	---	28,692	48,981
Jazz Festival	27,269	---	27,269	52,216
Economic Development				
Workforce Classes	38,301	---	38,301	14,581
Granville Connection	23,471	---	23,471	---
Membership Events	11,471	---	11,471	4,140
Food Truck MunchDays	2,010	---	2,010	13,858
Security Grants	1,552	---	1,552	---
MATC Partnership	---	---	---	9,750
Charette	---	---	---	12,945
Disruption	---	---	---	3,820
Other	204	---	204	4,545
Community Outreach				
Security	99,642	---	99,642	111,354
Meetings/ Conferences	8,227	---	8,227	2,010
Goodrich School Partnership	7,214	---	7,214	---
Neighborhood Ambassadors	6,000	---	6,000	3,500
Charitable Contribution	10,250	---	10,250	---
Other	9,494	---	9,494	6,722
Insurance	---	2,521	2,521	1,675
Miscellaneous	---	1,267	1,267	824
<b>TOTALS</b>	<b>\$ 665,844</b>	<b>\$ 59,907</b>	<b>\$ 725,751</b>	<b>\$ 606,873</b>

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

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE  
CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2018  
(With Summarized Totals for the Year Ended December 31, 2017)**

	2018	2017
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ 72,359	\$ 50,657
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
(Increase) Decrease in Accounts Receivable	9,051	(15,195)
(Increase) Decrease in Prepaid Expenses	1,508	946
(Increase) Decrease in Security Deposit	---	(400)
(Increase) Decrease in Web Design Deposit	---	(6,313)
Increase (Decrease) in Accounts Payable	997	269
Increase (Decrease) in Accrued Payroll	2,074	(170)
Net Cash Provided by Operating Activities	\$ 85,989	\$ 29,794
Net Increase in Cash and Cash Equivalents	\$ 85,989	\$ 29,794
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	208,724	178,930
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$ 294,713	\$ 208,724

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

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

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

**Organization**

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

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

**Consolidated Financial Statements**

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

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

**Accounting Method**

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

**Basis of Presentation**

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. At December 31, 2018, the Organization had only unrestricted net assets, however, net assets of \$60,000 have been designated as a cash flow reserve and for signage.

**Cash and Cash Equivalents**

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

**Accounts Receivable**

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

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

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

**Contributions**

All contributions are considered available for the Organization's general programs unless specifically restricted by the donor. Amounts received that are designated for future periods or restricted by the donor are reported as net assets with donor restrictions and increase net assets with donor restrictions. 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. When a 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. Investment income that is limited to specific uses by donor restrictions is reported as increases in net assets without donor restrictions if the restrictions are met in the same reporting period as the income is recognized.

**Functional Expenses**

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

**Estimates**

The preparation of financial statements in conformity with 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 Change**

For year ended December 31, 2018, the Organization's financial statements changed to adopt the Accounting Standards Update 2016-14, Not-for-Profit Entities (Topic 958), Presentation of Financial Statements of Not-for-Profit Entities, effective for years beginning after December 15, 2017. This update is required and makes significant changes in reporting of net asset classes, liquidity and functional expenses. Before the change, net assets had three classifications including unrestricted, temporarily restricted, and permanently restricted. After the change, net assets are considered to be with donor restrictions and without donor restrictions. Other new requirements include presenting a statement of functional expenses and footnotes providing information about the functional expenses and liquid financial assets of the Organization. The Organization applied the change on a retrospective basis within the summarized comparative information for the year ended December 31, 2017 and in information for the year ended December 31, 2018.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE C - Comparative Financial Information**

The financial information shown for 2017 in the accompanying financial statements is included to provide a basis for comparison with 2018 and presents summarized totals only. The comparative information is summarized by total only, not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity to generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Organization's financial statements for the year ended December 31, 2017, from which the summarized information was derived.

**NOTE D - Liquidity**

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

Cash and Cash Equivalents	\$294,713
Account Receivable	<u>6,549</u>
Total Financial Assets	<u>\$301,262</u>

The accounts receivable are subject to implied time restrictions but are expected to be collected within one year. The Organization structures its financial assets to be available as its general expenditures, liabilities, and other obligations come due.

**NOTE E - Concentration of Risk**

The Organization maintains its cash balances in two financial institutions. The combined account balances are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 at each financial institution. At December 31, 2018, the Organization's uninsured cash balances total \$28,643.

The Organization receives property assessment income from the City of Milwaukee. The Organization's operations rely on the availability of these funds. 97% of the Organization's revenue was from the City of Milwaukee for the year ended December 31, 2018.

**NOTE F - Operating Lease**

On November 28, 2016, the Organization signed a new two year lease for office space in Milwaukee, Wisconsin. After November 2018, the organization pays rent on a month-to-month basis. Rent expense was \$6,109 for the year ended December 31, 2018.

**NOTE G - Marketing and Promotion**

The Organization uses marketing and promotion to promote its programs among the audiences it serves. Advertising costs are expensed as incurred. Marketing and promotion expense for the year ended December 31, 2018, was \$120,200.



**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE H - Assessment Income**

In order to provide revenues to support the Organization's mission, the Common Council of the City of Milwaukee enforced an assessment on property located within a specified area of the Granville neighborhood. The assessment is calculated based on assessed values of the properties as of every fall. The assessment levied on properties was \$1.87/1,000 for every dollar of assessed property value with a minimum assessment of \$231 and a maximum assessment of \$11,077 for the year ended December 31, 2018.

**NOTE I - Related Party**

The Organization made a payment of \$10,250 to a company owned by a board member to provide an auto to a victim of violence. The Organization received \$8,000 from other organizations to aid with the costs of the auto.

**NOTE J - Income Tax**

Granville Economic Development Corporation is exempt from income tax under Section 501(c)(3) of the Internal Revenue Code and classified as other than a private foundation. Management has reviewed all tax positions recognized in previously filed tax returns and those expected to be taken in future tax returns. As of December 31, 2018, the Organization and Affiliate had no amounts related to unrecognized income tax benefits and no amounts related to accrued interest and penalties. The Organization does not anticipate any significant changes to unrecognized income tax benefits over the next year. The Organization and Affiliate are currently not under audit by any federal or state taxing authority.

**NOTE K - Subsequent Events**

The Organization has evaluated events and transactions occurring after December 31, 2018, through September 24, 2019, 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.

