BUSINESS IMPROVEMENT DISTRICT NO. 39

Center Street Marketplace

"Proposed" OPERATING PLAN

2026



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I. INTRODUCTION

A. Background

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

This Business Improvement District is to revitalize Center Street on Milwaukee's Northside. The BID law requires that every district have an annual Operating Plan. This document is the "proposed"annual Operating Plan for 2026 of the Center Street Marketplace district (BID #39). The plan was prepared with minimal technical assistance from the City of Milwaukee Department of City Development.

B. Physical Setting

The district covers a commercial area on West Center Street from North 29th to North 60th street, to include a property on West Appleton Avenue & Center Street.

II. DISTRICT BOUNDARIES

Boundaries of the BID #39 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.

III. OPERATING PLAN

The objective of the BID is to: Improve the quality of life within the district. Work with the property owners and merchants to normalize the perception of Center Street.

A. Plan Objectives

- · Improve the Image of the target area.
- · Improve negative perception of crime/safety in target area.
- Increase the number and variety of businesses in the target area.
- Protect and preserve the historical significance and integrity of structures in the target area.

B. Proposed Activities – Year 2026

Principle activities to be engaged in by the district during the 2026 year of operation will include:

- Continue to implement and support commercial corridor cleanups and community initiatives for keeping the streets clean.
- b. Sponsor a Type of "Shop Center Street MKE/Black Wall Street" 2026

- c. Continue to focus on eliminating the blight on Center Street by identifying vacant and un kept properties and working with the property owners for mitigation.
- d. Continue to Increase safety and security and continue to implement crime prevention initiatives.
- e. Continue the pend the BID 39 Podcast
- f. Continue to improve property façades via the City of Milwaukee Façade Grants and limited BID grants.
- g. Assist property and business owners with marketing via tools such as brochures, web presence, outreach campaigns, and personal strategies.
- h. Continue to maintain the trash can receptacles within the BID 39 District.

C. Proposed Expenditures – Year 2026

Item	Expenditure
 Implement a BID 39 "business training" Grant Program. The BID will segregate funds for training grants. \$250.00 per business owner to help assist with their own marketing and development. 30 small business owners. Continue to offer technical assistance to business and property owners seeking City Grant products and other resources. Offer training classes at the BID office space – work with institutional partners to share costs. 	\$7,500
Commercial Corridor Clean-up - Clean – up Crews and Community Cleanup/s – Trash collector meals - Supplies/equipment (maintenance of trash cans) - Beautification Initiatives (Flag maintenance)	\$4,000
- Continue to Implement the BID 39 Security initiative. Continue the Center Street Safety Initiative through the Safety Plan. Continue to message new and current property owners by interactions and marketing material related to safe businesses.	\$1,000
 Administration Office supplies and casual administrative services)- (\$2,000) Marketing, Outreach (brochures, B2B marketing, business development & outreach) – (\$1,000) Website maintenance – hosting – (\$1,500) Annual Audit / Financial statements & insurance binder (O&D) – (\$3,500) – Accounting services monthly for the BID 39 and Center Street EDC (\$5,000) BID Management -Director (Stipend of up to \$750.00 per month) (\$9,000) 	\$22,000 \$3,600

- BID/EDC combined Office Space Community within the Corridor \$3,600 (annually)	
Legal –(Segregated) hold - general representation, consultation & fees	\$1,000
Center Street Economic Development Corporation, Incorporated (CSEDC) maintenance – coordination of services for training - Maintenance Funds for the Center Street Economic Development Corp 2026 - Recruiting board members, Website, email, marketing, Business Acumen to include meetings and training - Seek grant funds for the EDC and Executive Director stipend	\$2,500
 Shop Center Street Days / Black Wall Street – 2026 (Type of event TBD) & End of Year event. Support initiatives to sustain and promote a marketing campaign to continue to Shop on Center Street 2026 towards economic viability. 	\$5,000
TOTAL	\$46,600.00

D. Financing Method - Projected Revenues

Item	Revenue
Assessments projected - 2026	\$46,317
Carryover funds from 2025	\$3,000
TOTAL	\$49,317

D. Financing Method

It is approved to raise approximately \$46,317 through BID assessments (see Appendix C). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds available.

E. Organization of BID Board

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

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

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

Board Size - Seven members

- 2. Composition At least five members shall be owners or occupants of commercial property within the district. Upon any vacancies, existing board members shall first solicit business or property owners to fill vacant board positions. In the event the existing board is unable to secure new board representation, any non-owner or non-occupant may be appointed to the board. All board members shall be residents 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 one year.
- **4.** Compensation BID Director can receive a stipend of no more than \$750 per month. $4A (05\ 15\ 2024)$ the Board Members may request a stipend to offset traveling, attendance, and expenses in the amount of \$50 per meeting of which will be allocated at the end of the year annually in December.
- 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 local business association – The Center Street Economic Development Corporation, Inc.

The BID shall be a separate entity from the local business association (Center Street Economic Development Corporation, Inc.), notwithstanding the fact that members, officers, and directors of each may be shared. The Association shall remain a 501C3, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most 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 \$1,000.00 per parcel will be applied.

As of January 1, 2022, the property in the district had a total assessed value of over \$10 million dollars. This plan proposes to assess the property in the district at a rate of \$5.00 per \$1,000.00 of assessed value, subject to the maximum assessment of \$1,000.00 and minimum of \$300.00, 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): 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. 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.
- Recognizing WI. Stat. 66.1109(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, thus the BID will only assess the percentage of real property that is not tax exempt or residential. Such properties are identified in Appendix C.

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.

On **September 27, 2005**, a substitute resolution was passed (Resolution 3050706), Creating the Business Improvement District No. 39 (Center Street Marketplace) and its first-year operating plan. The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Center Street Marketplace (BID #39) business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

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

- 1. Provide technical assistance to the proponents of the district through adoption of the Plan and provide assistance as appropriate thereafter.
- 2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
- Collect assessments, maintain in a segregated account, and disburse the monies of the district.
- 4. Receive annual audits or audited financial statements 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 the original initial Operating Plan.

(summation) Section 66.1109 (3) (b) of the BID law requires the board to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in **general terms** the complete development program, it focuses upon **2026 activities**, and information on specific assessed values, budget amounts and assessment amounts are based on current conditions. If greater detail about historical or approved subsequent years activities is necessary, **it will be provided in the required annual operating 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.

This 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 was 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.

C. Law regarding a municipality terminating a BID – Section 66.1109(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 approved termination. Notice of the hearing shall be published as a class 2 notice under Wis. Stat 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 did not sign the 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 of 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 on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

APPENDIX A – Wisconsin statutes 66.1109
APPENDIX B – District Boundaries – BID 39
APPENDIX C – BID Proposed Assessment 2026
APPENDIX D – Board member list – as of 08 2025
APPENDIX E – City of Milwaukee BID 39 Board creation letter 09 12 2005

This operational plan is a 'draft' proposal (approved by the BID 39 board of Directors on 8/12/2025) the draft will be presented to the City of Milwaukee Common Council and for ultimate approval/Jp

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APPX "A"

66.1109 Business improvement districts.

- (1) In this section:
 - (a) "Board" means a business improvement district board appointed under sub. (3) (a).
 - (b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were taxexempt 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.

Center St Hadley S Sherman BL 32nd St Recent Taxkey Change Vacant Land or Public and Quasi-Public Transportation, Communications, and Utilities and Warehousing Manufacturing, Construction, Commerical Residential No. 39 (Center Street) **Business Improvement District** Land Use BID Boundary Public Schools and Buildings, Churches, Cemeteries, and Quasi-Public Buildings Public Parks and Quasi-Public Open Space Mixed Commerical and Residential Commerical Duplex Condominiums Single Family Multi-Family 550 Maji File: ESRICITA File: 9.36GBI/Project/ISIDs 2009/BID LOXD Project fib: EARICH's Fibs 9.35GBVProject/1910/a 2005/810 PDF Produced By: Department of City Development Information Centur, Generalist: 02-Sept-2008, Scala = 1;15,377 1,100 2,200 Feet

Appx "C" Proposed Assort.

	Owner1	Percent Comm B	ID Assessble Va	BID Assessble V BID 39 Assessment	BID 39 Assessment
3280404000 4709-4711 W CENTER ST	ANNIE BERTEET	100	1800		9
3501-3509 W CENTER	THE CITY CAB LLC	100	3000	300	15
	KEYSTONE ACCOUNTING	100	3600	300	18
3090859000 3424-3426 W CENTER ST	WAGIHAH M FARRAH	100	5200	300	96
3061233000 5318 W CENTER ST	WILLIE DAVIS	100	8000	300	40
3061205000 5430 W CENTER ST	MUNIR S AWAN	100	10000	300	50
	TIM L BELIN	11	11154	300	55.77
3271584100 3731-3733 W CENTER ST	MARLO A TRIGGS	58	12064	300	60.32
	SMALL BUSINESS OF L&F	36	20664	300	103.32
3090821000 3326 W CENTER ST	WESTFAHL PLUMBING CO INC	100	25100	300	125.5
3061397000 5112 W CENTER ST	FESS PROPERTIES LLC	23	27945	300	139.725
3291133000 5631 W CENTER ST	MARK A NAESER	40	32040	300	160.2
3080923000 3612-3616 W CENTER ST	DWIGHT IVORY	31	33170	300	165.85
	AJ IMPROVEMENTS LLC	50	38350	300	191.75
3271541000 2677-2679 N 36TH ST	MCCOY INVESTMENTS LLC	32	39040	300	195.2
_	PAULETTE A BLAKE	50	39800	300	199
	V&N NASH REAL ESTAT GROUP LLC	28	39984	300	199.92
3080954000 3712-3714 W CENTER ST	RONNIES BARBER SHOP LLC	50	40350	300	201.75
3080368000 4018-4020 W CENTER ST	BLACKOUT INVESTMENTS LLC	54	41148	300	205.74
3280305000 4929-4931 W CENTER ST	GOOD DEEDS INVESTMENTS LLC	100	41300	0	206.5
3280301000 4901-4903 W CENTER ST	FRANCINE SHANKS	50	41500	300	207.5
	JENNIFER POTTS	52	41808	300	209.04
	FESS PROPERTIES LLC	25	43250	300	216.25
	DEDAI ENTERPRISE LLC	31	43369	300	216.845
	STEVE SIMON	50	45300	300	226.5
32/1501000 2667-2669 N 35TH ST	CITY CAB, LLC	100	46100	300	230.5
3061398000 5114-5116 W CENTER ST	LEADER OF MILW INC	52	47996	300	239.98
3280337000 F020 F020 W CENTER ST	MICHAEL S WISNIEWSKI	29	48053	300	240.265
	V&N NASH REAL ESTATE-GROUP LLC	35	48370	300	241.85
3271082100 3220 W CENTER ST	BERRADA PROPERTIES 98 LLC	30	51360	300	256.8
	DIVIPLE KAUR	100	56500	300	282.5
	BYRD ENTERPRISE 2 LLC	34	56984	300	284.92
3291131100 5625 W CENTER ST, Unit F	MKEPO LLC	100	60000	300	300
3280407000 4731-4737 W CENTER ST	KRISHIV REAL ESTATE INC	100	60800	304	304
3280423000 4813-4817 W CENTER ST	IBIYEMI AKUA OLADUNJOYE OGBO	63	61047	305.235	305.235
329041/100 5233 W CENTER ST	MICHAEL S WISNIEWSKI	50	61200	306	306
3061232000 5312-5314 W CENTER ST	MCKENNA REAL ESTATE LLC	39	64155	377 775	370 775

814.25	814.25	162850	50	MILWORTH PROPERTY MANAGEMENT LLC	3280422000 4805-4811 W CENTER ST
798 5	798.5	159700	100	MAGNOLIA REALTY I LLC	3280405000 4715-4719 W CENTER ST
763.215	763.215	152643	51	MIKE S WISNIEWSKI	3061369000 5224-5232 W CENTER ST
729.855	729.855	145971	63	WESLEY INSURANCE AGENCY INC	3060824000 5600 W CENTER ST
721	721	144200	50	MINI MIRACLES LEARNING CEN LLC	3061201000 2707 N 54TH ST
705.12	705.12	141024	78	A&L HUSSEIN LLC	30/0907000 2702 N 44TH ST
686.5	686.5	137300	100	BJB INVESTMENT VENTURES LLC	
651	651	130200	100	MOSES A DREW	32/1582000 3715-3719 W CENTER ST
584.5	584.5	116900	100	MICHELLE L RODGERS	3271584200 2664-2674 N 38TH ST
572	572	114400	100	ISAAC A GREEN	3061230000 5302 W CENTER ST
522	522	104400	100	5004 W CENTER STREET LLC	
518.61	518.61	103722	59	CENTER STREET FOODS LLC	3070992000 4620-4630 W CENTER ST
514.75	514.75	102950	50	ALREADY HALL & CELEBRATION LLC	3061231000 5306-5310 W CENTER ST
496.5	496.5	99300	100	RABI HUSSEIN	30/0934000 4402-4412 W CENTER ST
484	484	96800	100	B.I.G. ENTERPRISE LLC	
470.6	470.6	94120	40	AJM MANAGEMENT LLC	
455.5	455.5	91100	100	5204 CENTER LLC	3061366100 5204 W CENTER ST
453.5	453.5	90700	100	REID'S NEW GOLDEN GATE	
442.96	442.96	88592	56	CHARLES MCCOY	
441	441	88200	100	MILAM INC	4527 W CENTER ST
423.5	423.5	84700	100	HATIM BADANI	
423	423	84600	100	ANDERSON INV HOLDINGS 2666 N 48TH ST L	3280408000 2666 N 48TH ST
420.3	420.3	84060	60	OMARLO PHILLIPS	
405.5	405.5	81100	50	BRENDA F JOHNSON	3061115000 5512-5516 W CENTER ST
373.86	373.86	74772	67	ALFAOMEGA LLC	3090856000 3412-3414 W CENTER ST
377.5	372.5	74500	100	MILWORTH PROPERTY MANAGEMENT LLC	3280421000 4801 W CENTER ST
372	372	74400	50	HIKMAT ALGALLY	3280338000 5033-5035 W CENTER ST
366	366	73200	100	THE LOVE-SHAW BUILDING LLC	
365.5	365.5	73100	100	TOWER SITES INC	3291101100 5431 W CENTER ST
362	362	72400	100	PACHEFSKY PROPERTY LLC	3061113000 5502 W CENTER ST
360.43	360.43	72086	38	5001 LLC	3280334000 5001-5005 W CENTER ST
360.25	360.25	72050	50	BRENDA F JOHNSON	3061116000 5518-5522 W CENTER ST
348.58	348.58	69716	58	AJM MANAGEMENT LLC	3060801000 5724 W CENTER ST
	342.08	68416	64	JERMAINE PETERSON	3271079000 3821-3823 W CENTER ST
	338.75	67750	50	MICHAEL A NEMBHARDT	3061114000 5506-5510 W CENTER ST
33	332.54	66508	52	DE BONA HOLDINGS LLC	3061396000 5104-5108 W CENTER ST
	324	64800	100	33TH & CENTER PROPERTY LLC	3090816100 3302 W CENTER ST
323.33	323.33	64666	62	JNF PROPERTIES LLC	
	775	04400	TOO		מסוגרוסמר

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72802.87	46317.74 72802.87				
13016.5	1000	2603300	100	MASTER LOCK	250T/3T000 Z000 N 3ZND 3I
7716.24	1000	1543248	48	COMMUNITY WITHIN THE CORRIDOR, LP	61731000 2600 N 33ND ST
4277	1000	855400	100	MREPOLLC	3091281000 2221 W CENTER ST
3471.5	1000	694300	100	KALS SERV INC	3791105100 5531 W CENTER ST
2760.5	0	552100	100	AMERIKAN LLC	9115A000 S750 W ABBI ETON AV
2158.5	1000	431700	100	VILAVINC	3070906110 2703 N SHEBNAN BI
1431.54	1000	286308	54	ACCEPT - WERNETTE, CAROLD	3291911000 5219-5225 W CENTER ST
1393	1000	278600	100	BOBERT H WERNITTE CAROLI	3280302000 4905-4915 W CENTER ST
1307.5	1000	261500	100	INCUSONIS SOLIL FOOD BEDIEVED	3281663000 4519-4521 W CENTER ST
C.CCTT	TOOOT	20700	400	MOHAMMED OASED IABABA	3060826000 5622 W CENTER ST
11535	1000	230700	50	MAGNOLIA REALTY I LLC	3290442000 5301-5309 W CENTER ST
1143	1000	228600	100	TAREK FLEIFEL	3060799000 5704-5708 W CENTER ST
1036.5	1000	207300	100	ASC TRUST	3280335000 5007-5009 W CENTER ST
987.35	0	197470	62	GREATER PRAISE COMMUNITY	5291816000 5401-5413 W CENTER ST
964.5	964.5	192900	100	2825 N 38TH STREET LLC	3201801000 3319-5331 W CENTER ST
949.5	949.5	189900	100	BIG A LOW BABIES LEARNING CENTER LLC	3201801000 5330 W CENTER ST
941.5	941.5	188300	100	MNALPROPERTY LLC	3771/07000 3/23-3/25 W CENTER ST
896	896	179200	100	BIG WASH LLC	771583000 3733 3730 W CENITED ST
836	836	167200	100	KELLY S LANDRY	3070217100 5030 W CENTER ST
832.75	832.75	166550	50	TALLAC A ALCANIENACAL	3780476000 4823 W. CENTED ST



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Details

Description

Reports

Body Name:

BUSINESS IMPROVEMENT DISTRICT BOARD #39 (CENTER STREET)

Type:

Board or Commission

Meeting location: Calendar (0)

Boards and Commission Members (7)

Sponsored Legislation (0)

7 records Group	Export Term: Curre	ent				
Person Name	Title	Start Date	End Date	E-mail	Web Site	Appointed By
The state of the s	The second secon					Appointed by
Catina Harwell-Young	Member	7/18/2023	7/18/2026*		Leanne	
Charles McCoy	Member	5/22/2023	5/23/2026*			Mayor Tom Barrett
Lee Menefee	Member	4/24/2024	4/24/2027*			Mayor Cavalier Johnson
Mikal Wesley	Member	5/5/2021	5/5/2024*			Mayor Cavalier Johnson
Philip Blank	Member	9/30/2024	9/30/2027*	rmack@milwaukee.gov		Mayor Tom Barrett
Rickey Potts	Member	6/12/2024	6/12/2027*	mackeminvadkee, gov		Mayor Cavalier Johnson
Tremerell Robinson	Member	8/7/2024	8/7/2027*			Mayor Cavalier Johnson Mayor Cavalier Johnson



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission
NIDC
September 12; 2005

Rocky Marcoux

Martha L. Brown Deputy Commissioner

To the Honorable Common Council Community Economic Development Committee City of Milwaukee Affendix &

Dear Committee Members:

On September 12, 2005 the City Plan Commission held a public hearing regarding a petition to the City of Milwaukee to create the Business Improvement District Number Thirty-Nine (Center Street). The district would generally include business properties along West Center Street between North 33rd Street and West Appleton Avenue. The map for the BID was revised to remove two industrial properties located east of North 33rd Street that were also located within the boundary for BID No. 37.

Section 66.1109 of the State statutes allows businesses within such a district to develop, manage and promote the district, and to establish an assessment method to fund these activities.

Business improvement District No. 39 will be used to improve the image of the area, to improve negative perceptions of crime/safety, to increase the number and variety of businesses in the area, to coordinate public improvements and to protect and preserve the historical significance and integrity of structures in the area.

Based on this information, the commission felt that the establishment of the business improvement district would be a positive step for the general area and therefore at its September 12, 2005 meeting approved the establishment of BID No. 39 based on the revised map.

Sincerely,

Rocky Marcoux

Executive Secretary

City Plan Commission of Milwaukee

ca:

R. Manuel

File:

309 North Broadway, Milwaukee, Wisconsin, Phone (414) 286-5900

Mailing Address: P.O. Box 324, Milwaukee, WI, 53201-0324, Web Site: www.mkedod.org

T.D.D. Numbers: Rant Assistance 286-2921 and Community Services 286-3504



BID 39 – Annual Report

AUGUST 2024 - AUGUST 2025

The Center of What's Happening!!

BID 39 – The Center Street Marketplace

<u>Board of Directors:</u> Rickey RP Potts (Chair), Charles McCoy (Vice Chair), Philip Blake (Treasurer), Board members: Tremerell Robinson, Catina Harwell-Young, Mikal Wesley, Lee Menefee - Executive Director: Dr. Jennifer Potts

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"Meet me on Center Street"

BID 39 - At-A-Glance

Mission, Vision, & Priorities

The sole Mission of the Business Improvement District #39 is "Cleaning up the Quality of Life" while normalizing doing business. This mission is encapsulated within our BID Logo and serves as a reminder that having a variety of services is key, however, to have a quality of life; a safe and clean business environment is necessary and shaking hands is professional, as our business district is. Our Vision encompasses not only retaining current businesses and making sure that their needs are met but also attracting and cultivating new businesses into vacant or dormant commercial properties. Our Priorities are surrounded by the constant realization that small business awareness is key in a busy commercial corridor. Shopping locally and having an awareness of customer needs continually rises to the top as a priority need to achieve equity, sustainability, and business longevity.

Total assessed properties within the district

BID 39 is situated within a busy commercial corridor in the heart of Milwaukee's central city on the Northside – from 29th and Center Street through 60th and Center Street, with several businesses adjacent to Center Street. Currently, the properties located within the BID district exceed 9 million dollars in value. The BID utilizes the assessment funds to focus on current property and business owner viability; of which is shone through via "Shop Center Street" and other outreach opportunities. The BID also has recruited some dynamic businesses into the commercial corridor through the sustained work of each board member. Our Shop Center Street event places a push to market and raise awareness of the benefits of shopping locally. The projected BID assessment for 2026 is approximately \$46,000.00 of which is increased by appx. \$6,000 from 2025.

Strategic Highlights

In 2024 - 2025 (through the current month of August) the BID39 Board of Directors are connected to the current businesses, prospective business owners, new businesses, and the community. We provided outreach and opportunities for marketing, grants, and education. We have actively marketed the BID message to all property and business owners by the BID 39 social and in person sites, to include. Instagram and Facebook page, face to face interactions, as well as creative and timely flyers and brochures regarding business building opportunities as well as sensitive issues that arise. The Center Street BID is an active participant in the residential and business community, boasting membership on committees such as HWY 175 and One MKE.

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Business/Community mixture & Engagement

With the dynamics of BID 39 we have laid the foundation for the local community to patronize the businesses and support their efforts. Since BID 39 hosts developmental opportunities for board members to engage stakeholders and participate in community events, there is a wide array of activities, some are:

- Small business memberships and connections: Visit MKE, the Wisconsin Black Chamber of Commerce, as well as the Business Information sessions through Wisconsin Economic Development Corp, while collecting information sharing and resource generating.
- High level participation with neighborhood associations and groups to include the Middle.
 Ground, Inc., Center Peace Block Club, Metcalf Park, Sherman Phoenix, and the Sherman Park
 Community Association as an agency of which information is received and shared.
- Participated in Mayor Cavalier Johnsons State of the City Address 2024.
- Is a member of the Milwaukee Public Schools Community initiative as of August 2024.
- Participated in the U. S. Global Leadership Coalition Global Impact Project events and info. Sharing.
- An active participant of the "Growing MKE" initiative.
- Continued support to the Little Free Library systems that the BID sponsors in the Commercial Corridor and neighborhoods.
- Supported the Center for Leadership of Afrikan Women's Wellness (CLAWW) on July 27, 2025.
- Is a member of the Milwaukee County Sheriff's Departments Operation Summer Guardian
 2025
- Utilizing fully developed marketing materials, including brochures & flyers.

•



- Hosted the BID 39 Small Business Saturday initiative in 2025 (7th year Business Champion).
 BID 39 is supported by the US Small Business Administration for resources of which are shared within our commercial corridor small businesses.
- An active participant of the U.S. Military Service Academy Selection team on behalf of US Senator Tammy Baldwin.
- Sponsored the "BID 39 Community Cleanup All Hands-on Deck" in 2024 and 2025, in the BID 39 Commercial Corridor and Neighborhood. Also supported youth stipends for their engagement.
- Connected BID39 Businesses and residents to the *Veterans Community*. Tabled and participated in Veterans Events in Milwaukee.
- A Strong Partner with the Wisconsin 175 Study "Reimagining WIS175" starting in February 2023 until 2025. BID39 was a sponsored partner and led informational sessions, marketing, as well as tabling for information and survey generation, through a formal partnership.
- Participated in the 2025 MKE Business Now Entrepreneurship Summit hosted by Alderwoman Milele A. Coggs on in January 2025. The BID reached many individuals that were interested in connecting to the Center Street BID for resources and information.
- Participated in the LT Governors Small Business Academy
- Sponsored the BID 39 Holiday Celebration at Charquise Hall, 3914 West Center Street on December 2024 – all BID 39 businesses and patrons were invited, it was a great turnout and networking event.
- Hosted "Shop Center Street" events on August 9, 2025, to include a "Stand Up for Small Businesses", where 32 BID businesses were awarded a plaque and recognition for their service and infusion to Center Street. Also, we hosted a Cease-Fire, led by the Board Chair (R.P.), we concluded with a "meet the board members", event at Charquise Boutique Hall, a BID 39 business.

BID 39 Core Programs

BID 39 does not have any employees, all board members are volunteers. The BID Executive Director was formerly an employee in past years; however, the BID added a small stipend to the budget for the Executive Director. The BID is a vehicle to connect people to resources, including start up businesses.

Economic Development

The BID is committed to the ongoing development of Center Street. Through the Center Street Economic Development Corporation, Inc, the intent that forward movement will occur. Nonprofit will shine a light on the actual needs of the central city BIDs, including Center Street. The BID engaged with Jump Consulting in early 2025 for suggestions on infusion of forward movement for the EDC, with limited resources.

The BID 39 has and continues to connect business owners to the City of Milwaukee to utilize the grant products when available for business improvement. BID 39 is a vehicle for many of the small business owners who are seeking guidance, funds, as well as training in the City of Milwaukee. Resources are highly shared, and much time is spent working with business owners of whom are seeking assistance and guidance for code violations, a gap in funding of their capital projects, business to resident issues, landlord/tenant issues, lease problems, occupancy permit guidance, sales tax rule guidance, and how to do business with a lack of resources.

<u>Debt Service</u> – to date, BID39 has no debt service.

The Center Street Economic Development Corporation, Incorporated (CSEDC)

This vehicle has allowed the BID to compete for nonprofit dollars to build the economic landscape on Center Street as well as position the BID for sustainable growth through nonprofit investment. The CSEDC has an inaugural board seated and is eager to start board development. The BID and the EDC share a new space within the Community Within the Corridor on Center Street (as of late August 2025). The Center Street EDC, Inc. was the recipient of a grant from the Greaer Milwaukee Foundation in the amount of \$20,000. The grant funds were being used for startup operational costs. CSEDC is a subsidiary of the Center Street BID, as many of the board members are shared, as well as the fact that CSEDC receives most of the funding from the BID 39 at this time (as of August 2025). CSEDC is in the process of seeking resources, as well as a permanent board of directors for a 3-year commitment.

Marketing & Branding

BID 39 boasts several marketing strategies for the entire corridor, as well as individual businesses. We certainly use Facebook for marketing, including boosting posts. The BID is visible in the landscape of Milwaukee through the hard work and tenacity of the board members and leadership. BID39 has had a website refresh, allowing a local vendor to help with the infusion of tools on the website. The BID has video graphics as of August 2025, as well as in person touchpoints with every business with their doors open and receptive to the BID and the work of the BID.

The BID has provided multiple levels of Window Signage, new and refreshed brochures regarding the BID Facebook page, as well as the Instagram (SHOPCENTERSTREETMKE) blast. The BID also sponsors events within the Business District that have a focal point on maintaining the streets (cleanup

projects), and flyer distribution as well as local events that add value to our commercial corridor and image.

In closing, with the infusion of the Center Street Economic Development Corporation, Inc. the BID is positioned to be a part of the dynamic change on Center Street. With focus and intent. It is the BIDs goal to stabilize doing business on Center Street with normalcy. The BID is also seeking grant funding to sustain the mission.

Officers, Board Members, & Director:

R.P. Potts, Chairperson
Charles McCoy, Vice Chairperson
Philip Blake, Treasurer
Tremerell Robinson, Board Member
Catina Harwell-Young, Board Member
Mikal Wesley, Board Member (Community within the Corridor – Que El Amin and Ray Boynes)
Lee Menefee. Board Member

Executive Director:

Dr. Jennifer Potts

Location:

BID 39 – The Center Street Marketplace Community within the Corridor 3100 W. Center Street P.O. Box 100511 Milwaukee, WI 53210 Tel 414.306.3586 www.centerstreetmarketplacebid39.org



CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39 AND AFFILIATE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2024

(With Summarized Totals for the Year Ended December 31, 2023)

with Accountant's Review Report



CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39 AND AFFILIATE

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INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Board of Directors Center Street Marketplace BID #39 and Affiliate Milwaukee, Wisconsin

We have reviewed the accompanying consolidated financial statements of Center Street Marketplace BID #39 and Affiliate (nonprofit organizations), which comprise the consolidated statement of financial position as of December 31, 2024, 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. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

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.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Center Street Marketplace BID #39 and Affiliate and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

To the Board of Directors Center Street Marketplace BID #39 and Affiliate

Summarized Comparative Information

We previously reviewed Center Street Marketplace BID #39 2023 financial statements and in our conclusion dated August 26, 2024, stated that based on our review, we were not aware of any material modifications that should be made to the 2023 financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America. We are not aware of any material modifications that should be made to the summarized comparative information presented herein as of and for the year ended December 31, 2023, for it to be consistent with the reviewed financial statements from which it has been derived.

Supplementary Information

Our review was made primarily for the purpose of expressing a conclusion that there are no material modifications that should be made to the consolidated financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America. The supplementary information included in the consolidated financial statements is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the inquiry and analytical procedures applied in the review of the basic financial statements, and we did not become aware of any material modifications that should be made to such information.

RITZ HOLMAN LLP

Certified Public Accountants

ity Holman LLP

Milwaukee, Wisconsin March 4, 2025

CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39 AND AFFILIATE CONSOLIDATED STATEMENT OF FINANCIAL POSITION DECEMBER 31, 2024

(With Summarized Totals for December 31, 2023) (See Accountant's Review Report)

ASSETS

AGGETG				
		2024		2023
CURRENT ASSETS Cash and Cash Equivalents Prepaid Expenses Total Current Assets	\$	2,368 3,200 5,568	\$	8,167 8,167
OTHER ASSETS Security Deposit Total Other Assets	\$	300	\$	
TOTAL ASSETS	\$	5,868	\$	8,167
LIABILITIES AND NET ASSETS				
LIABILITIES Accounts Payable Total Liabilities	<u>\$</u> \$	3,100 3,100	\$	2,900 2,900
NET ASSETS Without Donor Restrictions Total Net Assets	\$ \$	2,768 2,768	\$ \$	5,267 5,267
TOTAL LIABILITIES AND NET ASSETS	\$	5,868	\$	8,167

CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39 AND AFFILIATE CONSOLIDATED STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2024

(With Summarized Totals for the Year Ended December 31, 2023) (See Accountant's Review Report)

	 2024	 2023
REVENUE		 _
Tax Assessments	\$ 38,465	\$ 39,106
Grant Revenue	20,000	10,000
Other Income	84	8
Total Revenue	\$ 58,549	\$ 49,114
EXPENSES		
Program Services	\$ 45,581	\$ 34,190
Management and General	15,467	10,173
Total Expenses	\$ 61,048	\$ 44,363
CHANGE IN NET ASSETS	\$ (2,499)	\$ 4,751
Net Assets, Beginning of Year	5,267	 516
NET ASSETS, END OF YEAR	\$ 2,768	\$ 5,267

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

CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39 AND AFFILIATE CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES FOR THE YEAR ENDED DECEMBER 31, 2024

(With Summarized Totals for the Year Ended December 31, 2023) (See Accountant's Review Report)

			Maı	nagement			
	F	Program		and			
		Services		Seneral	 2024		2023
						•	
Stipends	\$	13,490	\$	1,510	\$ 15,000	\$	14,270
Professional Fees				8,968	8,968		6,267
Supplies		12,405		1,378	13,783		8,045
Telephone		2,362		263	2,625		3,463
Occupancy		2,062		229	2,291		
Postage		431		48	479		365
Board Activities							87
Technology							213
Safety and Security		55			55		
Donations for Community Cleanup		400			400		797
Travel		791		791	1,582		1,561
Insurance				1,742	1,742		
Membership Dues		587			587		462
Professional Development		148			148		
Marketing		5,527			5,527		882
Community Clean Up		7,323			7,323		7,528
Other Expense				538	 538		423
TOTALS	\$	45,581	\$	15,467	\$ 61,048	\$	44,363

CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39 AND AFFILIATE CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED DECEMBER 31, 2024

(With Summarized Totals for the Year Ended December 31, 2023) (See Accountant's Review Report)

	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES Change in Net Assets Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities	\$ (2,499)	\$ 4,751
(Increase) Decrease in Prepaid Expenses	(3,200)	
(Increase) Decrease in Security Deposit Increase (Decrease) in Accounts Payable	(300) 200	2,900
moreuse (Beoreuse) in Aeseante Fayable		2,000
Net Cash (Used) Provided by Operating Activities	\$ (5,799)	\$ 7,651
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	 8,167	 516
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$ 2,368	\$ 8,167

CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39 AND AFFILIATE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS DECEMBER 31, 2024

(See Accountant's Review Report)

CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39 AND AFFILIATE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS DECEMBER 31. 2024

(See Accountant's Review Report)

NOTE A - Summary of Significant Accounting Policies

Organization

Center Street Marketplace Business Improvement District #39 (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 revitalize and improve the Center Street Marketplace District, located on Center Street on Milwaukee's Northside.

Center Street Marketplace Business Improvement District #39 is exempt from tax as an affiliate of a governmental unit under Section 501(a) of the Internal Revenue Code.

Center Street 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 Center Street Marketplace area. Business Improvement District #39 and Center Street Economic Development Corporation have common board members and accordingly, are consolidated.

Consolidated Financial Statements

The accompanying consolidated financial statements include the accounts of Center Street Marketplace Business Improvement District #39 and the Center Street Economic Development Corporation (an "Affiliate"). Significant intercompany accounts and transactions have been eliminated.

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.

CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39 AND AFFILIATE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS DECEMBER 31. 2024

(See Accountant's Review Report)

NOTE A - Summary of Significant Accounting Policies (continued)

Contributions and Grant Revenue

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

Net assets restricted for acquisition of building or equipment are reported as net assets with donor restrictions until the specified asset is placed in service when the net assets are released to net assets without donor restrictions.

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

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

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.

CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39 AND AFFILIATE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS DECEMBER 31. 2024

(See Accountant's Review Report)

NOTE A - Summary of Significant Accounting Policies (continued)

Accounts Receivable and Credit Losses

The Organization recognizes an allowance for expected credit losses on trade receivables. The expected credit losses are updated by management at each reporting date to reflect changes in credit risk since the financial instrument was initially recognized. The expected credit losses on trade receivables are estimated based on historical credit loss experience, aging analysis, and management's assessment of current conditions and reasonable and supportable expectations of future conditions. The Organization assesses collectability by pooling receivables where similar characteristics exist and evaluates receivables individually when specific customer balances no longer share those risk characteristics and are considered at risk or uncollectible. Accounts receivable balances are charged off against the allowance for credit losses after recovery efforts have ceased. The expense associated with the allowance for expected credit losses is recognized in bad debts expense.

NOTE B - Comparative Financial Information

The financial information shown for 2023 in the accompanying financial statements is included to provide a basis for comparison with 2024 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, 2023, from which the summarized information was derived.

NOTE C - Liquidity

The Organization has \$2,368 of financial assets available to meet cash needs for general expenditure within one year of the statement of financial position date consisting of cash. The Organization does not have a formal policy related to liquidity, however, the intent is to utilize the property assessment revenue which is received annually in February, in the year it is received in accordance with the annual operating plan.

NOTE D - Assessment Income and Concentration of Revenue

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 Center Street area neighborhood. The assessment is calculated based on assessed values of the properties as of every fall. The assessment levied on properties was \$5/\$1,000 for every dollar of assessed property value with a minimum assessment of \$300 and a maximum assessment of \$1,000 for the year ended December 31, 2024.

Approximately 66% of the Organization's revenue was property assessment income from the City of Milwaukee for the year ended December 31, 2024.

An additional 34% of the Organization's revenue was a grant from the Greater Milwaukee Foundation for the year ended December 31, 2024.

CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39 AND AFFILIATE NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS DECEMBER 31, 2024

(See Accountant's Review Report)

NOTE E - Lease Expense

The Organization signed one-year lease agreements in July of 2024. The Organization has elected not to apply the recognition requirements in the FASB Accounting Standards Codification (ASC) 842 to short-term leases (those with a term of 12 or less months) and no expected purchase at the end of the term. Therefore, lease expense is recognized as it is incurred. Lease expense for the year ended December 31, 2024 was \$1,800.

NOTE F - Related Parties

The executive director of the Organization is married to a board member.

NOTE G - Subsequent Events

The Organization has evaluated events and transactions occurring after December 31, 2024, through March 4, 2025, the date the financial statements are available to be issued, for possible adjustments to the financial statements or disclosures.

CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39 AND AFFILIATE CONSOLIDATING SCHEDULE OF FINANCIAL POSITION DECEMBER 31, 2024 (See Accountant's Review Report)

ASSETS

Consolidated Total	2,368 3,200 5,568	300	5,868		3,100	2,768	5,868
Conse	ө Ө	$\boldsymbol{\varphi} \boldsymbol{\varphi} $	⇔		မ	φ $ \varphi $	မှာ
ations			ł				i
Eliminations	в (в)	क क	↔		ω ω	& &	₩
Total	2,368 3,200 5,568	300	5,868		3,100	2,768	5,868
Ĕ	& 	မ	ω		မ	<i>ω</i> <i>ω</i>	₽
Center Street Economic Development Corporation	751 2,300 3,051		3,051	SETS		3,051	3,051
Cente Eco Deve Corp	रु ५	ω ω	↔	IET AS	မေ	φ 	8
Center Street Business Improvement District	1,617 900 2,517	300	2,817	LIABILITIES AND NET ASSETS	3,100	(283)	2,817
Cente Bu: Impro	रु ५	⇔ ↔	↔	ABILITIE	မေ	φ 	₽
	CURKENT ASSETS Cash and Cash Equivalents Prepaid Expenses Total Current Assets	OTHER ASSETS Security Deposit Total Other Assets	TOTAL ASSETS		LIABILITIES Accounts Payable Total Liabilities	NET ASSETS Without Donor Restrictions With Donor Restrictions Total Net Assets	TOTAL LIABILITIES AND NET ASSETS

CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39 AND AFFILIATE CONSOLIDATING SCHEDULE OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2024 (See Accountant's Review Report)

	Cen Bt Impl	Center Street Business Improvement District	Cer De D	Center Street Economic Development Corporation		Total	E li mi	Eliminations	Co	Consolidated Total
REVENUE Tax Assessments Grant Revenue	\$	38,465	↔	20,100	↔	38,465 20,100	∨	(100)	↔	38,465 20,000
Other Income Total Revenue	θ,	84 38,549	φ	20,100	₩	84 58,649	8	(100)	မှာ	84 58,549
EXPENSES Program Services Management and General	↔	33,502 10,597	\$	12,179 4,870	↔	45,681 15,467	↔	(100)	↔	45,581 15,467
Total Expenses	မှာ	44,099	မှ	17,049	&	61,148	\$	(100)	₽	61,048
CHANGE IN NET ASSETS	⇔	(5,550)	\$	3,051	\$	(2,499)	↔		\$	(2,499)
Net Assets, Beginning of Year		5,267				5,267		1		5,267
NET ASSETS, END OF YEAR	ક્ક	(283)	ઝ	3,051	↔	2,768	s	i	ઝ	2,768

CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39 AND AFFILIATE CONSOLIDATING SCHEDULE OF FUNCTIONAL EXPENSES FOR THE YEAR ENDED DECEMBER 31, 2024 (See Accountant's Review Report)

							Center Str	reet Eco	Center Street Economic Development	'elopm	ent				
	Ce	Center Street Business	3usines		mprovement District	ぢ		Corp	Corporation					Cons	Consolidated
	-	Program	Man	Management	Total		Program	Man	Management	-	Total	Elimir	Eliminations		Total
Stipends	8	10,215	↔	1,135	\$ 11,350	\$ 09	3,375	↔	375	ω	3,750	↔	(100)	↔	15,000
Professional Fees		!		7,008	7,008	98	!		1,960	•	1,960				8,968
Supplies		7,057		784	7,841	11	5,348		594		5,942		1		13,783
Telephone		2,362		263	2,625	25			l		1		1		2,625
Occupancy		1,252		139	1,391	31	810		06		006		1		2,291
Postage		431		48	479	62			l		1		1		479
Safety and Security		55		!	7,	55	-		1				1		22
Jonations for Community Cleanup		400		1	400	00			1		1		1		400
Travel		298		298	1,196	96	193		193		386		1		1,582
Insurance				310	310	10			1,432	•	1,432		1		1,742
Membership Dues		287		1	55	287			1		1		1		287
Professional Development		1		1	•	1	148		1		148		1		148
Marketing		3,222		1	3,222	22	2,305		1	. •	2,305		1		5,527
Community Clean Up		7,323		1	7,323	23			ł		1		1		7,323
Other Expense				312	3,	312			226		226				538
TOTAL	\$	33,502	↔	10,597	\$ 44,099	\$ 66	12,179	&	4,870	\$	\$ 17,049	&	(100)	\$	61,048