BUSINESS IMPROVEMENT DISTRICT NO. 39

Center Street Marketplace

"Proposed" OPERATING PLAN

2026

CENTER STREET BID 39

Commerical Corridor

TABLE OF CONTENTS

- Appendix B - District Boundaries
- Appendix C - Projected Assessments
- Appendix D – Board Member List

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. <u>Plan Objectives</u>

- 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. <u>Proposed Activities – Year 2026</u>

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

a. 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**
Safety/Security Initiative - 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:

1. **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 two years, and one member 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.

3. 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.

3. 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

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 tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(b) The planning commission has approved the annexation.

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

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

(3)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(5)

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

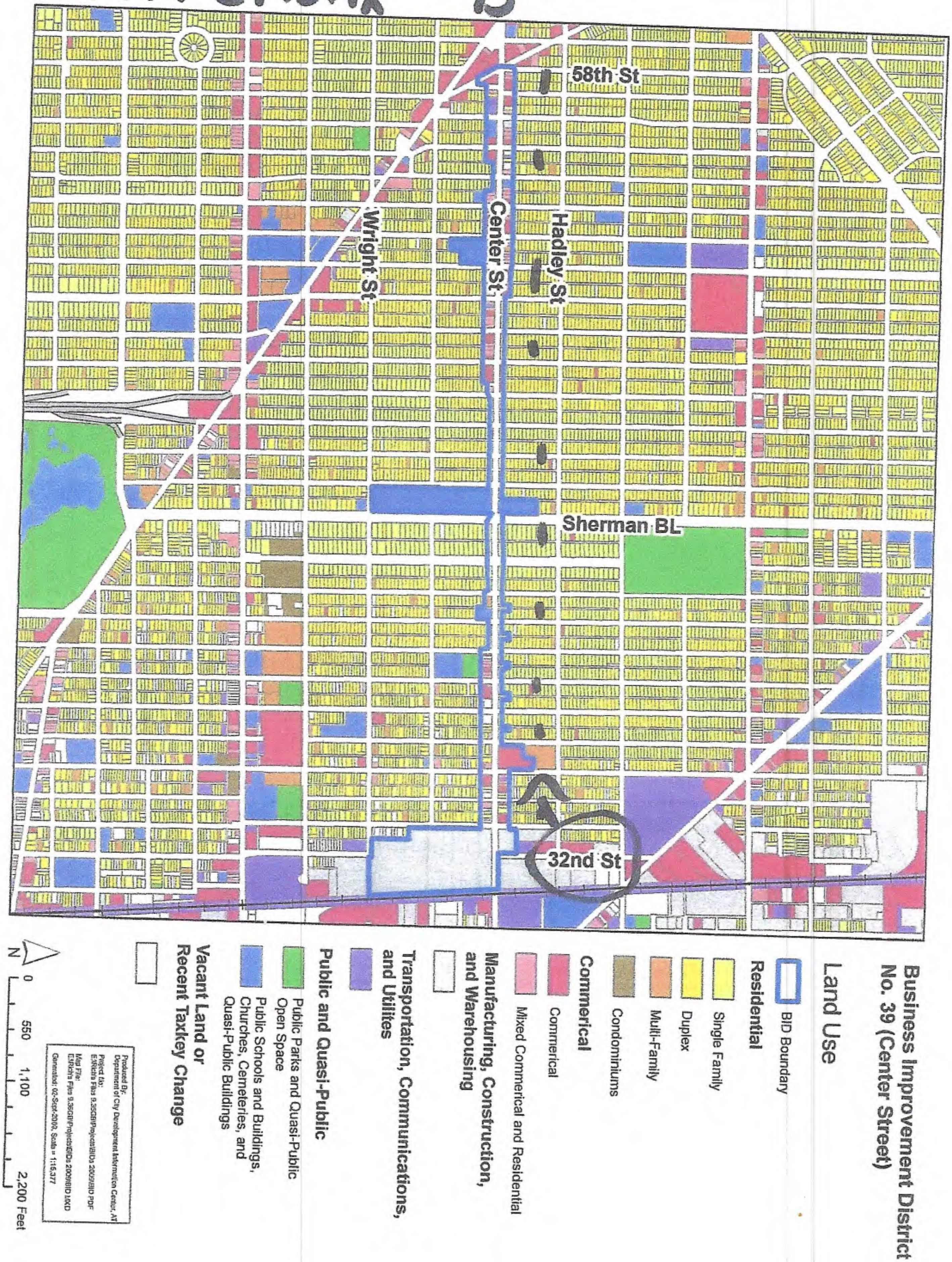
(b) A municipality may terminate a business improvement district at any time.

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

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

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

Appendix "B"



58th St
Wright St
Center St
Hadley St
Sherman BL
32nd St
Business Improvement District No. 39 (Center Street)
Land Use
BID Boundary
Residential
Single Family
Duplex
Multi-Family
Condominiums
Commerical
Commerical
Mixed Commerical and Residential
Manufacturing, Construction, and Warehousing
Transportation, Communications, and Utilities
Public and Quasi-Public
Public Parks and Quasi-Public Open Space
Public Schools and Buildings, Churches, Cemeteries, and Quasi-Public Buildings
Vacant Land or Recent Taxkey Change
N
0 550 1,100 2,200 Feet

Appx "C" Proposed Assmt.

Taxkey	Address	Owner1	Percent Comm	BID Assessble V	BID 39 Assessment	BID 39 Assessment
3261439000	3319 W CENTER ST	ARTHUR F BRANDT, TRUSTEE	100	1800	300	9
3280404000	4709-4711 W CENTER ST	ANNIE PERTEET	100	2200	300	11
3271502000	3501-3509 W CENTER ST	THE CITY CAB LLC	100	3000	300	15
3280403000	4703 W CENTER ST	KEYSTONE ACCOUNTING	100	3600	300	18
3090859000	3424-3426 W CENTER ST	WAGIHAH M FARRAH	100	5200	300	26
3061233000	5318 W CENTER ST	WILLIE DAVIS	100	8000	300	40
3061205000	5430 W CENTER ST	MUNIR S AWAN	100	10000	300	50
3080367000	4012-4014 W CENTER ST	TIM L BELIN	11	11154	300	55.77
3271584100	3731-3733 W CENTER ST	MARLO A TRIGGS	58	12064	300	60.32
3261436110	3327-3329 W CENTER ST	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
3271076000	3805-3809 W CENTER ST	AJ IMPROVEMENTS LLC	50	38350	300	191.75
3271541000	2677-2679 N 36TH ST	MCCOY INVESTMENTS LLC	32	39040	300	195.2
3080986000	3812-3814 W CENTER ST	PAULETTE A BLAKE	50	39800	300	199
3280306000	4933-4935 W CENTER ST	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
3271078000	3817-3819 W CENTER ST	JENNIFER POTTS	52	41808	300	209.04
3061395000	5100-5102 W CENTER ST	FESS PROPERTIES LLC	25	43250	300	216.25
3061400000	5124-5126 W CENTER ST	DEDAI ENTERPRISE LLC	31	43369	300	216.845
3280425000	4823-4827 W CENTER ST	STEVE SIMON	50	45300	300	226.5
3271501000	2667-2669 N 35TH ST	CITY CAB, LLC	100	46100	300	230.5
3061398000	5114-5116 W CENTER ST	L E A D E R OF MILW INC	52	47996	300	239.98
3280304000	4925-4927 W CENTER ST	MICHAEL S WISNIEWSKI	29	48053	300	240.265
3280337000	5029-5031 W CENTER ST	V&N NASH REAL ESTATE-GROUP LLC	35	48370	300	241.85
3061368000	5220 W CENTER ST	BERRADA PROPERTIES 98 LLC	30	51360	300	256.8
3271082100	3833 W CENTER ST	DIMPLE KAUR	100	56500	300	282.5
3061401000	5128-5130 W CENTER ST	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
3290417100	5233 W CENTER ST	MICHAEL S WISNIEWSKI	50	61200	306	306
3061232000	5312-5314 W CENTER ST	MCKENNA REAL ESTATE LLC	39	64155	320.775	320.775

3261401100	2672 N 35TH ST	RAMAHI 2672 LLC	100	64400	322	322	
3280424000	4819-4821 W CENTER ST	JNF PROPERTIES LLC	62	64666	323.33	323.33	
3090816100	3302 W CENTER ST	33TH & CENTER PROPERTY LLC	100	64800	324	324	
3061396000	5104-5108 W CENTER ST	DE BONA HOLDINGS LLC	52	66508	332.54	332.54	
3061114000	5506-5510 W CENTER ST	MICHAEL A NEMBHARDT	50	67750	338.75	338.75	
3271079000	3821-3823 W CENTER ST	JERMAINE PETERSON	64	68416	342.08	342.08	
3060801000	5724 W CENTER ST	AJM MANAGEMENT LLC	58	69716	348.58	348.58	
3061116000	5518-5522 W CENTER ST	BRENDA F JOHNSON	50	72050	360.25	360.25	
3280334000	5001-5005 W CENTER ST	5001 LLC	38	72086	360.43	360.43	
3061113000	5502 W CENTER ST	PACHEFSKY PROPERTY LLC	100	72400	362	362	
3291101100	5431 W CENTER ST	TOWER SITES INC	100	73100	365.5	365.5	
3280303000	4917-4921 W CENTER ST	THE LOVE-SHAW BUILDING LLC	100	73200	366	366	
3280338000	5033-5035 W CENTER ST	HIKMAT ALGALLY	50	74400	372	372	
3280421000	4801 W CENTER ST	MILWORTH PROPERTY MANAGEMENT LLC	100	74500	372.5	372.5	
3090856000	3412-3414 W CENTER ST	ALFAOMEGA LLC	67	74772	373.86	373.86	
3061115000	5512-5516 W CENTER ST	BRENDA F JOHNSON	50	81100	405.5	405.5	
3281632000	4419-4421 W CENTER ST	OMARLO PHILLIPS	60	84060	420.3	420.3	
3280408000	2666 N 48TH ST	ANDERSON INV HOLDINGS 2666 N 48TH ST L	100	84600	423	423	
3061117000	5530 W CENTER ST	HATIM BADANI	100	84700	423.5	423.5	
3281662000	4527 W CENTER ST	MILAM INC	100	88200	441	441	
3080399000	3912-3914 W CENTER ST	CHARLES MCCOY	56	88592	442.96	442.96	
3271077000	3813 W CENTER ST	REID'S NEW GOLDEN GATE	100	90700	453.5	453.5	
3061366100	5204 W CENTER ST	5204 CENTER LLC	100	91100	455.5	455.5	
3060800000	5716-5720 W CENTER ST	AJM MANAGEMENT LLC	40	94120	470.6	470.6	
3280406000	4723-4727 W CENTER ST	B.I.G. ENTERPRISE LLC	100	96800	484	484	
3070934000	4402-4412 W CENTER ST	RABI HUSSEIN	100	99300	496.5	496.5	
3061231000	5306-5310 W CENTER ST	ALREADY HALL & CELEBRATION LLC	50	102950	514.75	514.75	
3070992000	4620-4630 W CENTER ST	CENTER STREET FOODS LLC	59	103722	518.61	518.61	
3070213000	5004 W CENTER ST	5004 W CENTER STREET LLC	100	104400	522	522	
3061230000	5302 W CENTER ST	ISAAC A GREEN	100	114400	572	572	
3271584200	2664-2674 N 38TH ST	MICHELLE L RODGERS	100	116900	584.5	584.5	
3271582000	3715-3719 W CENTER ST	MOSES A DREW	100	130200	651	651	
3281694000	4619-4621 W CENTER ST	BJB INVESTMENT VENTURES LLC	100	137300	686.5	686.5	
3070907000	2702 N 44TH ST	A&L HUSSEIN LLC	78	141024	705.12	705.12	
3061201000	2707 N 54TH ST	MINI MIRACLES LEARNING CEN LLC	50	144200	721	721	
3060824000	5600 W CENTER ST	WESLEY INSURANCE AGENCY INC	63	145971	729.855	729.855	
3061369000	5224-5232 W CENTER ST	MIKE S WISNIEWSKI	51	152643	763.215	763.215	
3280405000	4715-4719 W CENTER ST	MAGNOLIA REALTY I LLC	100	159700	798.5	798.5	
3280422000	4805-4811 W CENTER ST	MILWORTH PROPERTY MANAGEMENT LLC	50	162850	814.25	814.25	

3290443000	5311-5317 W CENTER ST	MIKE S WISNIEWSKI	50	166550	832.75	832.75	
3280426000	4833 W CENTER ST	KELLY S LANDRY	100	167200	836	836	
3070217100	5030 W CENTER ST	BIG WASH LLC	100	179200	896	896	
3271583000	3723-3729 W CENTER ST	MNAT PROPERTY LLC	100	188300	941.5	941.5	
3271407000	3933 W CENTER ST	BIG A LOW BABIES LEARNING CENTER LLC	100	189900	949.5	949.5	
3291801000	5319-5331 W CENTER ST	2825 N 38TH STREET LLC	100	192900	964.5	964.5	
3291816000	5401-5413 W CENTER ST	GREATER PRAISE COMMUNITY	62	197470	0	987.35	
3280335000	5007-5009 W CENTER ST	ASC TRUST	100	207300	1000	1036.5	
3060799000	5704-5708 W CENTER ST	TAREK FLEIFEL	100	228600	1000	1143	
3290442000	5301-5309 W CENTER ST	MAGNOLIA REALTY I LLC	50	230700	1000	1153.5	
3060826000	5622 W CENTER ST	MOHAMMED QASED JARABA	100	261500	1000	1307.5	
3281663000	4519-4521 W CENTER ST	JACKSON'S SOUL FOOD REDIFINED LLC	100	278600	1000	1393	
3280302000	4905-4915 W CENTER ST	ROBERT T WERNETTE, CAROL J	54	286308	1000	1431.54	
3291911000	5219-5225 W CENTER ST	MILAM INC	100	431700	1000	2158.5	
3070906110	2703 N SHERMAN BL	AMERIKAN LLC	100	552100	0	2760.5	
3291154000	5758 W APPLETON AV	KALS SERV INC	100	694300	1000	3471.5	
3291105100	5521 W CENTER ST	MKEPO LLC	100	855400	1000	4277	
3091281000	2758 N 33RD ST	COMMUNITY WITHIN THE CORRIDOR, LP	48	1543248	1000	7716.24	
3261731000	2600 N 32ND ST	MASTER LOCK	100	2603300	1000	13016.5	
					46317.74	72802.87	

Appx. "D"

City of Milwaukee Wisconsin

LEGISLATIVE RESEARCH CENTER

powered by Legistar InSite

Sign In

For Assistance

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: Current

Person Name	Title	Start Date	End Date	E-mail	Web Site	Appointed By
Catina Harwell-Young	Member	7/18/2023	7/18/2026*			Mayor Tom Barrett
Charles McCoy	Member	5/22/2023	5/23/2026*			Mayor Cavalier Johnson
Lee Menefee	Member	4/24/2024	4/24/2027*			Mayor Cavalier Johnson
Mikal Wesley	Member	5/5/2021	5/5/2024*			Mayor Tom Barrett
Philip Blank	Member	9/30/2024	9/30/2027*	rmack@milwaukee.gov		Mayor Cavalier Johnson
Rickey Potts	Member	6/12/2024	6/12/2027*			Mayor Cavalier Johnson
Tremerell Robinson	Member	8/7/2024	8/7/2027*			Mayor Cavalier Johnson

City of Milwaukee

Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission
NIDC

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

September 12, 2005

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

Appendix E

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

cc: R. Manuel

File:

809 North Broadway, Milwaukee, Wisconsin, Phone (414) 286-5900
Mailing Address: P.O. Box 324, Milwaukee, WI, 53201-0324, Web Site: www.mkedcd.org
T.D.D. Numbers: Rent Assistance 286-2921 and Community Services 286-3504

CENTER STREET BID 39

Commerical Corridor

BID 39 – Annual Report

AUGUST 2024 - AUGUST 2025

The Center of What's Happening!!

BID 39 – The Center Street Marketplace

Tel 414.306.3586 P.O. Box 100511 Milwaukee, WI 53210 www.centerstreetmarketplacebid39.org

Board of Directors: 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

"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.

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.

Debt Service – to date, BID39 has no debt service.

The Center Street Economic Development Corporation, Incorporated (CSEDC)

The Center Street Economic Development Corporation was granted IRS 501C3 approval in July 2023. 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

Approved by the BID 39 Board of Directors on August 12, 2025 / Jp

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

RitzHolman CPAs

CENTER STREET MARKETPLACE BUSINESS IMPROVEMENT DISTRICT #39 AND AFFILIATE

TABLE OF CONTENTS

RitzHolman CPAs

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
RITZ HOLMAN LLP
Certified Public Accountants

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

	2024	2023
CURRENT ASSETS		
Cash and Cash Equivalents	$ 2,368	$ 8,167
Prepaid Expenses	3,200	---
Total Current Assets	$ 5,568	$ 8,167
OTHER ASSETS		
Security Deposit	$ 300	$ ---
Total Other Assets	$ 300	$ ---
TOTAL ASSETS	$ 5,868	$ 8,167

LIABILITIES AND NET ASSETS

	2024	2023
LIABILITIES		
Accounts Payable	$ 3,100	$ 2,900
Total Liabilities	$ 3,100	$ 2,900
NET ASSETS		
Without Donor Restrictions	$ 2,768	$ 5,267
Total Net Assets	$ 2,768	$ 5,267
TOTAL LIABILITIES AND NET ASSETS	$ 5,868	$ 8,167

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

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)

	Program Services	Management and General	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

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

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	$ (2,499)	$ 4,751
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
(Increase) Decrease in Prepaid Expenses	(3,200)	---
(Increase) Decrease in Security Deposit	(300)	---
Increase (Decrease) in Accounts Payable	200	2,900
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

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

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.

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.

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.

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

	Center Street Business Improvement District	Center Street Economic Development Corporation	Total	Eliminations	Consolidated Total
CURRENT ASSETS					
Cash and Cash Equivalents	$ 1,617	$ 751	$ 2,368	$ ---	$ 2,368
Prepaid Expenses	900	2,300	3,200	---	3,200
Total Current Assets	$ 2,517	$ 3,051	$ 5,568	$ ---	$ 5,568
OTHER ASSETS					
Security Deposit	$ 300	$ ---	$ 300	$ ---	$ 300
Total Other Assets	$ 300	$ ---	$ 300	$ ---	$ 300
TOTAL ASSETS	$ 2,817	$ 3,051	$ 5,868	$ ---	$ 5,868

LIABILITIES AND NET ASSETS

	Center Street Business Improvement District	Center Street Economic Development Corporation	Total	Eliminations	Consolidated Total
LIABILITIES					
Accounts Payable	$ 3,100	$ ---	$ 3,100	$ ---	$ 3,100
Total Liabilities	$ 3,100	$ ---	$ 3,100	$ ---	$ 3,100
NET ASSETS					
Without Donor Restrictions	$ (283)	$ 3,051	$ 2,768	$ ---	$ 2,768
With Donor Restrictions	---	---	---	---	---
Total Net Assets	$ (283)	$ 3,051	$ 2,768	$ ---	$ 2,768
TOTAL LIABILITIES AND NET ASSETS	$ 2,817	$ 3,051	$ 5,868	$ ---	$ 5,868

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)

	Center Street Business Improvement District	Center Street Economic Development Corporation	Total	Eliminations	Consolidated Total
REVENUE					
Tax Assessments	$ 38,465	$ ---	$ 38,465	$ ---	$ 38,465
Grant Revenue	---	20,100	20,100	(100)	20,000
Other Income	84	---	84	---	84
Total Revenue	$ 38,549	$ 20,100	$ 58,649	$ (100)	$ 58,549
EXPENSES					
Program Services	$ 33,502	$ 12,179	$ 45,681	$ (100)	$ 45,581
Management and General	10,597	4,870	15,467	---	15,467
Total Expenses	$ 44,099	$ 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	---	5,267
NET ASSETS, END OF YEAR	$ (283)	$ 3,051	$ 2,768	$ ---	$ 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 Street Business Improvement District			Center Street Economic Development Corporation				Consolidated
	Program	Management	Total	Program	Management	Total	Eliminations	Total
Stipends	$ 10,215	$ 1,135	$ 11,350	$ 3,375	$ 375	$ 3,750	$ (100)	$ 15,000
Professional Fees	---	7,008	7,008	---	1,960	1,960	---	8,968
Supplies	7,057	784	7,841	5,348	594	5,942	---	13,783
Telephone	2,362	263	2,625	---	---	---	---	2,625
Occupancy	1,252	139	1,391	810	90	900	---	2,291
Postage	431	48	479	---	---	---	---	479
Safety and Security	55	---	55	---	---	---	---	55
Donations for Community Cleanup	400	---	400	---	---	---	---	400
Travel	598	598	1,196	193	193	386	---	1,582
Insurance	---	310	310	---	1,432	1,432	---	1,742
Membership Dues	587	---	587	---	---	---	---	587
Professional Development	---	---	---	148	---	148	---	148
Marketing	3,222	---	3,222	2,305	---	2,305	---	5,527
Community Clean Up	7,323	---	7,323	---	---	---	---	7,323
Other Expense	---	312	312	---	226	226	---	538
TOTAL	$ 33,502	$ 10,597	$ 44,099	$ 12,179	$ 4,870	$ 17,049	$ (100)	$ 61,048