



NEAR WEST SIDE

A Neighborhood of Neighborhoods

BUSINESS IMPROVEMENT DISTRICT 10

2019 OPERATING PLAN



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Executive Director
Near West Side Partners, Inc.

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BACKGROUND

In 1984, the Wisconsin legislature created Sec. 66.608 (currently Sec. 66.1109) of the Statutes enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "...to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.) On October 30, 1992, the Common Council of the City of Milwaukee, by Resolution File Number 921091, created BID No. 10 - Avenues West and adopted its initial Operating Plan for the year 1993.

Section 66.1109 (3) (b), Wisconsin Statutes, requires that a BID Board "... shall annually consider and may make changes to the operating plan... The Board shall then submit the operating plan to the local legislative body for its approval." The Board of Business Improvement District No. 10 submits this Operating Plan for the year 2019 in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of activities described in the initial BID Operating Plan. Therefore, it incorporates by reference the earlier plans adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.1109, Wisconsin Statutes, and the proposed changes for 2019. It does not repeat the background information which is contained in the original plan nor include the Business Improvement District Statute, original petitions from property owners, or BID No. 10 Bylaws.

In 2016, the BID 10 Board approved the expanding the boundaries of the BID to include properties west and north. This expansion is reflected in the attached maps.

PHYSICAL SETTING

BID 10 is bounded by Interstate 43 on the east, Highway 41 on the west, Interstate 94 on the south and on the north by Vliet Street west of 27th Street and Highland Boulevard east of 27th Street. It includes the four primary arterials on the near west side of Milwaukee: 27th Street, 35th Street, Wisconsin Avenue and Vliet Street. In addition, there are several commercial corridors, including areas on St. Paul Avenue, Clybourn Street, Michigan Street, Kilbourn Avenue, Wells Street, State Street and others. A map of the District is provided in Appendix A.

PLAN OBJECTIVES

The objective of Business Improvement District No. 10 is, as stated in its first year, to "...continue the revitalization and improvements of a portion of Milwaukee's near west side." This objective is intended to be accomplished by maximizing both human and capital resources through the operation of an office whose staff implements and promotes activities determined appropriate by the board of directors in achieving the District's objective. The District has a continuing contract starting in 2016 with Near West Side Partners, Inc. as the agency to provide staffing and implementation in 2019.

Near West Side Partners, Inc. is a Section 501(c)(3) organization dedicated to revitalizing and sustaining the Near West Side of Milwaukee as a thriving business and residential corridor, through collaborative efforts to promote commercial corridor development, improved housing, unified neighborhood identity and branding, and greater safety for residents and businesses.

Near West Side Partners, Inc. envisions a vibrant Near West Side with a well-balanced mix of residential neighborhoods and business corridors that is thriving because it offers:

1. A safe and welcoming environment for employees, residents and visitors;
2. Residential neighborhoods that are attractive to those working in the area;
3. A distinct neighborhood identity and brand that is attractive to employers, employees, residents and visitors; and
4. A vibrant mix of commercial corridor development that serves the needs of those living and working on the Near West Side.

PROPOSED ACTIVITIES

The principal activities to be undertaken during 2019 are intended to result in enhanced neighborhood safety, improved area image, new development, and the increased value of present improvements. Possible staff activities include:

1. Direct and/or collaborate with other agencies (including Near West Side Partners, Inc.) in the implementation of long range plans approved by the Board;
2. Encourage all commercial buildings to be maintained graffiti-free, and financially support and coordinate the means to accomplish this goal;
3. Encourage and support facade improvements to commercial properties within the BID, with emphasis on the SOHI District (27th street), 35th Street, Wisconsin Avenue, Vliet Street and other commercial corridors;
4. Advise area businesses on safety and security measures and serve as liaison with the security offices of area institutions, the Community Prosecution Unit (CPU) and the Milwaukee Police Department;
5. Work with owners and managers of private and public property to encourage quality maintenance and management of their properties;
6. Provide staff assistance to property owners and developers who are engaged in property improvements and redevelopment activities;
7. Market and provide visual enhancement of the Near West Side's seven neighborhoods; and
8. Coordinate with economic development programs of area organizations, institutions and government agencies.

PROPOSED EXPENDITURES

Recognizing that it is beyond the resources and capacity of Business Improvement District No. 10 to address every significant issue affecting the Near West Side area, the Board shall set priorities for expenditures based on cost effectiveness and fulfillment of the goals of the BID. Grants may be awarded during the program year that are not presently identified as such but fit within the intent of the Operating Plan.

Functional expenditures are anticipated to be in the approximate amounts set forth in Table 1 below.

FINANCING METHOD

It is proposed that \$322,301 will be obtained from assessments on property within the District. (See Appendix B.) The assessment method is described in the Method of Assessment Section of this plan. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

TABLE 1: INCOME AND EXPENDITURES

BID Income	
Assessments (338 parcels)	\$322,301
Local Initiative Support Corp. / Other Grants	\$42,500
Miscellaneous Revenue	\$1,180
Total Revenue	\$365,981
BID Expenses	
Total Personnel	\$282,474
Other Personnel Expenses	\$15,290
Non-Personnel Expenses	\$63,582
Total Expense	\$361,346
Net Income	(0)

Income for the BID comes from the assessments as explained in section, Assessment Rate and Method, page 11. The BID saw a funding increase due to several new properties being assessed in the BID. The BID is also including a Local Initiatives Support Corporation (LISC) Federal Capacity Grant in the amount of \$42,500 to be included in revenue for capacity building. These funds will be dedicated to staffing costs in 2019. Miscellaneous revenue of \$1,180 for lighting support and staff earned revenue (honorariums, etc.) is also included.

Personnel Expenses includes salary, benefits and taxes for 3.2 FTE staff paid by the BID. These positions include an executive director, an associate director, part-time office administrator, and part-time finance person.

Other Personnel Expenses include audit fees; graffiti removal; payroll & 401K administration fees; and miscellaneous consulting fees.

Non-Personnel Expenses & all other expenses includes both program and office expenses.

Program expenses includes business grants, event expenses, and funds for security improvements. These funds are dedicated to supporting local business initiatives. Program expense may include (but not be limited to) the following projects and programs, as approved by the BID Board:

- Arts Programming
- Landlord Compact
- Safety and Security Activities and Programming
- Business Recruitment
- Business Retention
- Camera / Surveillance Projects
- Community Outreach
- Educational & Training Programming
- Façade, Security & Signage Grant Programs
- Graffiti Removal Programs
- Lighting Programs
- Marketing and Branding (i.e. website, mailings, etc.)
- Streetscape Projects

Office expenses includes office equipment, supplies, rental/maintenance, dues and subscriptions, insurance, postage and delivery, printing, rent, telephone, internet, travel, meeting expense, continuing education, depreciation, miscellaneous, and etc. These funds support the daily activity of the organization to operate.

ORGANIZATION OF BID BOARD

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. The Board's primary responsibility is implementation of the annual Operating Plan.

The Mayor appoints Directors who serve without compensation for three-year terms. The BID Board elects its own officers each year.

All meetings of the Board shall be governed by the Wisconsin Open Meetings Law. Files and records of the Board's affairs shall be kept pursuant to public record requirements.

The Board shall meet quarterly, as stated in its bylaws.

ROLES AND RELATIONSHIPS

RELATIONSHIP TO AVENUES WEST ASSOCIATION, INC.

The BID shall be a separate entity from the Avenues West Association, Inc. (sometimes "AWA") and Near West Side Partners, Inc. (sometimes "NWSP"), both Section 501 (c) (3) corporations, notwithstanding the fact that members, officers, and directors of each may be shared. AWA and NWSP shall remain private organizations, not subject to the open meeting law and not subject to the public record law, except for records generated in connection with their contracts with the BID.

RELATIONSHIP TO NEAR WEST SIDE PARTNERS, INC.

NWSP is the contracting agency with the BID to provide services to the BID in accordance with this plan. The Executive Director of the NWSP shall also serve as the Executive Director of the BID with staff as necessary to implement the annual Operating Plan.

RELATIONSHIP TO CITY OF MILWAUKEE

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989. The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather

than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The District is a means of formalizing and funding the public-private partnership between the City and property owners in the Near West Side 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.

The Near West Side Area Comprehensive Plan was adopted as part of the City of Milwaukee's Overall Comprehensive Plan in March, 2004. According to Common Council Resolution, File No. 031371, "...Comprehensive Plan as approved shall provide guidance and serve as the basis for decision-making by the Common Council in its consideration of land use and physical development issues..."

Business Improvement District #10 may utilize, at its discretion, the recommendations contained within Near West Side Comprehensive Plan and any of its amendments for the purpose of guidance and decision-making in the consideration of land-use and development issues.

CITY ROLE IN DISTRICT OPERATIONS

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

1. Provide technical assistance as appropriate to the BID Board.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the District.
3. Collect BID assessments, maintain them in a segregated account, and disburse the monies of the District.
4. Receive a copy of the annual report including an independent audit from the BID Board as required per Sec. 66.1109(3) (c) of the BID law. If the audit is not provided within six

months of the due date, the City may contract for an independently certified audit with the cost paid from BID appropriations.

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 assessed value of each tax key number within the District as of January 1st of each Plan year for purposes of calculating the BID assessments for the following Plan year.
6. Encourage the State of Wisconsin, Milwaukee County, and other units of government to support the activities of the District.

METHOD OF ASSESSMENT

ASSESSMENT RATE AND METHOD

The District proposes to continue the assessment rate and method used in its prior plans, with minor modifications as noted below. The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a special assessment based on the assessed value of each property was selected as the basic assessment method 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 a disproportionate assessment of a small number of high value properties, a maximum assessment of \$6,000.00 per parcel will be applied to all properties. In addition, a per-owner cap will apply such that no single property owner will be assessed more than \$25,000 in the aggregate across all of the assessable parcels in the BID.

The assessment total for BID purposes is \$322,301.00 - (338 parcels). This plan proposes to assess the property in the District at a rate of \$3.00 per \$1,000.00 of assessed value, subject to the maximum assessment of \$6,000 per parcel and the aggregate maximum of \$25,000 per owner. Appendix B shows the projected BID assessment for each property included in the District.

EXCLUDED AND EXEMPTED PROPERTY

The BID law requires explicit consideration of certain classes of property.

1. 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 they also benefit from the activities of the District.
2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes may not be assessed by the District. Such properties will be identified as BID exempt properties in Appendix B, as revised each year.

There are several large residential buildings in the District in which ground floor retail or office space is provided. To prevent the disproportionate assessment of such properties, this Plan provides for an adjustment to the assessment of "substantially residential property."

Real property, on which more than 66-2/3% of the square footage of the area of the building of such real property is used for residential purposes, is defined as "substantially residential property." The law authorizing the creation of BIDs states the intention that residential space is considered a residential, and not a commercial use. Therefore, the owner of any substantially residential property within the BID may certify to the BID Board the square footage of such real property used for residential and nonresidential purposes. The percentage of square footage used for nonresidential purposes, as compared to the total square footage of such building, multiplied by the assessed value for the entire value for the entire building on such real property, shall be the value of the real property used for multiplication against the BID assessment rate, subject to the \$6,000 per parcel and \$25,000 per owner caps. (There is no minimum assessment.) Calculation of floor area shall exclude basement area. Properties which received an adjusted assessment for 2018 shall be assessed for 2019 only on the non-residential portion of the property as certified by the owner and accepted by the Board. These adjustments are reflected in the amounts shown in Appendix B.

3. 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.

FUTURE YEAR DEVELOPMENT AND OPERATING PLAN

Section 66.1109 (3) (a) of the BID law requires an annual review of the Operating Plan, but permits rather than requires revisions of the Plan. The Board interprets this wording as encouraging consistency in program and approach from year to year.

The Board expects to revise the Operating Plan each year to reflect changes in assessed values and costs, completion of specific programs, and changing development needs and opportunities. However, the Board intends each Plan to reflect the same purposes and objectives that provided the basis for the creation of the District. The BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee. Approval by the Common Council of the Annual Operating Plan shall be conclusive evidence that the Plan has complied with Section 66.1109 Wisconsin Statutes.

AMENDMENT, SEVERABILITY AND EXPANSION

This BID was created under authority of Section 66.608 (currently 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 Operating Plan shall be amended to conform to the law without need of reestablishment.

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

STAFF AND BOARD

BID OFFICERS

President: Rick Wiegand, Wiegand Enterprises/Ambassador Hotel

Secretary: Dan Naumann, Great Lakes Commercial Sales

Treasurer: Aaron Martinez, CPA, MillerCoors

BID BOARD MEMBERS

Rana Altenburg, Marquette University

John Hennessy, Hennessy Group

Pat McQuillan, Central Standard Craft Distillery

Tom Schmitt, CPA, Select Management

Tom Straub, CMS Contracting, LLC

Jason Tolleson, Harley-Davidson

STAFF

Keith Stanley, Executive Director

Lindsey St. Arnold Bell, Associate Director

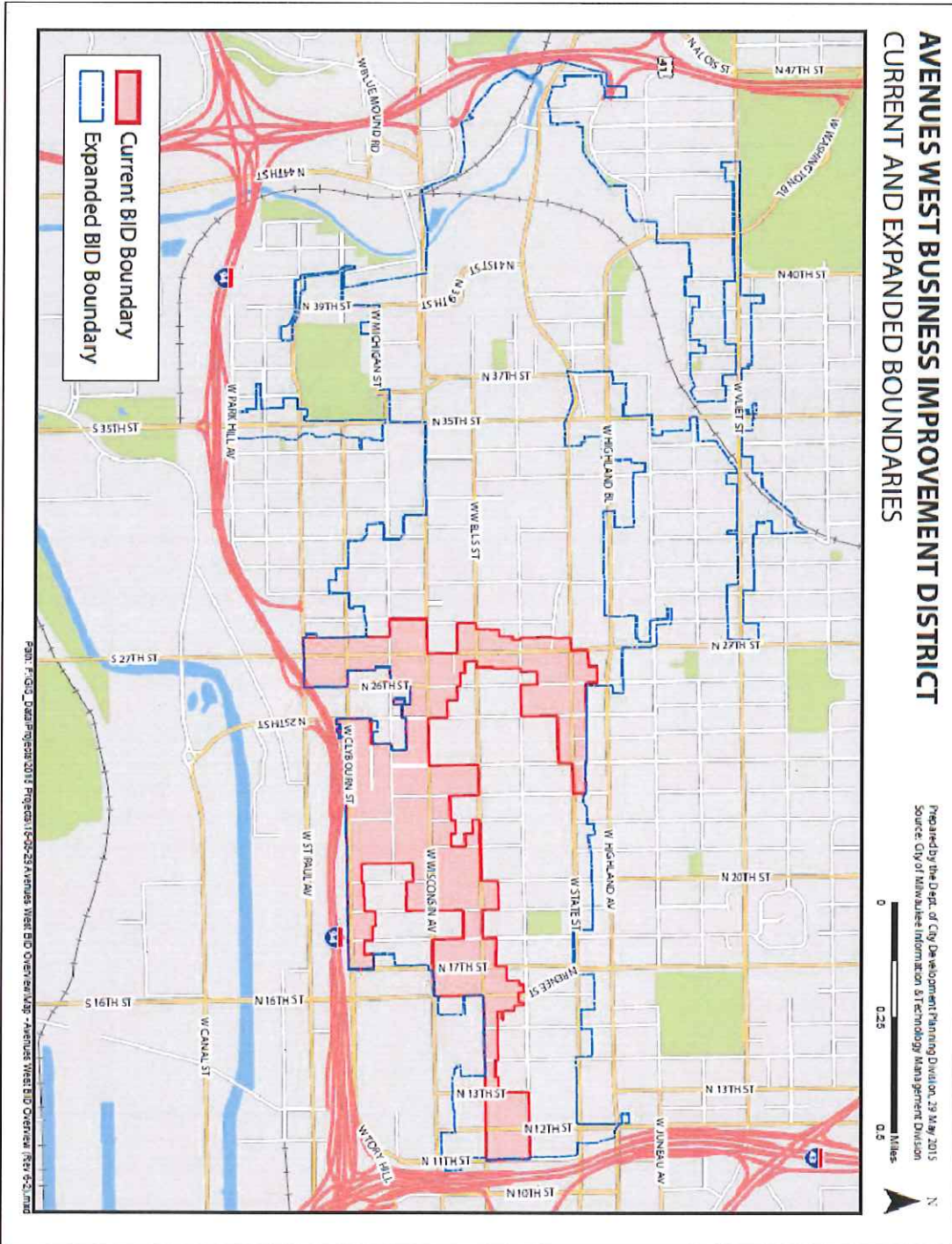
Elizabeth Moen, Administrative Assistant

Gail Kahovic, Finance Manager

APPENDICES

MAP OF BID

VALUES AND SPECIAL ASSESSMENTS



APPENDIX B: VALUES AND ASSESSMENTS

Tax Key	Address	Owner	BID Assessment
3632723000	1834 W WISCONSIN	1722 LLC	\$1,647
4000206100	2102 W MICHIGAN	2029 LLC	\$124
4000220100	2123 W MICHIGAN	2123 WEST MICHIGAN LLP	\$1,505
4010507000	2733 W WISCONSIN	2733 WISCONSIN LLC	\$546
4010506000	2729 W WISCONSIN	2733 WISCONSIN LLC	\$47
4010961000	504 N 29TH	2965 RICHARDS LLC	\$218
4012015000	3127 W WISCONSIN	3127 WEST WISCONSIN	\$984
4020020000	3504 W PARK HILL	3504 LLC	\$100
3870012000	3700 W WELLS	3700 WEST WELLS STREET LLC	\$630
3650807110	2900 W VLIET	414 ENTERPRISES LLC	\$1,024
3860051100	4648 W STATE	47TH & STATE LLC	\$485
3891208000	2502 W WISCONSIN	A & I PETROLEUM LLC	\$450
3910202000	855 N 11TH	A CHUDNOW & SONS	\$366
3891607000	2224 W WELLS	ACCOMODATING BLDG CO INC	\$876
3891605000	2212 W WELLS	ACCOMODATING BLDG CO INC	\$40
3891606000	2218 W WELLS	ACCOMODATING BLDG CO INC	\$39
3661402100	1333 N 35TH	AHMAD PROPERTIES LLC	\$396
3650075000	1334 N 35TH	AHMAD PROPERTIES LLC	\$549
3650072100	3431 W VLIET	AHMAD PROPERTIES LLC	\$288
3661401110	1353 N 35TH	AHMAD PROPERTIES LLC	\$921
4012013000	3111 W WISCONSIN	ALAN D EISENBERG	\$1,110
3870704000	3539 W STATE	ALFRED SCHIENKE	\$546

4010959000	2812 W CLYBOURN	ALI YURTTAS	\$161
4020329000	3928 W ST PAUL	ALISON B AKIN	\$109
3890743110	2412 W STATE	ALLEY CAT PROPERTIES LLC	\$876
3892001000	2308 W WISCONSIN	AMBASSADOR ENTERPRISE LLC	\$6,000
4000519000	2301 W WISCONSIN	AMBASSADOR ENTERPRISE LLC	\$3,935
4000505100	2227 W WISCONSIN	AMBASSADOR ENTERPRISE LLC	\$119
3910201000	1119 W KILBOURN	AMC REALTY LLC	\$471
3890519100	848 N 27TH	AMJAD TUFAIL	\$169
3880664000	3424 W WELLS	AMOULI INVESTMENT LLC	\$450
3870703000	3535 W STATE	ANDY SONG	\$828
3870712000	926 N 37TH	ANDY SONG	\$28
3891029100	2020 W STATE	AREC 10 LLC	\$3,294
3880415100	3316 W WISCONSIN	ATL PROPERTIES LLC	\$714
3910509113	948 N 12TH	AURORA HEALTH CARE	\$4,701
3910226112	925 N 12TH	AURORA HEALTH CARE	\$4,437
3910307110	1020 N 12TH	AURORA HEALTH CARE	\$2,778
3881704000	2929 W HIGHLAND	AVATAR	\$945
3632447100	1812 W STATE	BADGER DISTRIBUTING	\$465
3632448000	1816 W STATE	BADGER DISTRIBUTING	\$292
3910227110	1218 W KILBOURN	BADGER RE PORTFOLIO I LLC	\$6,000
3910209100	840 N 12TH	BADGER RE PORTFOLIO I LLC	\$3,303
4011081000	2929 W CLYBOURN	BARTOSZ WOJTECKI	\$63
3661718000	3730 W VLIET	BASSAM AL-RAMAHI	\$140
3661510000	3500 W VLIET	BASSAM AL-RAMAHI	\$119
3650286000	1419 N 31ST	BENEDICT WEILER	\$101
4010201100	3435 W CLYBOURN	BENJAMIN L ROGERS	\$474
3890870110	2522 W STATE	BETTY STOUGH LLC	\$3,246

3891577100	725 N 22ND	BILLER HOTEL, LTD	\$3,005
3891584000	2224 W WISCONSIN	BLANKSTEIN ENTERPRISES, INC.	\$150
3891567100	2120 W WISCONSIN	BMO HARRIS BANK NA	\$3,411
4000041100	510 N 27TH	BOCKHORST PROPERTIES LLC	\$423
4000601000	2001 W WISCONSIN	BRETT II, LLC	\$869
4000602000	2009 W WISCONSIN	BRETT II, LLC	\$103
4000605000	623 N 20TH	BRETT II, LLC	\$46
4000606000	623 N 20TH	BRETT II, LLC	\$5
4000217100	2030 W CLYBOURN	C CATALANO CO, INC	\$1,962
4020106100	603 N 36TH	C M K INC	\$2,460
4029989000	3510 W ST PAUL	CABLE CONTRACT SERVICES	\$255
3632655000	812 N 18TH	CAMPUS DEVELOPMENT LLC	\$29
4000952000	418 N 27TH	CAREY PROPERTIES LLC	\$1,221
3919994100	1100 W WELLS	CATHOLIC FINANCIAL LIFE	\$6,000
3881632100	3216 W HIGHLAND	CCCM REALTY LLC	\$5,490
3650412110	3412 W JUNEAU	CENTER CITY CORP	\$154
3651202000	3428 W VLIET	CFSC PROPERTIES LLC	\$201
3651201000	3424 W VLIET	CFSC PROPERTIES LLC	\$11
3661713100	3710 W VLIET	CHA LOR	\$128
3891556100	2101 W WELLS	CHARLES TUNKIEICZ FARMS, INC	\$165
3650004000	2729 W VLIET	CHER X YANG	\$684
3891594100	853 N 22ND	CITY ON A HILL INC	\$131
3891110100	1003 N 22ND	CITY ON A HILL INC	\$73
3891941000	2224 W KILBOURN	CITY ON A HILL INC	\$44
3632554000	1701 W STATE	CLEAR CHANNEL OUTDOOR INC	\$13
3870210000	3742 W WISCONSIN	COAKLEY WISCONSIN	\$2,268
3650299200	3116 W CHERRY	COMMUNITY CARE INC	\$63

3910255110	1202 W HIGHLAND	CONTINENTAL A1 CORP	\$3,369
3860209120	980 N 45TH	COWEN FAMILY TRUST	\$1,553
3881637000	3112 W HIGHLAND	CREAM CITY PROPERTIES LLC	\$2,625
3881204000	901 N 27TH	D & R KILBOURN PROPERTY LLC	\$1,257
4012001100	3001 W WISCONSIN	DAHI CORPORATION DBA	\$3,034
4020239000	4000 W CLYBOURN	DANIEL E WATERS	\$304
3661757100	3904 W VLIET	DANIEL MOCHALSKI	\$104
3891571000	2117 W WELLS	DEBRA JEAN THATCHER	\$951
3650067110	3247 W VLIET	DELTA PRINTING CORP	\$408
3651173000	3314 W VLIET	DENISE BEVERLY-DAVIS	\$97
3860209110	4300 W MONARCH	DENNIS HAMEISTER	\$726
3880413100	3300 W WISCONSIN	DENNIS PERKINS LLC	\$126
3661509000	1421 N 35TH	DOUGLAS H SNOW	\$12
3632426000	1926 W STATE	DOUGLAS P LAWINGER	\$108
4012171000	405 N 27TH	DREAMLAND PETROLEUM COMPANY	\$4,245
4012172000	2710 W ST PAUL	DREAMLAND PETROLEUM COMPANY	\$113
4011028000	2724 W ST PAUL	DREAMLAND PETROLEUM COMPANY	\$22
3650071100	3329 W VLIET	DULCE M B TREJO	\$174
3891320000	2302 W STATE	DYAN WARD	\$159
4000708000	2401 W WISCONSIN	EAGLES AUDITORIUM INC	\$2,076
4000730111	2407 W MICHIGAN	EAGLES AUDITORIUM INC	\$606
4000709000	2425 W WISCONSIN	EAGLES AUDITORIUM INC	\$202
4000742000	538 N 25TH	EAGLES AUDITORIUM INC	\$38
4000743000	534 N 25TH	EAGLES AUDITORIUM INC	\$37
3881005000	3306 W HIGHLAND	ELIJAH M RASHAED	\$1,206
4000770110	2455 W CLYBOURN	ELLER MEDIA CO	\$107

3660902000	3525 W VLIET	ERNEST ZAZUETA	\$177
3660903000	3529 W VLIET	ERNEST ZAZUETA	\$152
3880647100	950 N 35TH	ESSA PROPERTIES LLC	\$1,344
3880644100	930 N 35TH	ESSA PROPERTIES LLC	\$106
3891582000	2210 W WISCONSIN	ETD DEVELOPMENT LLC	\$2,327
3891538000	2104 W WELLS	EURALDO M TASE	\$139
3650299100	1511 N 31ST	EXTREME ENTERPRISES LLC	\$278
4000033100	540 N 27TH	FAIAH GROUP LLC	\$211
4011064100	2901 W CLYBOURN	FALA7 INVESTMENTS LLC	\$924
4010501000	2701 W WISCONSIN	FALA7 INVESTMENTS LLC	\$363
4011066000	437 N 29TH	FALA7 INVESTMENTS LLC	\$44
4011063000	2911 W CLYBOURN	FALA7 INVESTMENTS LLC	\$22
4000084000	2631 W CLYBOURN	FARRAH GROUP LLC	\$378
3890703000	2411 W STATE	FIFTH PROP DEVELOPMENT LLC	\$198
3901311000	1924 W WELLS	FIRST MILWAUKEE PROPERTIES	\$1,044
4029983100	333 N 35TH	FIRST SERVICE CREDIT UNION	\$2,034
4000002100	2525 W WISCONSIN	FIRSTAR BANK NA	\$1,539
3890900112	2622 W KILBOURN	FOUNTAIN CRE LLC	\$133
3660505000	3827 W VLIET	FREDDIE SANDERS	\$295
3650024110	2807 W VLIET	FRIENDS OF HOUSING CORP	\$356
4010978111	547 N 27TH	FROEBEL REALTY CO., INC	\$408
3881203000	921 N 27TH	GARY LEE LIESKE	\$993
3661758000	3910 W VLIET	GEANICE GLADNEY	\$136
4000766100	522 N 22ND	GEORGE A TAMMS	\$1,175
3870018100	749 N 37TH	GEORGE W RUSSELL &	\$568
3650284100	3106 W VLIET	GERALD A PETERS	\$160
3900012100	1434 W STATE	GRZECA ENTERPRISES LTD	\$963

3632427000	1932 W STATE	GSD PETROLEUM LLC	\$23
3660725000	4110 W MARTIN	GURINDER S NAGRA	\$567
4010520100	605 N 27TH	H & K PARTNERS, LLC	\$321
3660138112	3700 W JUNEAU	HARLEY DAVIDSON MOTOR CO	\$6,000
3870325112	1127 N 35TH	HARLEY DAVIDSON MOTOR CO	\$1,539
3870367114	3725 W JUNEAU	HARLEY DAVIDSON MOTOR CO	\$1,030
3660137100	3721 W MC KINLEY	HARLEY DAVIDSON MOTOR CO	\$559
3870345110	1150 N 37TH	HARLEY DAVIDSON MOTOR CO	\$289
3870338100	1100 N 37TH	HARLEY DAVIDSON MOTOR CO	\$150
3661981000	1302 N 38TH	HARLEY DAVIDSON MOTOR CO	\$146
3660518000	1300 N 39TH	HARLEY DAVIDSON MOTOR CO	\$16
3890301000	954 N 27TH	HAUSMANN ENTERPRISES LLC	\$230
3890896000	2611 W STATE	HAUSMANN ENTERPRISES LLC	\$256
3632724110	759 N 19TH	HEARST-ARGYLE STATIONS INC	\$6,000
3632626110	1900 W WELLS	HEARST-ARGYLE STATIONS INC	\$921
3670013000	4303 W VLIET	HERITAGE WEST PROPERTIES	\$323
3661714000	3714 W VLIET	ILO CORPORATION	\$148
3661717000	3726 W VLIET	J E D INVESTMENT CORPORATION	\$62
3860052000	4634 W STATE	J&L STADLER INVESTMENTS	\$336
3900218000	1014 N 16TH	JAMES L MCNAUGHTON	\$210
3861103110	4601 W JAMES	JAMES STREET LLC	\$366
3900014100	1426 W STATE	JAMES T LOCKE	\$327
4029987000	401 N 35TH	JASKIRAN TOOR	\$136
3632423110	1900 W STATE	JATINDER SINGH	\$255
3890910000	914 N 27TH	JB PROPERTIES LTD PTNRSP	\$1,191
3870706000	3611 W STATE	JD HARRIS	\$220
4000037210	534 N 27TH	JEROME A MURRAY	\$280
3980686000	515 N 19TH	JOHN J PICCIURO	\$81
3980687100	1900 W CLYBOURN	JOHN J PICCIURO ET AL	\$870
3890303000	962 N 27TH	JOHN MEYERS	\$278
3890304000	2627 W STATE	JOHN MEYERS	\$114
3890302000	958 N 27TH	JOHN MEYERS	\$396
3890305000	2623 W STATE	JOHN MEYERS	\$37

3879989110	4111 W MARTIN	MARKSIDE APARTMENTS PARTNERS	\$89
3632671100	845 N 16TH	MARQUETTE DELTA CORPORATION	\$2,340
3901190000	1528 W WELLS	MARQUETTE UNIVERSITY	\$6,000
3901188300	803 N 16TH	MARQUETTE UNIVERSITY	\$3,360
3901212100	1610 W WISCONSIN	MARQUETTE UNIVERSITY	\$2,430
3901188100	1624 W WELLS	MARQUETTE UNIVERSITY	\$2,160
3910219000	1222 W WELLS	MARQUETTE UNIVERSITY	\$1,830
3901181000	1633 W WELLS	MARQUETTE UNIVERSITY	\$1,680
3910218000	1200 W WELLS	MARQUETTE UNIVERSITY	\$1,245
3632696000	1601 W WELLS	MARQUETTE UNIVERSITY	\$834
3901185000	1613 W WELLS	MARQUETTE UNIVERSITY	\$825
3901183000	1617 W WELLS	MARQUETTE UNIVERSITY	\$708
3901187000	1609 W WELLS	MARQUETTE UNIVERSITY	\$423
4020519000	3607 W MT VERNON	MARY K BERG	\$170
3650031100	2901 W VLIET	MARY L BUHLER	\$149
3632452000	1830 W STATE	MATRIC INC	\$14
3650419120	1224 N 35TH	MC DONALDS CORP	\$1,737
4000711100	2455 W WISCONSIN	MCDONALDS CORP	\$1,857
4029999100	3501 W WISCONSIN	MEGAL DEVELOPMENT CORP	\$2,502
4010753100	234 N 35TH	MER-CAR CORP., INC	\$130
3870756110	733 N 35TH	METRO MILWAUKEE FLORISTS	\$705
4010505000	2725 W WISCONSIN	MICHAEL C SILBER AND	\$161
3890929000	2608 W STATE	MICHAEL CHRIST	\$276
3860218000	4719 W STATE	MIKE TORMEN	\$183
3871143000	3930 W STATE	MILLERCOORS LLC	\$1,563
3871141000	3939 W HIGHLAND	MILLERCOORS LLC	\$1,563
3870014110	4001 W STATE	MILLERCOORS LLC	\$1,563
3870028110	4103 W STATE	MILLERCOORS LLC	\$1,563
3870003110	4122 W STATE	MILLERCOORS LLC	\$1,563

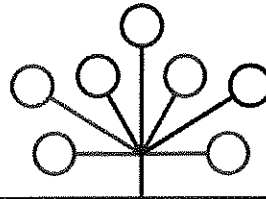
3871144000	3979 W HIGHLAND	MILLERCOORS LLC	\$1,563
4020132000	3901 W BLUE MOUND	MILLERCOORS LLC	\$1,563
3879991110	4051 W HIGHLAND	MILLERCOORS LLC	\$1,563
3860202200	4400 W STATE	MILLERCOORS LLC	\$1,563
3870022000	3831 W WELLS	MILLERCOORS LLC	\$1,563
3860211112	4315 W STATE	MILLERCOORS LLC	\$1,563
3879990100	4270 W STATE	MILLERCOORS LLC	\$1,563
3860203100	4430 W STATE	MILLERCOORS LLC	\$1,563
3870369111	3701 W HIGHLAND	MILLERCOORS LLC	\$1,563
3871142000	3810 W STATE	MILLERCOORS LLC	\$1,563
3870013100	3800 W WELLS	MILLERCOORS LLC	\$1,563
3880503100	750 N 35TH	MILWAUKEE MIDWEST MEDICAL	\$2,034
3632450000	1822 W STATE	MNM PARTNERS, LLC	\$52
3870755110	3522 W WISCONSIN	MRED (35TH\\WISCONSIN)	\$5,322
4011003000	2705 W CLYBOURN	MRP CLYBOURN LLC	\$181
3870204100	3706 W WISCONSIN	MTL 1245 R STREET LLC	\$1,272
4000982000	2222 W CLYBOURN	MUFAR INVESTMENTS LLC	\$1,396
4000983000	2322 W CLYBOURN	MUFAR INVESTMENTS, LLC	\$657
3890883000	2537 W STATE	MULTANI PROPERTY LLC	\$101
3650049000	3101 W VLIET	MYRTLE OWENS	\$32
4010755000	222 N 35TH	NANETTE M SUCHOCKI	\$55
4010758110	212 N 35TH	NASEEM & CO LLC	\$1,542
3891813000	2336 W WISCONSIN	NATIONAL REAL ESTATE	\$552
3660532000	3901 W VLIET	NAVDIP KAUR	\$264
4011002000	2715 W CLYBOURN	OMAR M BARKHADLE	\$318
4010901112	2801 W WISCONSIN	ORP REAL EST HOLDINGS LLC	\$610
4000042000	2634 W CLYBOURN	PACHEFSKY PROPERTY II LLC	\$18

4000981000	2202 W CLYBOURN	PERITAL LLC	\$966
4010981000	527 N 27TH	PEVNICK REV TR D9/13/2013	\$1,023
4012014000	3121 W WISCONSIN	QUID ROE LLC	\$472
4029995112	3601 W WISCONSIN	R R L INVESTMENT CORPORATION	\$2,100
4000992000	2040 W MICHIGAN	R2 2051 PARTNERS LLC	\$1,128
4000991000	2051 W WISCONSIN	R2 2051 PARTNERS LLC	\$753
3860226115	944 N 46TH	REAL ESTATE REDEV GROUP LLC	\$1,713
3860226114	900 N 46TH	REAL ESTATE REDEV GROUP LLC	\$651
3890900111	930 N 27TH	REALTY INCOME PROPERTIES 19	\$1,311
4000754100	2330 W CLYBOURN	RED LION PROPERTIES LLC	\$630
3870388200	1255 N 35TH	RENOVATION REALTY	\$162
3870339100	1118 N 37TH	RENOVATION REALTY INVESTMENT	\$28
3870388111	1235 N 35TH	RENOVATION REALTY INVESTMENT	\$6,000
4000767000	2120 W CLYBOURN	RESNANT PROPERTIES LTD	\$1,434
4010983100	509 N 27TH	RICHARD A PETERS	\$342
4020008110	301 N 35TH	RICHARD A PUKITE	\$498
4010207000	424 N 35TH	ROBERT J OWENS	\$184
4010209000	3434 W ST PAUL	ROBERT L ANDERSON TR	\$485
3661762100	3916 W KISSLICH	RUN MANAGEMENT LLC	\$244
3881814000	949 N 27TH	S & L GLOBAL CONSULTING USA	\$1,263
3880663000	800 N 35TH	SADAQAT ALI	\$297
4011004100	431 N 27TH	SANDHU REAL ESTATE LLC	\$1,578
3890894000	2601 W STATE	SAR LLC	\$363
3890895000	2607 W STATE	SAR LLC	\$22
4010960000	500 N 29TH	SCOTT BENTON	\$117

4000701000	2323 W WISCONSIN	SCRUB AVENUE LLC	\$828
4020911000	3801 W WISCONSIN	SHERWIN SIEGEL AS TRUSTEE	\$2,943
3650422000	1238 N 35TH	SINGH & SINGH LLC	\$1,896
4010980111	535 N 27TH	SINGSON & SINGSON LLC	\$1,128
4010994100	528 N 28TH	SINGSON & SINGSON LLC	\$186
3892011000	2632 W WELLS	SOHI COMMERCIAL LLC	\$278
3890108000	760 N 27TH	SOHI CORNER INC	\$660
3871104100	741 N 42ND	SOO LINE RAILROAD COMPANY	\$10
4010737100	302 N 35TH	SPEEDWAY SUPERAMERICA LLC	\$2,019
4020102100	3727 W WISCONSIN	SRN REAL ESTATE LLP	\$3,135
3910203000	845 N 11TH	STEVEN TILTON & NOLA	\$504
3670015000	4311 W VLIET	STEWART G FRIEND	\$427
3670014000	4307 W VLIET	STEWART G FRIEND	\$263
4000951000	2620 W ST PAUL	SYLVAN HOLDINGS LLC	\$505
3650077000	3410 W MC KINLEY	SYLVIA TIWARI	\$660
3650005000	2733 W VLIET	T & M CLEANING SERVICES INC	\$233
3670003100	4227 W VLIET	THE EUGENE J AND KAREN J	\$468
3870027000	3844 W WISCONSIN	THE ZURICH JOINT REVOCABLE	\$489
3660911110	3611 W VLIET	THIRTY SIX VLIET LLC	\$1,392
4010931100	2930 W CLYBOURN	THOMAS E FRITZ & AMY HW	\$687
3660501100	3801 W VLIET	THOMAS J STRAUB	\$310
3661759000	3914 W VLIET	THOMAS M FUCHS	\$90
3891504000	2041 W WELLS	THOMAS SCHMITT	\$317
3660550000	3912 W MC KINLEY	TIME WARNER CABLE MIDWEST LL	\$651
4020009000	237 N 35TH	TOMMIE LEE JONES	\$207
4020017110	215 N 35TH	TRIGRAM PROPERTIES LLC	\$1,272
3661737000	3804 W VLIET	TRUMALOO LLC	\$330

3890705000	2441 W STATE	UNIVERSAL WHOLESAL LLC	\$117
3890704000	2429 W STATE	UNIVERSAL WHOLESAL LLC	\$84
3661715000	3718 W VLIET	VACHINZONG LOR	\$127
3880651000	3419 W STATE	VARITAS LLC	\$186
4000760110	2203 W MICHIGAN	WASHFOUNTAIN LLC	\$2,714
3880105111	2711 W WELLS	WEIGAND INVESTMENTS 2711	\$912
3871131000	3809 W WELLS	WI COMMUNITY SERVICES INC	\$59
3880311112	763 N 28TH	WIEGAND INVESTMENTS	\$194
3891540111	2112 W WELLS	WIEGAND INVESTMENTS 2112	\$257
3880107113	2805 W WELLS	WIEGAND INVESTMENTS 2711	\$443
4000703110	624 N 24TH	WIEGAND INVESTMENTS 624	\$558
3880114000	801 N 27TH	WIEGAND INVESTMENTS 624	\$1,404
4000749000	2460 W CLYBOURN	WIEGAND INVESTMENTS 624 LLC	\$1,380
4000751000	2422 W CLYBOURN	WIEGAND INVESTMENTS 624 LLC	\$765
3880112110	839 N 27TH	WIEGAND INVESTMENTS 624 LLC	\$235
3880111100	853 N 27TH	WIEGAND INVESTMENTS 624 LLC	\$132
3880115100	2734 W WELLS	WIEGAND INVESTMENTS 624 LLC	\$66
3891804000	755 N 23RD	WIEGAND INVESTMENTS 755	\$528
4000750000	2440 W CLYBOURN	WIEGAND INVMTS 624 LLC	\$897
3870701000	973 N 35TH	WILLIAM C GAGLIANO REV TR	\$570
3870734000	959 N 35TH	WILLIAM C GAGLIANO REV TR	\$63

4010502000	2709 W WISCONSIN	WILLIAM H NIEWOEHNER	\$86
3860035100	4706 W STATE	WILLIAM P HARVEY AND	\$770
3650261111	3020 W VLIET	WIS AFRICAN AMERICAN	\$960
3980663100	1933 W WISCONSIN	WIS AVE PROPERTIES 1 LLC	\$227
3980662000	1925 W WISCONSIN	WIS AVE PROPERTIES 1 LLC	\$130
4000011110	635 N 26TH	WIS27 LLC	\$6,000
3870209000	3716 W WISCONSIN	WISCONSIN COMMUNITY SERVICES	\$572
3870211100	726 N 38TH	WISCONSIN COMMUNITY SERVICES	\$95
3870203100	727 N 37TH	WISCONSIN COMMUNITY SERVICES	\$56
4010963000	514 N 29TH	YB MEDFORD LLC	\$47
4010516100	2720 W MICHIGAN	YW HOUSING INC	\$140
3880669110	827 N 34TH	ZAIRE NICHOLE PROPERTIES LLC	\$459
3881205000	2720 W KILBOURN	D & R KILBOURN PROPERTY LLC	\$12
3879995000	971 N 37TH	FEDERAL HOME LOAN MTG CORP	\$297
3900109000	811 N 14TH	HSRE MARQUETTE LLC	\$2,866
3632700100	1600 W WISCONSIN	THREE A COMPANY	\$1,641
3632553000	953 N 17TH	THREE B COMPANY LLC	\$2,085
3882291000	720 N 35TH	VETERANS MANOR LLC	\$4,857
Total			\$314,084



NEAR WEST SIDE

A Neighborhood of Neighborhoods

Business Improvement District #10

Annual Report

Sept. 2017 – Aug. 2018

Prepared By: Keith Stanley

Executive Director

Near West Side Partners, Inc.

Mission Statement/Vision/Priorities:

The Mission of Business Improvement District #10 and Near West Side Partners is to revitalize and sustain the Near West Side as a thriving business and residential corridor, through collaborative efforts to promote economic development, improved housing, unified neighborhood identity and branding, and greater safety for residents and businesses.

Business Improvement District #10 has a continuing contract with Near West Side Partners, Inc. (NWSP) to provide the necessary staffing and support to implement the BID Operating Plan. NWSP is a nonprofit organization dedicated to revitalizing Milwaukee's Near West Side.

BID #10 and Near West Side Partners envision a vibrant Near West Side with a well-balanced mix of residential neighborhoods and business corridors that is thriving because it offers:

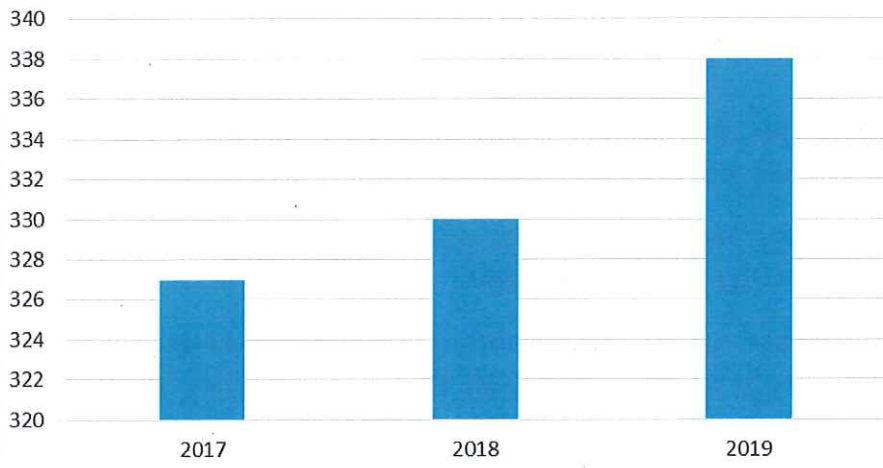
- A safe and welcoming environment for employees, residents and visitors;
- Residential neighborhoods that are attractive to those working in the area;
- A distinct neighborhood identity and brand that is attractive to employers, employees, residents and visitors; and
- A vibrant mix of commercial corridor development that serves the needs of those living and working in the Near West Side.

Bid #10 supports this vision through a variety of grants and activities that strengthen neighborhood businesses, promote and market the area's many assets, improve the overall appearance and image of the Near West Side business corridors and develop and implement crime reduction and safety strategies.

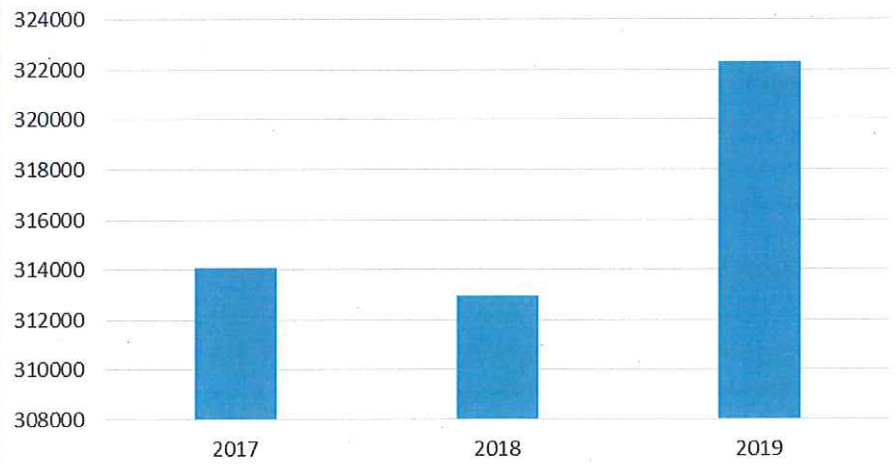
Total Assessed Value of Properties within District:

The total BID assessment for 2018 is \$312,951, reflecting a decrease from 2017 of \$1,733. Despite an increase in the number of assessable parcels from 2017-2018, from 327 to 330, the total assessment decreased due in part to how the assessments for mixed-use properties are calculated. In 2019, the projected BID assessment is \$322,310. This positive change can be attributed to an increase in the number of assessable parcels from 2018-2019, from 330 to 338, and to an increase in the total assessment of several commercial parcels.

Number of Assessable Parcels



BID Assessment Total 2017-2019



Programs, Economic Development & Marketing

Within the last year, Business Improvement District #10 in conjunction with Near West Side Partners (NWSP) supported a variety of grants and activities that strengthen neighborhood businesses, promote and market the area's many assets, improve the overall appearance and image of the Near West Side business corridor. These include:

Administrative Support. BID #10 supports the salary, benefits, and taxed for 3.2 FTEs. This includes the executive director, associate director, part-time office administrator, and part-time finance person.

Business Improvement District #10 Meetings. Since September 2017, BID #10 has held 7 public meetings to discuss budgets, approval grant requests, and set priorities.

Business Grants. BID 10 approved five grants to businesses to support façade, signage and whitebox improvements and surveillance systems, and to-date has disbursed over \$5,780 in business support.

Business Recruitment. BID #10 excitedly welcomed 18 new businesses to the Near West Side, including Central Standard Distillery, Sendik's Fresh 2 Go, Mo's Asian Market, and Pete's Pops.

Community Events. BID #10 supports and sponsors a number of community events through the collaboration with Near West Side Partners and other Near West Side organizations. BID #10 committed close to \$2,500 to events that highlight partnerships and business opportunities in the Near West Side.

Additionally, BID #10 hosts and promotes several monthly events in order to help educate residents and businesses, and to provide them with resources to improve their community. These include, but are not limited, to the Neighborhood of Neighborhood Meeting, Landlord Compact Meeting, and MPD District Three Crime and Safety Meeting.

Graffiti Removal. BID #10 continues to monitor and work with property owners to abate graffiti and has supported removal at 7 locations throughout the Near West Side.

Security Ambassadors. The Near West Side Security Ambassadors provide a number of services to BID #10 members, including weekly business checks, blight reports, and support ongoing efforts of MPD and the Community Prosecution Unit. In 2018, BID #10 purchased bicycles for the Ambassadors, allowing them to cover more ground during their daily patrols.

Wisconsin Avenue Streetscape Planning. In anticipation of the reconstruction of Wisconsin Avenue, BID #10 has contracted Quorum Architects, a local business, to assist with the creation of streetscape plans. These plans will be implemented in 2019, once construction is complete, and the BID will be actively involved in financing the improvements.

Marketing and Branding. BID #10 and Near West Side Partners utilizes various social media tools in order to advertise events easily to the broader community. NWSP maintains 1,245 followers on its Facebook page along with another 1,226 people who like the page. The Twitter page, @NearWestSideMKE maintains 699 followers with over 300 tweets and 150 likes.

NEAR WEST SIDE BUSINESS IMPROVEMENT DISTRICT #10
FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

NEAR WEST SIDE BUSINESS IMPROVEMENT DISTRICT #10

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Independent Auditor's Report

Board of Directors
Near West Side Business Improvement District #10

We have audited the accompanying financial statements of Near West Side Business Improvement District #10 which comprise the balance sheets as of December 31, 2017 and 2016, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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


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

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ritzholman.com

Board of Directors
Near West Side Business Improvement District #10

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Near West Side Business Improvement District #10 as of December 31, 2017 and 2016, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.


RITZ HOLMAN LLP
Certified Public Accountants

Milwaukee, Wisconsin
July 27, 2018

**NEAR WEST SIDE BUSINESS IMPROVEMENT DISTRICT #10
BALANCE SHEET
DECEMBER 31, 2017 AND 2016**

ASSETS		2017	2016
CURRENT ASSETS			
Cash		\$ 115,596	\$ 117,546
Accounts Receivable		---	12,878
Total Current Assets		\$ 115,596	\$ 130,424
TOTAL ASSETS		\$ 115,596	\$ 130,424
LIABILITIES AND NET ASSETS			
CURRENT LIABILITIES			
Accounts Payable		\$ 10,613	\$ ---
Total Current Liabilities		\$ 10,613	\$ ---
NET ASSETS			
Unrestricted			
Operating		\$ 104,983	\$ 130,424
Total Net Assets		\$ 104,983	\$ 130,424
TOTAL LIABILITIES AND NET ASSETS		\$ 115,596	\$ 130,424

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

**NEAR WEST SIDE BUSINESS IMPROVEMENT DISTRICT #10
STATEMENT OF ACTIVITIES
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016**

	<u>2017</u> Total	<u>2016</u> Total
REVENUE		
Tax Assessment Income	\$ 302,027	\$ 302,222
Investment Income	163	267
Total Revenue	<u>\$ 302,190</u>	<u>\$ 302,489</u>
EXPENSES		
Program Services	\$ 327,631	\$ 272,369
Total Expenses	<u>\$ 327,631</u>	<u>\$ ---</u>
CHANGE IN NET ASSETS	\$ (25,441)	\$ 30,120
Net Assets, Beginning of Year	<u>130,424</u>	<u>100,304</u>
NET ASSETS, END OF YEAR	<u><u>\$ 104,983</u></u>	<u><u>130,424</u></u>

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

**NEAR WEST SIDE BUSINESS IMPROVEMENT DISTRICT #10
STATEMENT OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016**

	2017	2016
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ (25,441)	\$ 30,120
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
(Increase) Decrease in Accounts Receivable	12,878	(12,878)
Increase (Decrease) in Accounts Payable	10,613	(10,000)
Net Cash (Used) Provided by Operating Activities	\$ (1,950)	\$ 7,242
Net (Decrease) Increase in Cash and Cash Equivalents	\$ (1,950)	\$ 7,242
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	117,546	110,304
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$ 115,596	\$ 117,546

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

NEAR WEST SIDE BUSINESS IMPROVEMENT DISTRICT #10
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2017

NEAR WEST SIDE BUSINESS IMPROVEMENT DISTRICT #10
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2017

NOTE A - Summary of Significant Accounting Policies

Organization

Near West Side Business Improvement District #10 (the "Organization") was organized under Wisconsin State Statute 66.608. This statute provides for the formation of Business Improvement Districts (BIDs) upon the petition of at least one property owner in the district. The purpose of a BID is to allow businesses within the district to develop, manage and promote their districts and to establish an assessment to fund these activities. The Organization's mission is to plan for long-term sustainable growth, foster a premier business and commercial center, provide guidance on financing and incentives, and nurture our community through safety, beautification, and services.

Near West Side Business Improvement District #10 is exempt from tax as an affiliate of a governmental unit under Section 501(a) of the Internal Revenue Code.

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 three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. Assets of the restricted classes are created only by donor-imposed restrictions. At December 31, 2017, the Organization had only unrestricted net assets.

Cash and Cash Equivalents

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

Accounts Receivable

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

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**NEAR WEST SIDE BUSINESS IMPROVEMENT DISTRICT #10
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2017**

NOTE B - Related Parties

The district has entered into an agreement with Near West Side Partners, Inc., a nonprofit organization, to provide all of the services outlined in an annual operating plan for the Organization. Some of the members of the board of directors are also members of the board of directors of Near West Side Partners, Inc. During the year ended December 31, 2017, the Organization made payments to Near West Side Partners, Inc. of \$312,631 for services performed under the annual operating plans. In addition, the Organization paid \$15,000 to Near West Side Partners, Inc. for a market analysis. Accounts payable to Near West Side Partners, Inc., as of December 31, 2017, of \$10,613 are reported on the balance sheet.

In November, 2015, the Organization executed a guaranty agreement to and for the benefit of Milwaukee Urban Strategic Investment Corp (MUSIC). Near West Side Partners, Inc. entered into a property purchase agreement whereby MUSIC has the right to "put" the property to Near West Side Partners, Inc. The Organization unconditionally and irrevocably is a guarantor for Near West Side Partners, Inc. obligations to MUSIC.

NOTE C - Concentration of Revenue

The Organization receives nearly 100% of its revenue from property assessment income from the City of Milwaukee. The Organization's operations rely on the availability of these funds.

NOTE D - Assessment Income

In order to provide revenues to support the Organization's mission, the Common Council of the City of Milwaukee enforced an assessment on property located within a specified area of the near west side neighborhood. The assessment is calculated based on assessed values of the properties as of every fall. The assessment levied on properties was \$3/1,000 for every dollar of assessed property subject to a maximum assessment of \$6,000 per parcel and \$25,000 per property owner for the year ended December 31, 2017.

NOTE E - Subsequent Events

The Organization has evaluated events and transactions occurring after December 31, 2017, through July 27, 2018, the date the financial statements are available to be issued, for possible adjustments to the financial statements or disclosures. The Organization has determined that no subsequent events need to be disclosed.