

BUSINESS IMPROVEMENT DISTRICT NO. 37

30th STREET INDUSTRIAL CORRIDOR

OPERATING PLAN
FOR 2018

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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created S. 66.1109 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.)

A Business Improvement District was approved by the City of Milwaukee in 2005 for the purposes of revitalizing and improving the 30th Street Industrial Corridor on Milwaukee’s north side. The BID law requires that every district have an annual Operating Plan. This document is the Operating Plan for 2018 of the 30th Street Industrial Corridor district (BID #37).

B. Physical Setting

BID #37 includes the industrial and commercial businesses located along the Canadian Pacific rail line on the north side of the City of Milwaukee.

II. DISTRICT BOUNDARIES

Boundaries of BID #37 are shown on the map in Appendix A of this plan. The boundaries were drawn to include industrial and commercial properties while excluding residential properties whenever possible. The northern boundary is Ruby Avenue and the southern boundary goes just south of Brown Street. The east and west boundaries vary throughout the district, but generally the western boundary is North 35th Street and the eastern boundary is North 27th Street. A listing of the properties included in the district is provided in the attachment.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of BID #37 is to revitalize the 30th Street Industrial Corridor while creating an area that will attract and retain industrial and commercial businesses, thus creating quality jobs with family supporting wages for central city residents.

Additional plan objectives include:

- Improving connections between businesses and residents
- Improving the safety and security of the area
- Improving the image and environment of the area
- Providing technical assistance and economic development support to businesses
- Attracting new businesses to the area

B. Proposed Activities—2018

Principal activities to be engaged in by the district during its eleventh year of operation will include:

- Marketing to assist with business recruitment and retention; also to promote BID #37 via promotional materials, our website and social media
- Promotional efforts and events to increase Corridor business visibility and connect local people with local jobs;
- Continue partnerships with the City of Milwaukee, MPD, LISC, WHEDA, Safe & Sound, neighborhood organizations, etc. to foster greater collaborative efforts for area neighborhoods;
- Continue building Corridor Coalition consisting of over 150 different agencies working in area – leverage the strength in numbers;
- Continued enhancements such as graffiti removal, litter clean ups and addressing illegal dumping;
- Connect businesses to one another in order to provide support
- Grant program to improve area façades, foster community building, landscaping projects, etc to ultimately improve the appearance and condition of property in the district.

C. Proposed Expenditures

Infrastructure Improvements	\$16,000
Streetscape Debt Service	
Streetscape Maintenance	
Grant Programs	\$51,800
Façade & Landscape	
Safety & Security	
Program Staff	
Economic / Community Development	
Aesthetic Enhancements	\$18,000
Graffiti Removal	
Litter Clean Ups	
Abatement of Illegal Dumping	
Art Project(s)	
Accounting/ Audit	\$5,800

Business Assistance	\$44,000
Technical assistance to businesses	
Marketing	
Office & Management	\$30,000
Administrative services and office/ program expenses provided by the 30th Street Industrial Corridor Corporation	
Miscellaneous/ Reserve	\$460
TOTAL	\$166,060

Projected Revenues

Assessments	\$166,060
Projected Carry Over Funds from 2017	\$ 5,000
TOTAL	\$171, 060

Reserve Funds

Reserve Fund for Capital Improvements	\$280,000
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D. Financing Method

It is proposed to raise approximately \$166,060 through BID assessments (see Attachment). If any expenses exceed the assessments, it may be covered by 2017 carry over revenues and using the reserve for streetscape debt service. In addition, the BID may apply for grants for additional funding for projects. 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.

E. Organization of the BID Board

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

F. Relationship to the 30th Street Industrial Corridor Corporation

The BID shall be a separate entity from the 30th Street Industrial Corridor Corporation (The Corridor), notwithstanding the fact that members, officers and directors of each may be shared. The Corridor shall remain a private organization, not subject to the open meeting law and not subject to the public record law except for its records generated in connection with the BID board. The Corridor may, and it is intended, shall, contract with the BID to provided services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The annual assessment for the BID’s operating expenses will be levied against each property within the district in direct proportion to the current assessed value of each property as of the date the district held its public hearing for this 2018 Operating Plan. No property owner within the district shall be eligible to receive or be subject to any reductions or increases in its assessment for the 2018 Operating Plan as a result of a decrease or increase in the assessed value for their property occurring after such date. In addition, the amount of assessment levied against a particular property may change

from year to year if the assessed value of that property changes relative to other properties within the district.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method described previously. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$5,000 and a minimum assessment of \$300 per parcel will be applied.

As of January 1, 2015, the property in the proposed district had a total assessed value of over \$57 million. The attachment shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

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

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

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

A. City Plans

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

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

The district is a means of formalizing and funding the public-private partnership between the City and property owners in BID #37 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 to promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement District and in the implementation of the Operating Plan. In particular, the City will:

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

VI. FUTURE YEAR OPERATING PLANS

A. Phased Development

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

Section 66.1103 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon 2018 activities, and information on specific assessed values, budget amounts and assessment amounts are based on current conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and

Appendix B
Business Improvement District #37

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

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

B. Amendment, Severability and Expansion

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

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

Appendix A State Statutes

§6-1102 Business improvement districts.

(1) In this section:

(a) "Board" means a business improvement district board appointed under sub. (2) (a).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include related rights-of-way, streets, or highways continuously bounded by the parcels on at least one side, and that include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district before the parcels were so 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, development, maintenance, operation and protection of a business improvement district, including all of the following:

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

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

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

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

5. 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.

6. 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.

(h) 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.

(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 determined 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 an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit 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 required under sub. (3) (c) or in 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.

(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. (d).

(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.

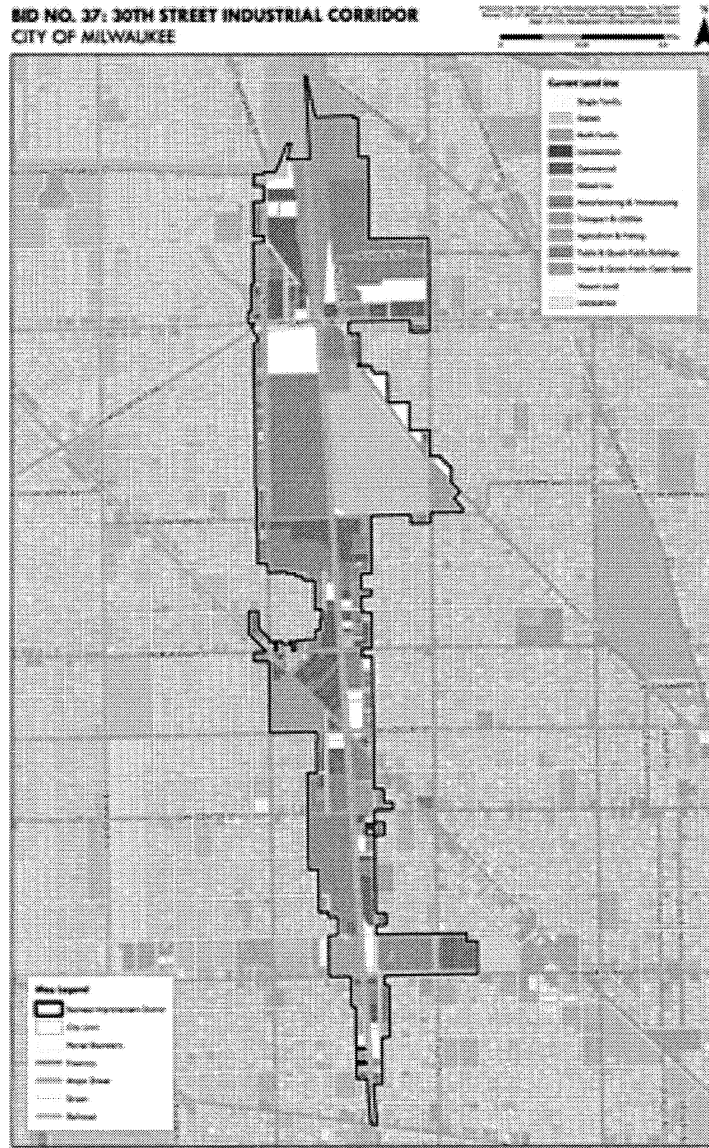
(5)

(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 72.11 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.

(History: 1983 s. 104; 1989 s. 56 s. 298; 1999 s. 150 s. 520; Stats. 1999 s. 68.1109; 2001 s. 85.



2309992100	3020 W CONGRESS	Exempt
2309992200	3021 W RUBY	Exempt
2309993100	3247 W GLENDALE	Exempt
2460002100	3228 W CAPITOL	Exempt
2460002200	3244 W CAPITOL	Exempt
2460003100	3326 W CAPITOL	Exempt
2460005000	4030 N 34TH	Exempt
2460412200	3100 W CAPITOL	Exempt
2460441000	4250 N 35TH	Exempt
2460461000	3008 W CAPITOL	Exempt
2469886221	4101 N 31ST	Exempt
2469894000	4260 N 35TH	Exempt
2469898111	4350 N 35TH	Exempt
2469973100	4131 N 31ST	Exempt
2469978000	3312 W HOPKINS	Exempt
2469988100	3480 W HOPKINS	Exempt
2469988210	4260 N 35TH	Exempt
2470303000	4103 N 35TH	Exempt
2680002000	3715 N 35TH	Exempt
2680801000	3743 N 35TH	Exempt
2680901000	3701 N 35TH	Exempt
2681601100	3765 N 35TH	Exempt
2690252112	2900 W HOPKINS	Exempt
2690259000	3010 W HOPKINS	Exempt
2690305111	2823 W VIENNA	Exempt
2690432000	3700 N 35TH	Exempt
2690441000	3180 W TOWNSEND	Exempt
2690442000	3533 N 27TH	Exempt
2690452000	3055 W HOPKINS	Exempt
2690453000	3025 W HOPKINS	Exempt
2699990000	2871 W HOPKINS	Exempt
2700144111	2642 W HOPKINS	Exempt
2851704110	2537 W HOPKINS	Exempt
2851724120	3424 N 27TH	Exempt
2860106000	3100 W AUER	Exempt
2860281000	3381 N 27TH	Exempt
2860444100	3410 W BURLEIGH	Exempt
2860445000	3418 W BURLEIGH	Exempt

2860669100	3300 W BURLEIGH	Exempt
2869991000	3201 W TOWNSEND	Exempt
2879968000	3401 N 35TH	Exempt
2879969000	3413 N 35TH	Exempt
3090670110	2929 N 30TH	Exempt
3090677100	2901 N 30TH	Exempt
3090687100	3050 W FOND DU LAC	Exempt
3090688000	3052 W FOND DU LAC	Exempt
3090914000	3237 W BURLEIGH	Exempt
3091143100	3022 W CENTER	Exempt
3091143200	2761 N 30TH	Exempt
3091146110	2825 N 30TH	Exempt
3099972000	3051 W FOND DU LAC	Exempt
3099973000	3042 W LOCUST	Exempt
3099995110	3343 W FOND DU LAC	Exempt
3260150000	2660 N 30TH	Exempt
3261040113	3014 W NORTH	Exempt
3261040114	3001 W MEINECKE	Exempt
3261045100	3010 W NORTH	Exempt
3261641000	3100 W NORTH	Exempt
3269997100	2640 N 32ND	Exempt
3490704000	2038 N 31ST	Exempt
3491006000	2929 W NORTH	Exempt
3491045130	2055 N 30TH	Exempt
3491753100	2011 N 30TH	Exempt
3491756100	2001 N 30TH	Exempt
3491756200	1961 N 30TH	Exempt
3491758100	1961 N 30TH	Exempt
3492009200	2116 N 31ST	Exempt

The Corridor 2018 Bid Assessment

Bid #	Truck	Qty	Model	Address	Owner 1	Owner 2	Owner Address	Owner City / State	Zipcode	Property Class	Assess	Land Use	Current Land	Compost	Current Yield	Land Cost	Land WPT	Bidding WPT	2018 Assessment	Applicable
41	TRUCKS	2	2017 TRUCKS	601 N 3rd St	City of Sallisaw	City of Sallisaw	601 N 3rd St	Sallisaw, OK	74881	Land	630	Land	1.166	102,000	2,312	1,682	11,431	11,431	2,622.00	
42	TRUCKS	2	2017 TRUCKS	601 N 3rd St	City of Sallisaw	City of Sallisaw	601 N 3rd St	Sallisaw, OK	74881	Land	630	Land	1.166	102,000	2,312	1,682	11,431	11,431	2,622.00	
43	TRUCKS	2	2017 TRUCKS	601 N 3rd St	City of Sallisaw	City of Sallisaw	601 N 3rd St	Sallisaw, OK	74881	Land	630	Land	1.166	102,000	2,312	1,682	11,431	11,431	2,622.00	
44	TRUCKS	2	2017 TRUCKS	601 N 3rd St	City of Sallisaw	City of Sallisaw	601 N 3rd St	Sallisaw, OK	74881	Land	630	Land	1.166	102,000	2,312	1,682	11,431	11,431	2,622.00	
45	TRUCKS	2	2017 TRUCKS	601 N 3rd St	City of Sallisaw	City of Sallisaw	601 N 3rd St	Sallisaw, OK	74881	Land	630	Land	1.166	102,000	2,312	1,682	11,431	11,431	2,622.00	
46	TRUCKS	2	2017 TRUCKS	601 N 3rd St	City of Sallisaw	City of Sallisaw	601 N 3rd St	Sallisaw, OK	74881	Land	630	Land	1.166	102,000	2,312	1,682	11,431	11,431	2,622.00	
47	TRUCKS	2	2017 TRUCKS	601 N 3rd St	City of Sallisaw	City of Sallisaw	601 N 3rd St	Sallisaw, OK	74881	Land	630	Land	1.166	102,000	2,312	1,682	11,431	11,431	2,622.00	
48	TRUCKS	2	2017 TRUCKS	601 N 3rd St	City of Sallisaw	City of Sallisaw	601 N 3rd St	Sallisaw, OK	74881	Land	630	Land	1.166	102,000	2,312	1,682	11,431	11,431	2,622.00	
49	TRUCKS	2	2017 TRUCKS	601 N 3rd St	City of Sallisaw	City of Sallisaw	601 N 3rd St	Sallisaw, OK	74881	Land	630	Land	1.166	102,000	2,312	1,682	11,431	11,431	2,622.00	
50	TRUCKS	2	2017 TRUCKS	601 N 3rd St	City of Sallisaw	City of Sallisaw	601 N 3rd St	Sallisaw, OK	74881	Land	630	Land	1.166	102,000	2,312	1,682	11,431	11,431	2,622.00	
51	TRUCKS	2	2017 TRUCKS	601 N 3rd St	City of Sallisaw	City of Sallisaw	601 N 3rd St	Sallisaw, OK	74881	Land	630	Land	1.166	102,000	2,312	1,682	11,431	11,431	2,622.00	
52	TRUCKS	2	2017 TRUCKS	601 N 3rd St	City of Sallisaw	City of Sallisaw	601 N 3rd St	Sallisaw, OK	74881	Land	630	Land	1.166	102,000	2,312	1,682	11,431	11,431	2,622.00	
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58	TRUCKS	2	2017 TRUCKS	601 N 3rd St	City of Sallisaw	City of Sallisaw	601 N 3rd St	Sallisaw, OK	74881	Land	630	Land	1.166	102,000	2,312	1,682	11,431	11,431	2,622.00	
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The Corridor 2018 Bid Assessment

Roll #	Trailer	Qty	Notes	Address	Owner 1	Owner 2	Owner Rating	Owner City / State	Agency	Property Class	Zoning	Land Use	Current Level	Proposed Level	Current Year	Land Area	Lot Area	Building Area	CR	2018 Assessment	Proposed Assessment
41	SPRINKLER	1	Active	1531 N 42ND AVE	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	4	Denver CO	160812	Commercial	CR	Office	1,000 sq ft	1,000 sq ft	2012	1,000 sq ft	1,000 sq ft	1,000 sq ft	0.0	\$18,000	\$18,000
42	SPRINKLER	1	Active	1531 N 42ND AVE	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	4	Denver CO	160812	Commercial	CR	Office	1,000 sq ft	1,000 sq ft	2012	1,000 sq ft	1,000 sq ft	1,000 sq ft	0.0	\$18,000	\$18,000
43	SPRINKLER	1	Active	1531 N 42ND AVE	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	4	Denver CO	160812	Commercial	CR	Office	1,000 sq ft	1,000 sq ft	2012	1,000 sq ft	1,000 sq ft	1,000 sq ft	0.0	\$18,000	\$18,000
44	SPRINKLER	1	Active	1531 N 42ND AVE	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	4	Denver CO	160812	Commercial	CR	Office	1,000 sq ft	1,000 sq ft	2012	1,000 sq ft	1,000 sq ft	1,000 sq ft	0.0	\$18,000	\$18,000
45	SPRINKLER	1	Active	1531 N 42ND AVE	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	4	Denver CO	160812	Commercial	CR	Office	1,000 sq ft	1,000 sq ft	2012	1,000 sq ft	1,000 sq ft	1,000 sq ft	0.0	\$18,000	\$18,000
46	SPRINKLER	1	Active	1531 N 42ND AVE	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	4	Denver CO	160812	Commercial	CR	Office	1,000 sq ft	1,000 sq ft	2012	1,000 sq ft	1,000 sq ft	1,000 sq ft	0.0	\$18,000	\$18,000
47	SPRINKLER	1	Active	1531 N 42ND AVE	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	4	Denver CO	160812	Commercial	CR	Office	1,000 sq ft	1,000 sq ft	2012	1,000 sq ft	1,000 sq ft	1,000 sq ft	0.0	\$18,000	\$18,000
48	SPRINKLER	1	Active	1531 N 42ND AVE	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	4	Denver CO	160812	Commercial	CR	Office	1,000 sq ft	1,000 sq ft	2012	1,000 sq ft	1,000 sq ft	1,000 sq ft	0.0	\$18,000	\$18,000
49	SPRINKLER	1	Active	1531 N 42ND AVE	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	4	Denver CO	160812	Commercial	CR	Office	1,000 sq ft	1,000 sq ft	2012	1,000 sq ft	1,000 sq ft	1,000 sq ft	0.0	\$18,000	\$18,000
50	SPRINKLER	1	Active	1531 N 42ND AVE	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	TRIMBLE J PHOTONICS A COMPANY OF TRIMBLE CO	4	Denver CO	160812	Commercial	CR	Office	1,000 sq ft	1,000 sq ft	2012	1,000 sq ft	1,000 sq ft	1,000 sq ft	0.0	\$18,000	\$18,000

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The Corridor 2018 Bid Assessment

Bid #	Truckey	Qty	Specs	Address	Owner 1	Owner 2	Owner Address	Owner City	Specs	Project Class	Length	Land Area	Current Land	Specs	Current Total	Unit Area	Unit Qty	Bidding Amt	Cost	BLM Assessment	Remarks
361	ROADWAY/STP	1	ALWAYS	17200 W BOND	THE B & B INVESTMENT CO		208 S BOND ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		
362	ROADWAY/STP	3	ALWAYS	20421 N 1000	ANALYTICAL TECH ESTIMATION		1000 N 1000 ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		
363	ROADWAY/STP	1	ALWAYS	17200 W BOND	THE B & B INVESTMENT CO		208 S BOND ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		
364	ROADWAY/STP	2	ALWAYS	20421 N 1000	ANALYTICAL TECH ESTIMATION		1000 N 1000 ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		
365	ROADWAY/STP	2	ALWAYS	20421 N 1000	ANALYTICAL TECH ESTIMATION		1000 N 1000 ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		
366	ROADWAY/STP	2	ALWAYS	20421 N 1000	ANALYTICAL TECH ESTIMATION		1000 N 1000 ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		
367	ROADWAY/STP	2	ALWAYS	20421 N 1000	ANALYTICAL TECH ESTIMATION		1000 N 1000 ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		
368	ROADWAY/STP	2	ALWAYS	20421 N 1000	ANALYTICAL TECH ESTIMATION		1000 N 1000 ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		
369	ROADWAY/STP	2	ALWAYS	20421 N 1000	ANALYTICAL TECH ESTIMATION		1000 N 1000 ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		
370	ROADWAY/STP	2	ALWAYS	20421 N 1000	ANALYTICAL TECH ESTIMATION		1000 N 1000 ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		
371	ROADWAY/STP	2	ALWAYS	20421 N 1000	ANALYTICAL TECH ESTIMATION		1000 N 1000 ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		
372	ROADWAY/STP	2	ALWAYS	20421 N 1000	ANALYTICAL TECH ESTIMATION		1000 N 1000 ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		
373	ROADWAY/STP	2	ALWAYS	20421 N 1000	ANALYTICAL TECH ESTIMATION		1000 N 1000 ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		
374	ROADWAY/STP	2	ALWAYS	20421 N 1000	ANALYTICAL TECH ESTIMATION		1000 N 1000 ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		
375	ROADWAY/STP	2	ALWAYS	20421 N 1000	ANALYTICAL TECH ESTIMATION		1000 N 1000 ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		
376	ROADWAY/STP	2	ALWAYS	20421 N 1000	ANALYTICAL TECH ESTIMATION		1000 N 1000 ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		
377	ROADWAY/STP	2	ALWAYS	20421 N 1000	ANALYTICAL TECH ESTIMATION		1000 N 1000 ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		
378	ROADWAY/STP	2	ALWAYS	20421 N 1000	ANALYTICAL TECH ESTIMATION		1000 N 1000 ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		
379	ROADWAY/STP	2	ALWAYS	20421 N 1000	ANALYTICAL TECH ESTIMATION		1000 N 1000 ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		
380	ROADWAY/STP	2	ALWAYS	20421 N 1000	ANALYTICAL TECH ESTIMATION		1000 N 1000 ST	MAZDAVILLE TN	36232	MANUFACTURING	0.2	341.3	208,230	2,139,837	2,347,067	1	22,204	56,724	3,000.00		

BID #37/30th Street Industrial Corridor Corp

2017 Annual Report



Stakeholder Engagement:

During 2017, BID #37 gained significant traction in its efforts to raise the profile of the organization with various stakeholders in an effort to engage collaboratively to move the area forward. We continued to build a broad-based coalition of residents, churches, community based organizations, elected officials and businesses to engage together to help move this area of Milwaukee forward. Thus far we have engaged over 40 entities:

AANA Real Estate LLC	James Place
ACTS Housing	Lighthouse Youth Center
Alderman Ashanti Hamilton's Office	LISC
All Saints Catholic Church	NAACP
Alpha & Omega Ministries	New Creatures in Christ Fellowship Church
Argosy Foundation	New Hope Missionary Baptist Church
Black Health Coalition	Northwest Side CDC
Bradford Memorial AME Church	Maximus
CBC Men Network	Milwaukee Collegiate Academy
City of Milwaukee Dept. of City Development	Milwaukee Police Department
Clean Wisconsin	Office of Violence Prevention
Coalition for Hope	Powerhouse of Deliverance Church
Crossing Jordan Ministries	Realty Dynamics
Crossroads Transitional Living	Running Rebels
Data You Can Use	Safe and Sound
DRS	Senator Ron Johnson's Office
Garden Homes Evangelical Lutheran Church	State Senator Lena Taylor's Office
Garden Homes Evangelical Lutheran School	Triangle of Hope, Inc.
Garden Homes Neighborhood Association	United Milwaukee Scrap
Greater Milwaukee Committee	Uniting Garden Homes, Inc.
Hampton-Atkinson Neighborhood Development	Urban Milwaukee
Hope Street Ministry	WHEDA
Hot Spot Super Market	Young Enterprising Society – YES
Housing Resources, Inc.	

In addition to the organizations, we have engaged over 100 residents through our efforts. In 2017 we hosted 8 community meetings in Garden Homes, 4 Garden Homes Steering Committee meetings, 5 Milwaukee Promise Zones meetings, and a Corridor Cocktails event in order to engage businesses specifically. During these meetings we have: introduced the process by which neighborhoods improve via resident engagement and showed models throughout Milwaukee and the US; completed asset mapping activities; brainstormed on how to overcome barriers; and conducted one on one sessions to get to know each other better. On June 10th, we held a Rain Garden Maintenance, Neighborhood Cleanup and BBQ.

On September 9th we held a “**Let Your Voice Be Heard**” World Cafe event, from 9am to 2pm, which was attended by over 100 stakeholders. We will reconvene October 28th and work together in committees to come up with strategies to implement in our focus areas. On December 11th we will present a final version of our neighborhood plan to the community.

We have also worked supported and attended numerous events in the community hosted by our partners including: An Anti-Violence Summit, Praise for Peace Concert, NWSCDC’s Promise Zones Bike Ride, Heal the Hood Community Events, Back to School giveaways, and many other events. Our Executive Director also attended a trip to Chicago with WHEDA & LISC to explore housing co-op models, as well as a trip to Detroit with LISC and the Greater Milwaukee Committee to explore revitalization efforts in that city.



Milwaukee Promise Zones:

The Milwaukee Common Council, under the leadership of Common Council President Hamilton created an initiative entitled the Milwaukee Promise Zones. The goal of this initiative is to inundate several “needy” neighborhoods throughout the city with resources, jobs and services. The 5 neighborhoods are: Garden Homes, Harambee, Washington Park, Woodlands and the Near South Side. BID #37/The Corridor is serving as the lead agency for the Garden Homes Neighborhood, and also as the Convening Partner for the entire initiative. Partners of the MPZ initiative include:

- | | |
|------------------------------------------------|--------------------------------|
| 30th Street Industrial Corridor Corp | Milwaukee Police Department |
| All Things in Common Collaborative of Churches | Milwaukee Public Library |
| Black Male Achievement | Office of Violence Prevention |
| City of Milwaukee Common Council | Running Rebels |
| Department of Neighborhood Services | Safe and Sound |
| Department of Public Works | Southside Organizing Committee |
| Earn & Learn Program | Summer of Peace |
| Employ Milwaukee | West Care |
| Ground Work Milwaukee | Wisconsin God Squad |
| MacPyles Corporation | Young Enterprising Society |

Strategic Planning:

On September 22, 2017 we held a joint Strategic Planning Session for the boards of BID #37 and the 30th Street Industrial Corridor Corp. We have a dynamic group of knowledgeable, experienced and committed individuals who are committed to moving our businesses and residents forward together.



Mayor's Design Award:

On May 18, 2017 the rain garden that we installed in Garden Homes Park received a Mayor's Design Award for the Space and Places Category. Representatives from BID #37, the Corridor and our community partners were invited to attend the awards ceremony at UW-Milwaukee's School of Architecture and Urban Planning.



Public Art Project:

We received a Community Improvement Project grant , which we are combining with funds from our partner, Clean Wisconsin, to create an impactful public art project (mural) in the Garden Homes Neighborhood. We have contracted with accomplished artist Ammar Nsoroma, who has critically acclaimed art throughout Milwaukee and the United States. We will be seeking community input on the design of the mural. We will also invite the residents and our partners to help us create the mural. The goal is to have this project complete before the winter of 2017.

Data/Evaluation:

We have contracted with Katie Pritchard of **Data You Can Use** to create a tool to capture the data and assets of the Garden Homes Neighborhood. A team of 5 surveyors has been convened and is currently in the process of sampling our area. The goal is to have this data report available to incorporate into our written Neighborhood Plan, which will be introduced on December 11, 2017.

The Corridor website is updated and contains more useful information for businesses and potential investors. Visit it at: www.theCorridor-mke.org