

MIKE FY'17

Business Improvement District Report

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Economic Development Specialist



ABOUT THIS REPORT

How to Read this Report

The FY'17 Business Improvement District Report contains data reported to the Commercial Corridor Team (CCT) in each Business Improvement District (BID)'s FY'17 Audit Report (most current data available).

This report organizes BIDs by assessment revenue size and common area characteristics (Downtown, Industrial, Retail-Based, and Special Project) to illustrate basic comparisons between BIDs in Milwaukee. NID data is excluded from this FY'17's report, but a brief overview of NIDs is provided.



NID OVERVIEW

NIDs in Milwaukee

In 2006, the State of Wisconsin signed into law, the 2005 Wisconsin ACT 186, the legislative declaration that was created to give Wisconsin Municipalities (i.e., cities, villages, and towns) the power to establish one or more Neighborhood Improvement District (NID).

Neighborhood Improvement Districts (NIDs) focus on neighborhoods made up solely of large multifamily housing units or mix of businesses and multifamily housing.

Similar to BIDs, the establishment of BIDs allows the assessable residential and commercial properties within the geographic area to contribute to programs aimed at safety, housing repairs, neighborhood branding, activation of public green spaces, and other activities as approved by the NID Board.

NIDs Help...

- Implement public safety activities
- Promote and offer home improvement resources to keep homes well maintained and improve the appearance of neighborhood
- Organize workshops to support neighborhood entrepreneurs
- Manage the maintenance of public areas to create and active and welcoming neighborhood



Before

After



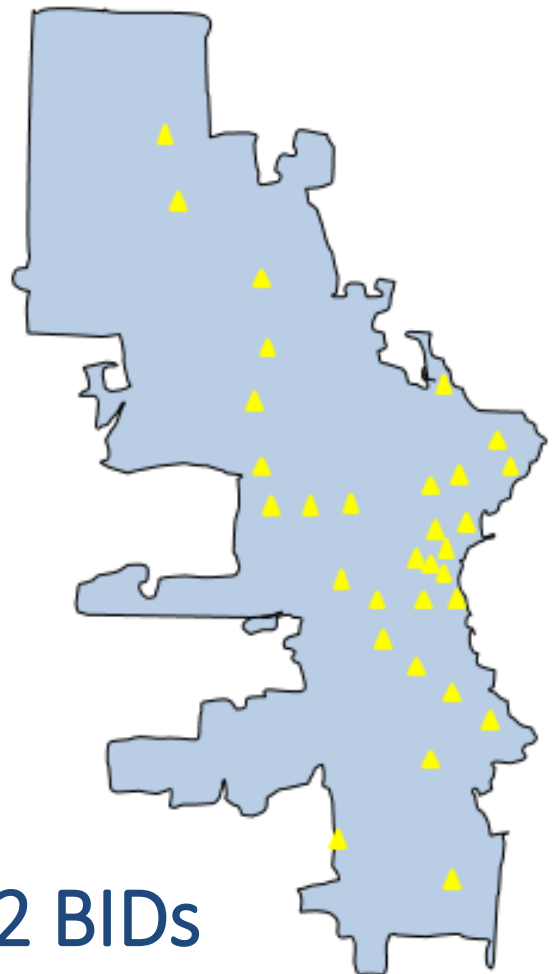
BID OVERVIEW

BIDs in Milwaukee

In 1984, the Wisconsin State legislature created the statute enabling cities to establish BIDs. **Milwaukee has been a model** for all of Wisconsin on how BIDs enliven, grow, and sustain quality business environments. More **\$11 million** pass through BIDs each year to the communities they serve. Each BID determines how to best allocate it's funds and directly impact property and business owners.

Business Improvement Districts (BIDs) are quasi-public non-profits comprised of private sector property owners, residents, and business operators tasked with the maintenance, business development and marketing of their district.

- Two-thirds of BID funds come from property assessments on commercial properties
- BIDs are governed by Mayor-appointed boards of directors
- Boards are made up of commercial property owners & representatives of businesses and residents
- The Commercial Corridor Team (CCT) oversees BID compliance with the state statute

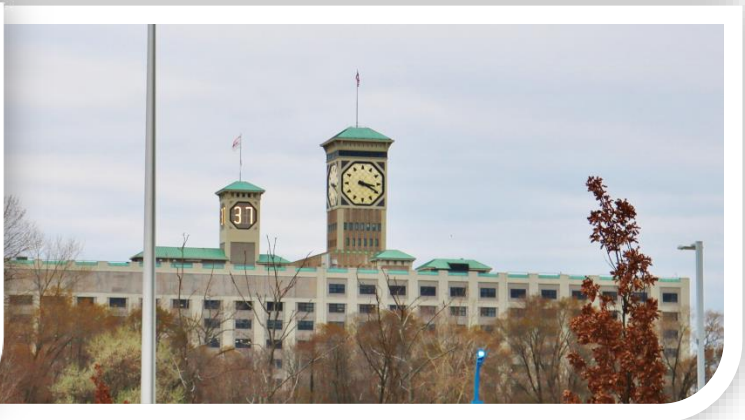


32 BIDs

BIDs BY ASSESSMENT REVENUE

Under \$50K	Between \$50K and \$100K	Between \$100K and \$200K	Between \$200K and \$300K	Over \$300K
City Center Building	Westown	Greater Mitchell Street	Historic King Drive	Historic Third Ward
Oakland Avenue	Villard Avenue	Brady Street	East North Avenue	Near West Side
Burleigh Street	North Avenue Gateway	Uptown Crossings	Riverworks	Milwaukee Riverwalk
Kinnickinnic River	North Avenue Marketplace	Menomonee Valley	Havenwoods	Downtown
Cesar Chavez	Downer Avenue	30th Street Corridor		Airport Gateway
Center Street Marketplace	Reed Street Yards	Schlitz River Center		Granville
Crisol Corridor	Harbor District	South 27th Street		
	Kinnickinnic Avenue			

2017 Smallest Assessment Revenue: Kinnickinnic River \$22,533
 2017 Average Assessment Revenue: \$276,742
 2017 Largest Assessment Revenue: Downtown, \$3,504,862

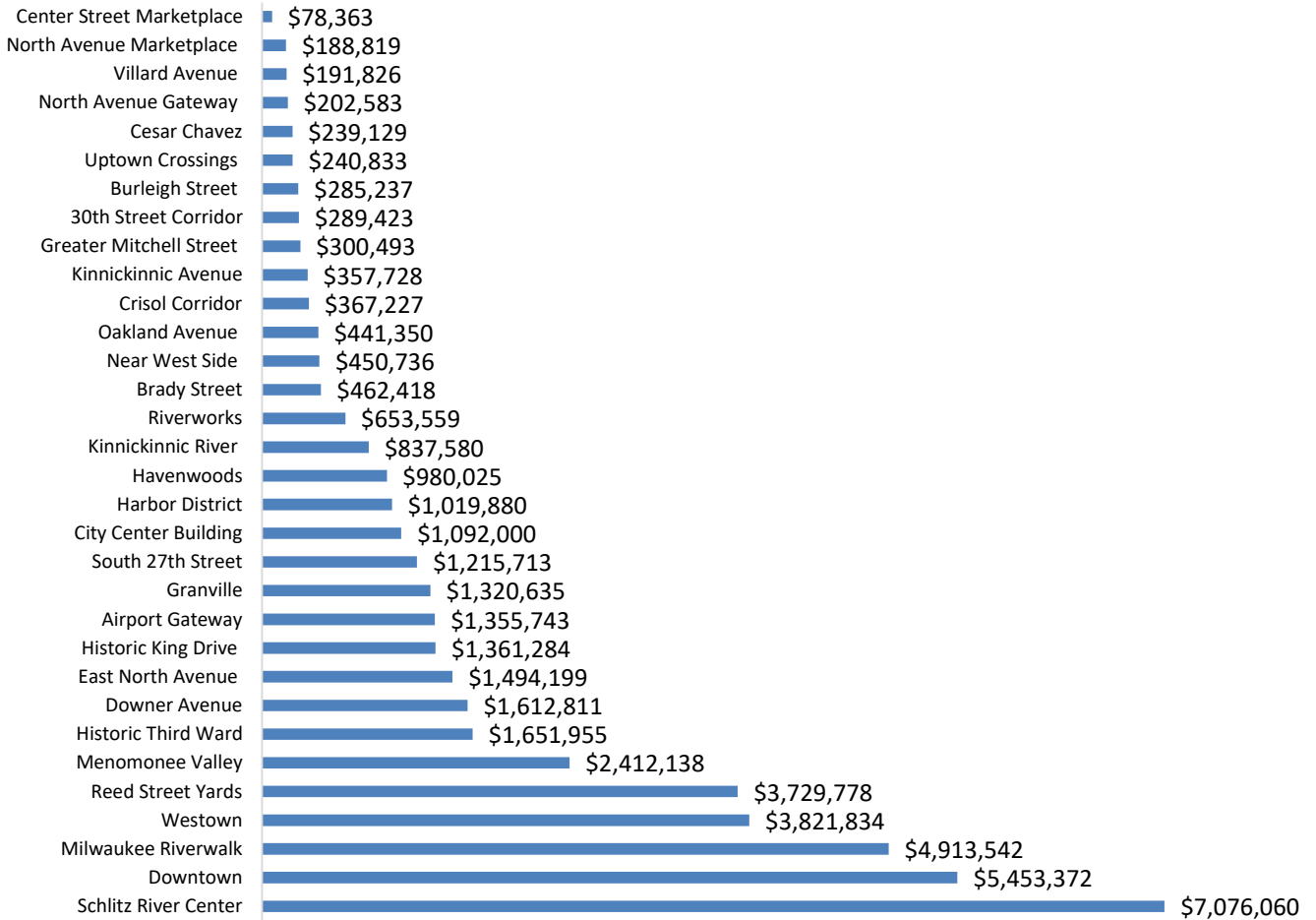


BIDs BY COMMON AREA CHARACTERISTICS

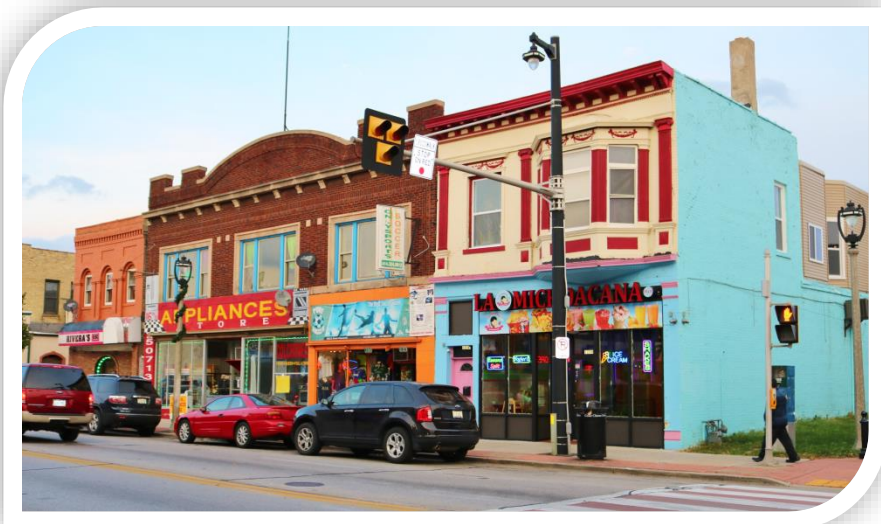
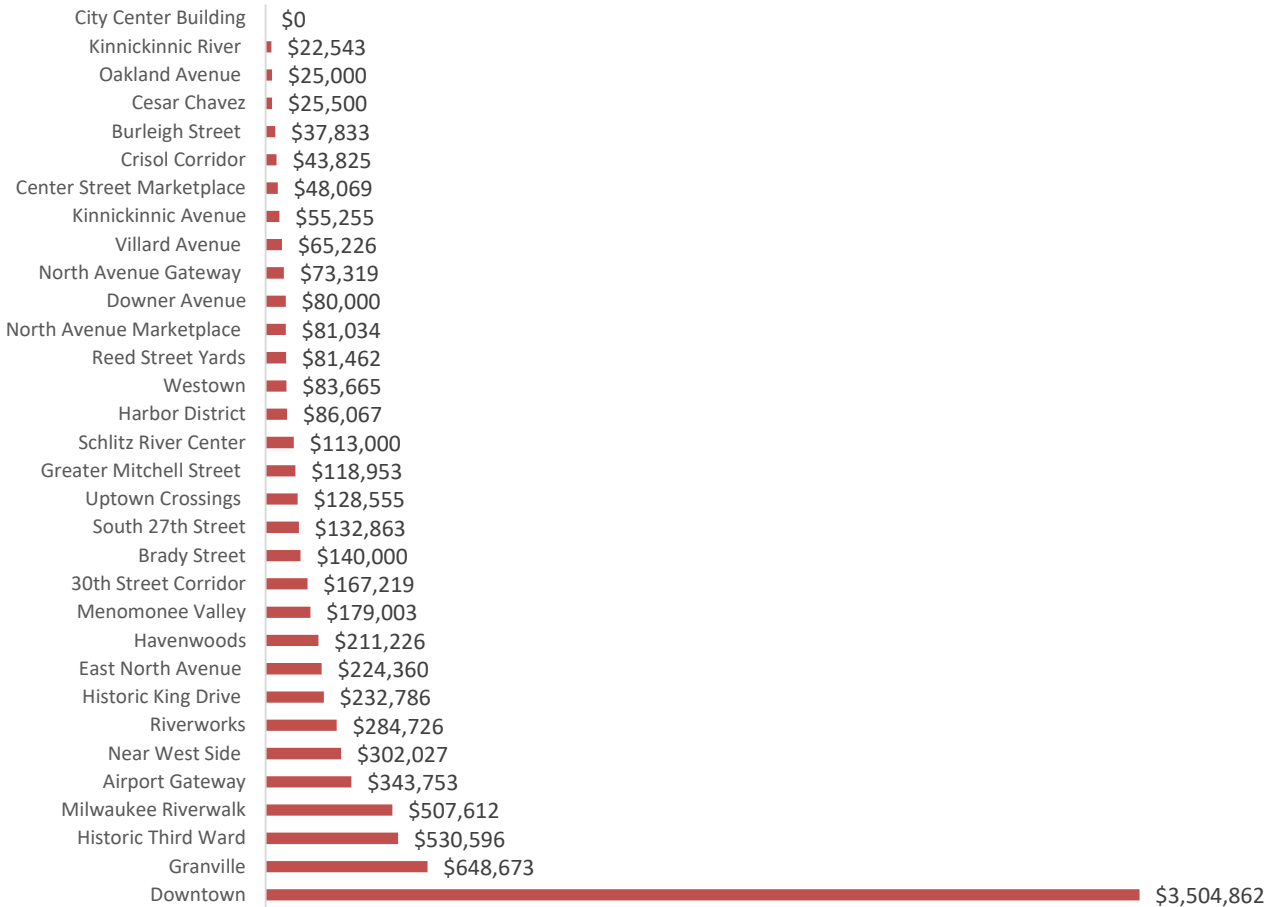
Downtown	Industrial	Special Project	Retail & Mainstreet
Historic Third Ward	Riverworks	City Center Building	Greater Mitchell Street
Westtown	Menomonee Valley	Milwaukee Riverwalk	Historic King Drive
Downtown	Havenwoods	Kinnickinnic River	Near West Side
	30th Street Corridor	Schlitz River Center	Brady Street
	Airport Gateway		Oakland Avenue
	Granville		Uptown Crossings
	Reed Street Yards		Villard Avenue
	Harbor District		East North Avenue
			Burleigh Street
			North Avenue Gateway
			North Avenue Marketplace
			Cesar Chavez Center Street Marketplace
			South 27th Street
			Crisol Corridor
			Downer Avenue
			Kinnickinnic Avenue



AVERAGE ASSESSED PROPERTY VALUE IN FY'17

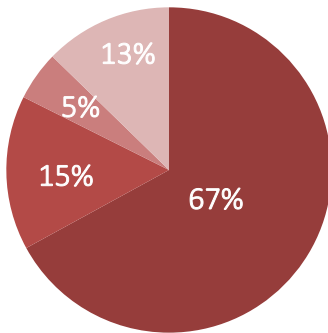


TOTAL BID ASSESSMENTS COLLECTED IN FY'17



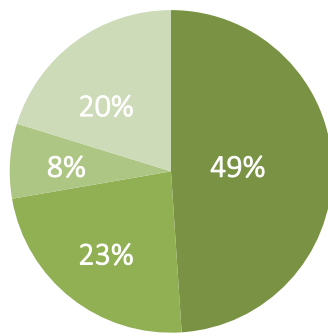
BID TOTAL REVENUE, ASSESSMENT REVENUE & TOTAL EXPENSES

Total Revenue
All BIDs



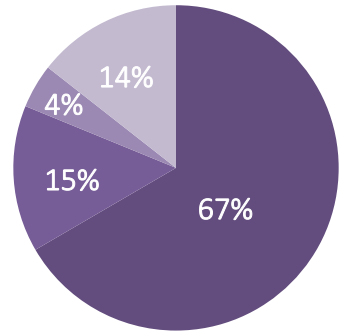
- Downtown
- Industrial
- Special Project
- Retail/Mainstreet

Total BID Assessment Revenue
All BIDs



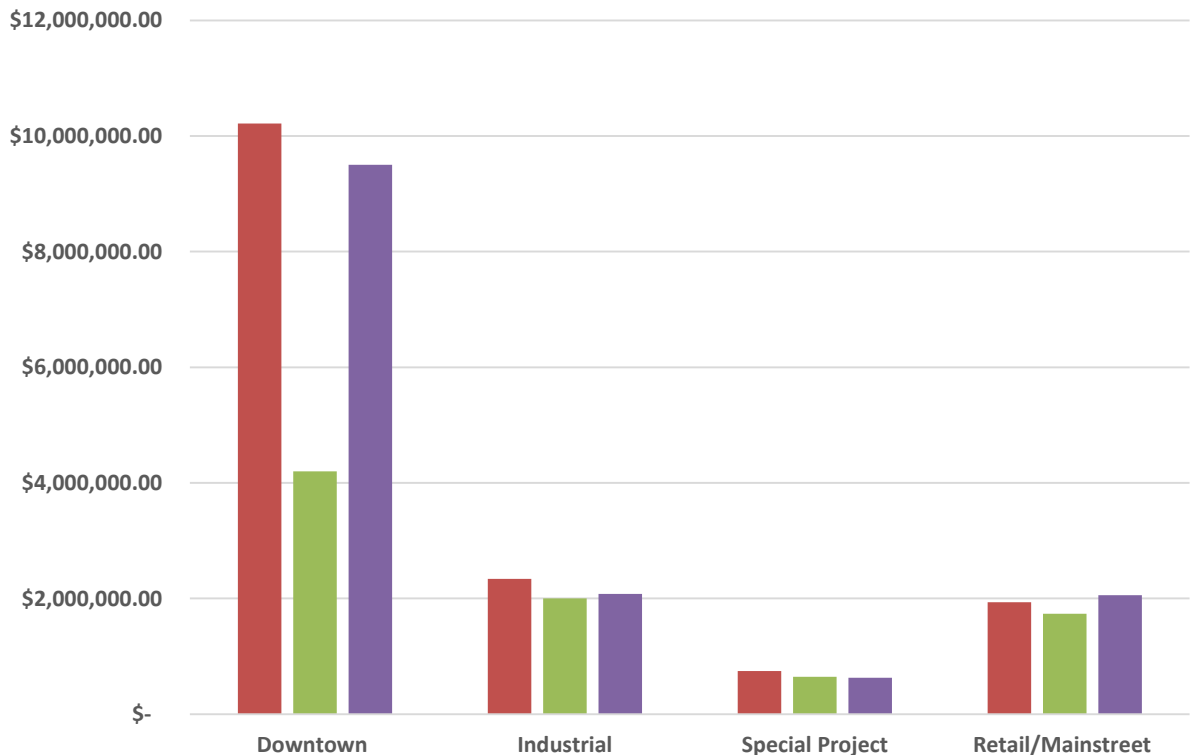
- Downtown
- Industrial
- Special Project
- Retail/Mainstreet

Total BID Expenses
All BIDs

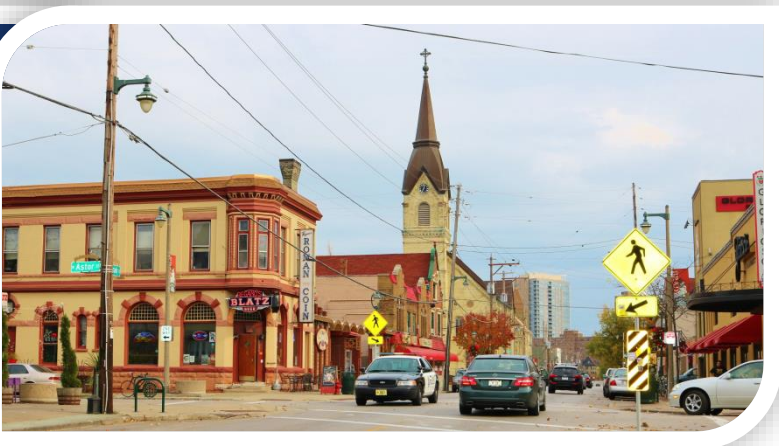
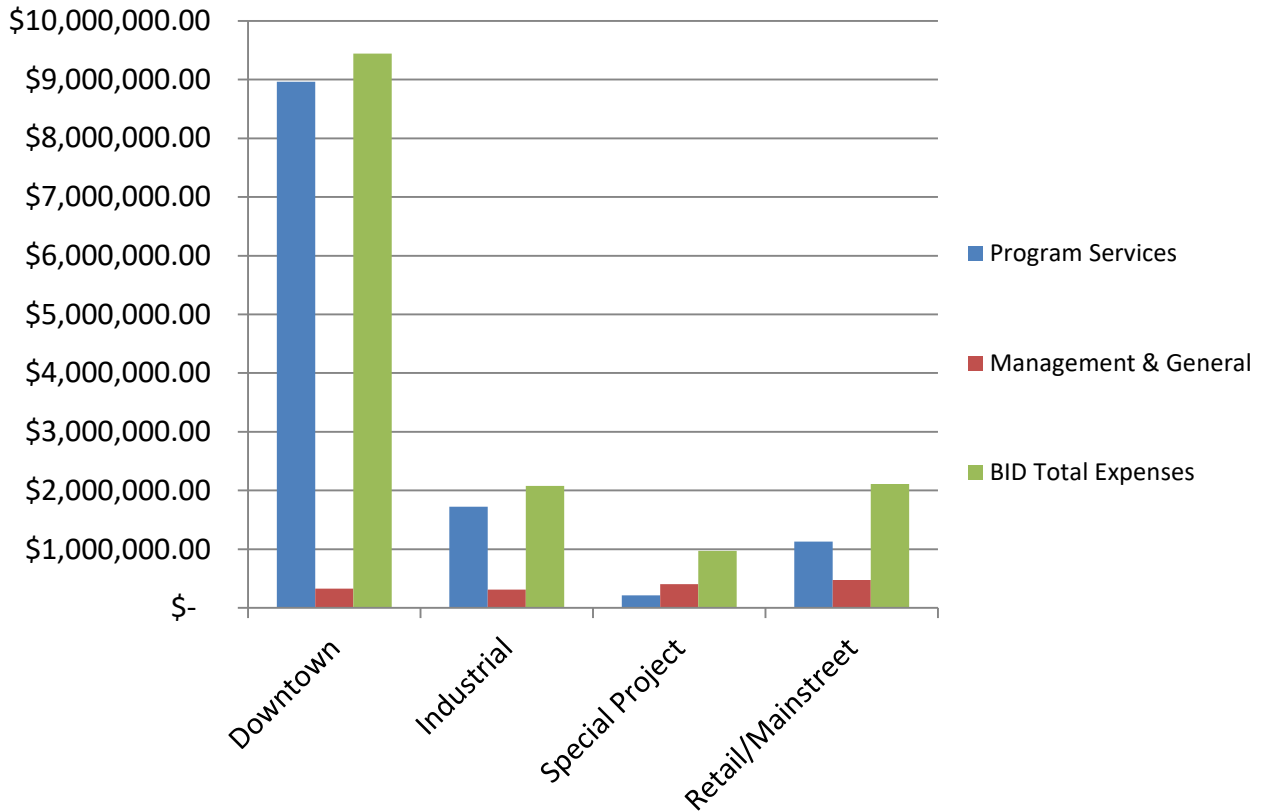


- Downtown
- Industrial
- Special Project
- Retail/Mainstreet

BID Comparison of Assessed Revenue, Total Revenue, and Total Expenses



SUMMARY OF BID EXPENSES



INDEX OF BIDs BY ALDERMANIC DISTRICTS

Aldermanic District	BID Name	BID #	Total Revenue	Assessed Revenue	Total Expenses
1	Villard Avenue	19	\$ 65,226.00	\$ 65,226.00	\$ 3,200.00
1	30th Street Corridor	37	\$ 167,811.00	\$ 167,219.00	\$ 176,699.00
2	Havenwoods	31	\$ 211,354.00	\$ 211,226.00	\$ 285,438.00
3	Brady Street	11	\$ 160,160.00	\$ 140,000.00	\$ 129,611.00
3	Oakland Avenue	13	\$ 25,000.00	\$ 25,000.00	\$ 23,469.00
3	East North Avenue	20	\$ 320,239.00	\$ 224,360.00	\$ 353,754.00
3	Riverworks	25	\$ 572,266.00	\$ 284,726.00	\$ 525,332.00
3	Downer Avenue	41	\$ 80,388.00	\$ 80,000.00	\$ 56,390.00
3	Downtown	21	\$ 5,153,378.00	\$ 3,504,862.00	\$ 4,958,530.00
4	Historic Third Ward	2	\$ 4,859,084.00	\$ 530,596.00	\$ 4,362,550.00
4	Westown	5	\$ 123,166.00	\$ 83,665.00	\$ 123,166.00
4	Near West Side	10	\$ 302,190.00	\$ 302,027.00	\$ 327,631.00
4	Milwaukee Riverwalk	15	\$ 610,711.00	\$ 507,612.00	\$ 462,051.00
4	Downtown	21	\$ 5,153,378.00	\$ 3,504,862.00	\$ 4,958,530.00
4	Schlitz River Center	42	\$ 113,000.00	\$ 113,000.00	\$ 154,881.00
4	Menomonee Valley	26	\$ 179,603.00	\$ 179,003.00	\$ 140,947.00
4	City Center Building	09	-	-	-
6	Historic King Drive	8	\$ 238,496.00	\$ 232,786.00	\$ 198,290.00
6	Riverworks	25	\$ 572,266.00	\$ 284,726.00	\$ 525,332.00
6	Schlitz River Center	42	\$ 113,000.00	\$ 113,000.00	\$ 154,881.00
6	Milwaukee Riverwalk	15	\$ 610,711.00	\$ 507,612.00	\$ 462,051.00
6	Downtown	21	\$ 5,153,378.00	\$ 3,504,862.00	\$ 4,958,530.00
7	Burleigh Street	27	\$ 37,833.00	\$ 37,833.00	\$ 55,199.00
7	30th Street Corridor	37	\$ 167,811.00	\$ 167,219.00	\$ 176,699.00
7	Center Street Marketplace	39	\$ 51,711.00	\$ 48,069.00	\$ 59,291.00
8	Menomonee Valley	26	\$ 179,603.00	\$ 179,003.00	\$ 140,947.00
9	Havenwoods	31	\$ 211,354.00	\$ 211,226.00	\$ 285,438.00
9	Granville	48	\$ 657,530.00	\$ 648,673.00	\$ 606,873.00
10	Near West Side	10	\$ 302,190.00	\$ 302,027.00	\$ 327,631.00
10	Uptown Crossings	16	\$ 128,858.00	\$ 128,555.00	\$ 98,498.00
10	Burleigh Street	27	\$ 37,833.00	\$ 37,833.00	\$ 55,199.00
10	Center Street Marketplace	39	\$ 51,711.00	\$ 48,069.00	\$ 59,291.00
11	South 27th Street	43	\$ 141,570.00	\$ 132,863.00	\$ 141,570.00
12	Greater Mitchell Street	4	\$ 148,792.00	\$ 118,953.00	\$ 137,973.00
12	Menomonee Valley	26	\$ 179,603.00	\$ 179,003.00	\$ 140,947.00
12	Cesar Chavez Avenue	38	\$ 25,500.00	\$ 25,500.00	\$ 19,012.00
12	Reed Street Yards	49	\$ 81,462.00	\$ 81,462.00	\$ 40,192.00
12	Harbor District	51	\$ 86,067.00	\$ 86,067.00	\$ 9,000.00
12	Kinnickinnic River	35	\$ 22,564.00	\$ 22,543.00	\$ 9,587.00
13	Airport Gateway	40	\$ 383,587.00	\$ 343,753.00	\$ 296,578.00
13	South 27th Street	43	\$ 141,570.00	\$ 132,863.00	\$ 141,570.00
13	Crisol Corridor	50	\$ 43,825.00	\$ 43,825.00	\$ 34,608.00
14	Kinnickinnic River	35	\$ 22,564.00	\$ 22,543.00	\$ 9,587.00
14	Kinnickinnic Avenue	44	\$ 68,655.00	\$ 55,255.00	\$ 356,736.00
14	Harbor District	51	\$ 86,067.00	\$ 86,067.00	\$ 9,000.00
15	Near West Side	10	\$ 302,190.00	\$ 302,027.00	\$ 327,631.00
15	North Avenue Gateway	28	\$ 73,319.00	\$ 73,319.00	\$ 41,811.00
15	North Avenue Marketplace	32	\$ 106,034.00	\$ 81,034.00	\$ 75,682.00
15	30th Street Corridor	37	\$ 167,811.00	\$ 167,219.00	\$ 176,699.00
15	Center Street Marketplace	39	\$ 51,711.00	\$ 48,069.00	\$ 59,291.00
15	Uptown Crossings	16	\$ 128,858.00	\$ 128,555.00	\$ 98,498.00

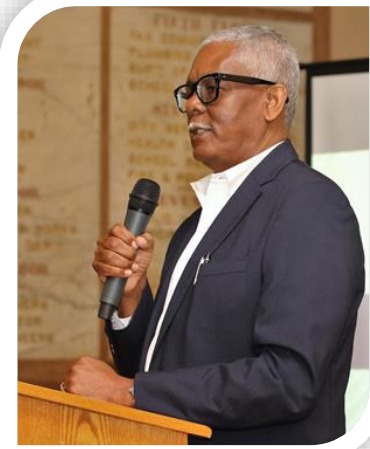
INDEX OF NIDS BY ALDERMANIC DISTRICTS

Aldermanic District	NID Name	NID #
1	Historic Garden Homes	6
2	Havenwoods	9
4	The Brewery	1
5	Heritage Heights	5
6	Harambee	7
7	Sherman Park	4
9	Havenwoods	9
15	Washington Park	3
15	Sherman Park	4

*Districts 3,8,10,11,12,13,14 don't have a NID presence

COMMERCIAL CORRIDOR TEAM

The Department of City Development's Commercial Corridor Team (CCT) provides support, technical assistance, and business development resources to commercial and retail businesses, and designated commercial districts such as the BIDs and NIDs.



Kenneth Little, Neighborhood Business Development Manager



Additionally, CCT is responsible for the management of the City's Façade, Signage, Whitebox, and Retail Investment Fund (RIF) Grants. However, CCT's work expands to collaborating with City Real Estate and Planning to further support projects that help improve the City's neighborhoods and commercial corridors' quality of life.



2019 New CCT Members:
Fatima Sierra-Vargas & Kermiath McClendon



2019 TEAM ACTIVITY



BID & NID Legislation – worked with intergovernmental Relations Division to pass change to BID & NID statutes to improve BID & NID procedures and lower costs with bi-partisan support

BID & NID Week – organized the 1st ever BID & NID Week in America



Choice Neighborhood – supporting the Choice Neighborhood grant to develop quality commercial businesses on the northwest side of the city. \$50,000 CCT commitment over 5 years

Brew City Match/ Pop Up MKE– collaborating in the MKE United footprint. \$1 million CCT commitment over 3 years.



Sherman Phoenix TID – supporting the attraction and retention of businesses in the area surrounding the Sherman Phoenix

Commercial Corridor Team (CCT)
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(414) 286-8201
façadegrants@milwaukee.gov
milwaukee.gov/BusinessToolbox

