

# NEIGHBORHOOD IMPROVEMENT DISTRICT NO. 4

## Sherman Park Neighborhood Improvement District

### PROPOSED 2024 OPERATING PLAN

Draft 1

September 15, 2023

#### STRONG HOMES



#### STRONG COMMUNITY



#### BUILDING OUR STRENGTH



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PROPOSED OPERATING PLAN

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## **2024 OPERATING PLAN**

### **SHERMAN PARK NEIGHBORHOOD IMPROVEMENT DISTRICT**

#### **I. INTRODUCTION**

##### *A. Background*

In 2006, the State of Wisconsin signed into law the 2005 Wisconsin ACT 186, a legislative declaration created to give Wisconsin municipalities (i.e., cities, villages and towns) the power to establish one or more Neighborhood Improvement Districts (NIDs) within their community. An assessment methodology is developed to allow the assessable residential and commercial properties within the geographic area to contribute to programs aimed at neighborhood improvements and other activities as approved by the NID Board. The ACT was drafted similar to the business improvement district statute.

The City of Milwaukee has received a petition from property owners which requests creation of a Neighborhood Improvement District for the purpose of revitalizing and improving the Sherman Park neighborhood area on Milwaukee's near west side (see Appendix B). The Sherman Park NID was created by the City of Milwaukee 2013 resolution #130620 and its first year of operation was 2014. The NID law requires that every district have an annual Operating Plan. This document is the Operating Plan for the Sherman Park Neighborhood Improvement District. The NID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

##### *B. Physical Setting*

The general boundaries for the Sherman Park Neighborhood Improvement District ("SP NID") are North Fifty-First Street to the west, North 38<sup>th</sup> Street to the east, West Burleigh Street to the north and West Meinecke Avenue to the south. For a specific boundary, see Appendix C.

Near the end of the nineteenth century and in the first decades of the twentieth, the area constituting the Sherman Park NID developed rapidly. That development proceeded from the southeast to the west and north as the Milwaukee city limits were extended westward beyond 35<sup>th</sup> Street to North 60<sup>th</sup> Street (Wauwatosa), and on the north to West Burleigh and beyond. Development was encouraged by extension of the street car lines to the west, the 1891 purchase of land well outside of City limits for Sherman Park itself, creation of Sherman Boulevard as part of the early plan to link city parks with landscaped boulevards, and by the construction of Washington High School in 1913 - quickly regarded as a premium institution throughout the region. Early aerial photos show that properties on Grant, a developer-created boulevard, and Sherman Boulevards tended to fill in later than properties on either side. Commercial development was concentrated along Lisbon and North Avenues and Center and Burleigh Streets.

Though blocks in the Sherman Park NID are on a fairly regular grid, street widths and lot sizes vary considerably. Lot sizes vary, ranging from 30' by 120' in the south and eastern areas and 50' by 130' on the west side of Sherman to 50' by 160' lots on a parallel stretch of blocks between Sherman and Grant Boulevards. Most properties west of 35<sup>th</sup> Street are said to constitute automobile suburbs in that the

provision for private garages to store personal vehicles was an automatic feature. Of these, many were built to match the style and materials of the home. Home construction has ranged from clapboard-sided frame and stucco or wood shingle over brick (bungalow styles) to all brick veneer or lannon stone. To date, there are few apartment buildings. The primary forms of housing in the NID are single family residences and unit over unit duplexes.

Many homes in the NID have architectural merit and were frequently individually designed by architects. These are most likely, though not exclusively, found on the 2500 block on North 47<sup>th</sup> Street, Sherman Boulevard, and Grant Boulevard which are all on the Milwaukee Historic Registry as well as the National Historic Register. Improvements in these latter districts are eligible for Preservation Tax Credits.

The SP NID is also home to a number of businesses and institutions including Hadley Terrace, the Mary Ryan Boys & Girls Club, and Washington High School.

### *C. Principal Office*

The Principal Office and Registered Office of the SP NID shall be the Sherman Park Community Association, 3526 West Fond du Lac Avenue, Milwaukee, WI 53216.

## **II. DISTRICT BOUNDARIES**

Boundaries of the proposed district are shown on the map in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix D. The description in Section I. B is a general description of the boundary; the actual boundary is depicted on Appendix C and the actual properties included are listed in Appendix D. In the event of a discrepancy, Appendix D shall control. The SP NID may update Appendix D during each annual Operating Plan. The Boundaries are herein referred to as "SP NID Area."

## **III. PROPOSED OPERATING PLAN**

### *A. Plan Objectives*

The objective of the SP NID is to (a) provide assistance to homeowners and (b) to fund community improvement projects in order to eliminate blight, stabilize the housing stock, and otherwise enhance the SP NID.

### *B. Proposed Activities*

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

1. Assistance to Homeowners
  - a. Create a grant fund ("Grant Fund") which will provide financial assistance to home owners in the SP NID Area through modest grants (e.g. \$50 - \$5,000 each) to make the following improvements to their properties: energy efficiency improvements, repairs to increase water conservation, repairs to the structural condition of the property (including roof

repairs), safety improvements (including lighting, fencing and garages), plumbing, electrical, and heating improvements, repairs that are essential for bringing properties into compliance with city building codes and repairs to increase the curb appeal of property (“Improvements”).

- b. The Board of Directors of the SP NID may at any time amend the amount of each grant, the number of grants, and any qualifying criteria.

## 2. Fund Community Improvement Projects

- a. Sustain the work of existing neighborhood organizations, including, but not limited to, Hadley Residents Council, the Sherman Park Community Association, Uptown Crossing, and the 38<sup>th</sup> to 41<sup>st</sup> Street Block Group.
- b. Each neighborhood organization, block club, or group of residents shall develop a work plan that includes community improvement projects which may include, for example, advertising material for the neighborhood, providing resource materials to residents, hosting community events, beautification projects, etc.
- c. Projects will be funded to the extent funds are available by action of the SP NID Board of Directors.

Pursuant to the NID Statute, defined below, the local legislative body does not authorize the board to own real property in this operating year, but the Operating Plan may be amended in the future to allow for such ownership.

### *C. Proposed Expenditures*

Proposed Budget attached as Appendix E. The SP NID Board of Directors shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

### *D. Financing Method*

It is proposed to raise approximately \$204,900 through SP NID assessments (see Appendix D). Funds may also be pursued from foundations and other available resources. The SP NID may seek private financing for programming secured by this year’s or future operating years of the SP NID. The SP NID Board of Directors 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 NID Board*

Upon creation of the SP NID, the District shall hold annual meetings to elect Directors to the Board consistent with terms of this subsection and the bylaws of the SP NID. The Board's primary responsibility will be implementation of this Operating Plan. This will require 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 SP NID assessments.

State law requires (a) that the board be composed of at least five directors and that a majority of the board directors be owners or occupants of property within the district and (b) the local legislative body must set the time and place for a meeting at which directors of the board will be elected, and shall publish a class 2 notice under Ch. 985 that contains the information. The notice shall specify that all individuals who either own or occupy real property within the neighborhood improvement district are eligible to serve on the board and vote at the election.

It is recommended that the SP NID Board be structured and operate in accordance with the Bylaws, which is consistent with the following:

1. Board Size: Minimum of seven (7) directors and up to nine (9) directors.
2. Composition: The Board shall consist of individuals who own or occupy residential property or mixed-use property (i.e. property with both commercial and residential uses). A minimum of 2/3 of the Directors shall be homeowners (owner-occupants) or residents that live within the SP NID.
3. Term: Terms for the members of the board shall be for a period of one year. Directors may be re-elected.
4. Compensation: None
5. Meetings: The Board shall adopt rules of order (by-laws) to govern the conduct of its meetings. The Board shall meet regularly, at least once every 3 months. A total of at least five (5) Board Members must be present for quorum in order for official decisions to be made. All meetings of the Board's affairs shall be kept pursuant to public records requirements.
6. Staffing and Office: The Board may employ staff and/or contract for staffing services pursuant to this Operating Plan and subsequent modifications thereof. The Board may also maintain an office for the District, which shall be located within the District.
7. Method of Electing Directors to District Board: An annual meeting at which directors of the Board will be elected shall be held on the first Tuesday of February of each year of the District's existence. Prior to the meeting, the City shall publish a Class 2 notice that contains the time and place of the annual meeting. The notice shall specify that all individuals who either own or

occupy real property within the District are eligible to serve on the Board and vote at the election.

8. Changes: Any change in the Board size, composition or election methodology must be approved by a two-thirds (2/3) majority of the entire Board.

*F. Relationship to other Organizations:*

The SP NID shall be a separate entity from the Sherman Park Community Association (SPCA), notwithstanding the fact that members, officers and directors of each may be shared. The SPCA shall remain a non-profit 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 SP NID Board. The SPCA may and, it is intended, shall contract with the SP NID to provide services to the NID in accordance with this Plan.

#### **IV. METHOD OF ASSESSMENT**

*A. Assessment Rate and Method*

The principle behind the assessment methodology is that each property should contribute to the SP NID in proportion to the benefit derived from the SP NID. After consideration of other assessment methods, it was determined that for residential properties, the number of residential units was the characteristic most directly related to the potential benefit provided by the SP NID.

Therefore, a fixed assessment of \$50 per dwelling unit was selected as the basic assessment methodology for properties in the SP NID. Mixed-use properties and multi-family dwellings (residences with two or more dwelling units) shall be assessed \$50 per unit to a maximum of \$500. Properties in the area which fall within pre-existing Business Improvement Districts (BIDs) are omitted from the SP NID.

Maintaining an equitable relationship between the SP NID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$500 per parcel will be applied.

As of January 2019, the property in the proposed district had approximately 2,656 parcels with a total of assessed value of approximately \$188,805,000. Appendix D shows the projected SP NID assessment for each property included in the district.

The assessment assigned to each parcel based on this formula is herein referred to as "SP NID Assessment." Any SP NID Assessments related to a previous year or years may not be contested. Any SP NID Assessment related to this Operating Plan may only be contested prior to approval and adoption of this Operating Plan by the City Council.

*B. Excluded and Exempt Property*

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

1. In accordance with the interpretation of the City Attorney regarding Wis. Stats. Section 66.1110(7)(a), property exempt from general real estate taxes has been excluded from the District. Owners of tax exempt property adjoining the District and expected to benefit from District activities will be asked to make a financial contribution to the District on a voluntary basis. Those tax exempt properties adjoining the District which are later determined no longer to be exempt from general property taxes shall automatically become included within the District and subject to assessment under any current operating plan without necessity to undertake any other act.

## **V. 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 the Sherman Park neighborhood and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

### **B. *City Role in District Operation***

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City is expected to play a significant role in the creation of the Neighborhood 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. 66.1110 (4)(c) of the NID law.



5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the NID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

## **VI. PLAN APPROVAL PROCESS**

### **A. Public Review Process**

The Wisconsin Neighborhood Improvement District law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed NID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed NID Plan.
6. If adopted by the Common Council, the proposed NID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the NID is created.

### **B. Termination of the NID**

The City may terminate the Neighborhood Improvement District *if*, one of the following occurs:

- a) 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, file a petition with the planning commission requesting termination of the neighborhood improvement district.; or
- b) 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 neighborhood improvement district.; or
- c) 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 fail to file a

petition with the planning commission to continue the neighborhood improvement district within one year of the date on which the membership of the board changes from a majority which represents commercial properties to a majority that represents residential properties, or vice versa.

## **VII. FUTURE YEAR OPERATING PLANS**

### ***A. Phased Development***

It is anticipated that the SP NID 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 initial Operating Plan.

Section 66.1110 (6)(b) of the NID 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 Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions.

Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the NID law.

In later years, the SP NID 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 SP NID has been created under authority of Section 66.1110 of the Statutes of the State of Wisconsin ("NID Statute"). Should any court find any portion of this Statute invalid or unconstitutional, its decision will not invalidate or terminate the SP NID and this SP NID 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 NID so as to exclude or include as assessable properties a certain class or classes of properties, then this NID 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.

## **VII. Contraction with SP NID**

Any contracting with the SP NID shall be exempt from the requirements of Sec 62.15, Wis. Stats. because such contracts shall not be for the construction of improvements or provision of materials. If the SP NID does contract for the construction of improvements or provisions of material, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required

under Sec 66.608 (3)(c) Wis. Stats. shall be deemed to fulfill the requirements of Sec 62.15 (14)Wis. Stats. The SP NID Board of Directors and the City of Milwaukee shall comply with the provisions of Sec. 66.60 before the City inserts assessments for this NID plan onto the tax bills for the parcels assessed thereunder, only to the extent required by law, to create a lien on the parcels assessed. The SP NID may provide grant support to organizations that include the cost of staff; however, the SP NID shall not have employees directly and shall contract with a responsible third party for any administration of grant funds.

## **Appendices**

Appendix A – NID Statute: Wis. Stats. 66.1110

Appendix B - Petition for creation of the SP NID (INTENTIONALLY OMMITTED)

Appendix C - Proposed Boundary Map

Appendix D - Property & Assessment List

Appendix E - 2024 Operating Budget

under s. 70.11 may not be specially assessed for purposes of this section.

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

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

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

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

**66.1110 Neighborhood improvement districts. (1)** In this section:

(a) “Board” means a neighborhood improvement district board elected under sub. (4) (a).

(b) “Chief executive officer” means a mayor, city manager, village president, or town chairperson.

(c) “Local legislative body” means a common council, village board of trustees, or town board of supervisors.

(d) “Municipality” means a city, village, or town.

(e) “Neighborhood improvement district” means an area within a municipality consisting of nearby but not necessarily contiguous parcels, at least some of which are used for residential purposes and are subject to general real estate taxes, and property that is acquired and owned by the board if the local legislative body approved acquisition of the property under sub. (4) (d) as part of its approval of the initial operating plan under sub. (3) (e).

(f) “Operating plan” means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation, and promotion of a neighborhood improvement district.

(g) “Owner” means the owner of real property that is located within the boundaries, or the proposed boundaries, of a neighborhood improvement district.

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

**(2)** An operating plan shall include at least all of the following elements:

(a) The special assessment method applicable to the neighborhood improvement district.

(b) The kind, number, and location of all proposed expenditures within the neighborhood improvement district.

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

(d) A description of how the creation of the neighborhood improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

(e) A statement as to whether the local legislative body authorizes the board to own real property and, if so, a description of the real property to be owned, the purpose of the ownership, and a statement of to whom the real property will be transferred if the neighborhood improvement district is terminated.

(f) A legal opinion that pars. (a) to (e) have been complied with.

**(3)** A municipality may create a neighborhood improvement district and adopt its operating plan if all of the following conditions are met:

(a) An owner of real property subject to general real estate taxes and located in the proposed neighborhood improvement district

designated under par. (b) has petitioned the municipality for creation of a neighborhood improvement district.

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

(c) At least 30 days before creation of the neighborhood improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed neighborhood 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 neighborhood improvement district, shall be sent by certified mail to all owners of real property within the proposed neighborhood improvement district. The notice shall state the boundaries of the proposed neighborhood 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), one of the following has not filed a petition with the planning commission protesting the proposed neighborhood improvement district or its proposed initial operating plan:

1. 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.

2. 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.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the neighborhood improvement district. The local legislative body shall publish a class 2 notice under ch. 985 regarding the meeting at which the local legislative body will vote on whether to adopt the proposed initial operating plan for the neighborhood improvement district. Before publication, a copy of the notice shall be sent by certified mail to all owners of real property within the proposed neighborhood improvement district.

**(4) (a)** 1. If the local legislative body adopts the proposed initial operating plan under sub. (3) (e), it shall determine the size of board, which shall consist of at least 5 members, all of whom shall own or occupy real property in the neighborhood improvement district.

2. The number of board members who represent commercial and residential property, respectively, shall be set by the local legislative body, as closely as possible, in the same proportion as is the aggregate valuation of commercial property in the neighborhood improvement district to the total assessed value of all property in the district, and the aggregate valuation of residential property in the district to the total assessed value of all property in the district.

3. The local legislative body shall set the time and place for a meeting at which members of the board will be elected, and shall publish a class 2 notice under ch. 985 that contains this information. The notice shall specify that all individuals who either own or occupy real property within the neighborhood improvement district are eligible to serve on the board and vote at the election.

4. At the meeting, the individuals who own or occupy real property shall be divided into 2 groups. One group shall consist of those individuals who own or occupy commercial property, and one group shall consist of those individuals who own or occupy residential property. Each group shall elect from among its members the number of board members set to represent its group by the local legislative body under subd. 2.

5. Board members elected under subd. 4. shall serve a one year term, and may be reelected. Annually, the number of board members who represent commercial and residential properties,

based on the calculation described in subd. 2., may be reallocated by the local legislative body to the greatest extent possible to be consistent with the proportion described under subd. 2.

6. Annually, board members shall be elected under the procedures contained in this paragraph. If a vacancy occurs during the term of a board member, an individual shall be elected to fill the unexpired term of the member under the procedures contained in this paragraph.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for the neighborhood 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 neighborhood 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 neighborhood 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 neighborhood 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 of the powers necessary or convenient to implement the operating plan, including the power to contract.

**(4m)** A municipality may annex territory to an existing neighborhood improvement district if all of the following conditions are met:

(a) An owner of real property subject to general real estate taxes and located in the territory proposed to be annexed has petitioned the municipality for annexation.

(b) The planning commission has approved the annexation.

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

(d) Within 30 days after the hearing under par. (c), one of the following has not filed a petition with the planning commission protesting the proposed annexation:

1. The owners of property in the territory to be annexed that would be assessed under the operating plan having a valuation equal to more than 40 percent of the valuation of all property in the territory to be annexed that would be assessed under the operating plan, using the method of valuation specified in the operating plan.

2. The owners of property in the territory to be annexed that would be assessed under the operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property in the territory to be annexed that would be assessed under the operating plan.

**(5)** All special assessments received from a neighborhood improvement district and all other appropriations by the municipality or other moneys received for the benefit of the neighborhood 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. (4) (c) or on order of the board for the purpose

of implementing the operating plan. On termination of the neighborhood 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 neighborhood improvement district, in the same proportion as the last collected special assessment.

**(6)** (a) Subject to pars. (b) and (c), a municipality shall terminate a neighborhood improvement district if one of the following occurs:

1. 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, file a petition with the planning commission requesting termination of the neighborhood improvement district.

2. 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 neighborhood improvement district.

3. 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 fail to file a petition with the planning commission to continue the neighborhood improvement district within one year of the date on which the membership of the board changes from a majority which represents commercial properties to a majority that represents residential properties, or vice versa, as described under sub. (4) (a) 3.

(b) 1. A petition may not be filed under this subsection earlier than one year after the date on which the municipality first adopts the operating plan for the neighborhood improvement district.

2. On and after the date on which a petition is filed under par. (a) 1. or 2., or on and after the date on which a petition must be filed under par. (a) 3., 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 the hearing under subd. 3. and unless the neighborhood improvement district is not terminated under par. (c).

3. Within 30 days after the filing of a petition under par. (a) 1. or 2., the planning commission shall hold a public hearing on the proposed termination. Within 30 days after the deadline for filing a petition under par. (a) 3. passes, 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 a detail map showing the boundaries of the neighborhood improvement district, shall be sent by certified mail to all owners of real property within the neighborhood improvement district. The notice shall state the boundaries of the neighborhood improvement district and shall indicate that copies of the operating plan are available from the planning commission on request and are posted in the building in which the municipality's governing body regularly holds its meetings.

4. Within 30 days after the date of the hearing under subd. 3., 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 par. (a) 1. or 2., that the owner retracts the owner's request to terminate the neighborhood improvement district, or, if the owner did not file or sign a petition under par. (a) 1. or 2., that the owner requests termination of the neighborhood improvement district under par. (a) 1. or 2.

5. Within 30 days after the date of the hearing under subd. 3., 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 par. (a) 3., that the owner retracts the owner's request to continue the neighborhood improvement district, or, if the owner did not file or sign a petition under par. (a)

3., that the owner requests continuation of the neighborhood improvement district under subd. 3.

(c) After the expiration of 30 days after the date of the hearing under par. (b) 3., and after adding any additions and subtracting any retractions under par. (b) 4. and 5., the municipality shall terminate the neighborhood improvement district on the date on which the obligation with the latest completion date entered into to implement the operating plan expires if the owners who have signed the petition requesting the termination of the neighborhood improvement district under par. (a) 1. or 2. constitute the required groups specified in par. (a) 1. or 2., or if an insufficient representation of owners, as described under par. (a) 3., petition to continue the neighborhood improvement district under par. (a) 3.

(7) (a) 1. Except as provided in subd. 2., any parcel of real property used exclusively for less than 8 residential dwelling units and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.

2. In a 1st class city, real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.

(b) A municipality may terminate a neighborhood 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:** 2005 a. 186; 2009 a. 147; 2017 a. 70.

**66.1111 Historic properties. (1) DEFINITIONS.** In this section:

(a) “Historic property” has the meaning given under s. 44.31 (3).

(b) “Political subdivision” means a city, village, town or county.

(2) **ACQUISITION OF PROPERTY.** A political subdivision may acquire by gift, purchase or condemnation any property right in historic property, whether the property is real or personal.

(3) **OWNERSHIP, USE AND DISPOSITION OF PROPERTY.** (a) A political subdivision may preserve or rehabilitate any historic property which it owns, construct buildings on that property, own and maintain that property for public purposes or lease or convey that property.

(b) If a political subdivision leases to another person historic property, the political subdivision shall include provisions in the lease which protect the historic character and qualities of that property. If the political subdivision conveys historic property, the political subdivision shall obtain a conservation easement under s. 700.40 to protect the historic character and qualities of the property.

(4) **CONSIDERATION OF EFFECTS ON HISTORIC PROPERTIES.** (a) In the earliest stage of planning any action related to the following, a political subdivision shall determine if its proposed action will affect any historic property which is a listed property, as defined under s. 44.31 (4), or which is on the list of locally designated historic places under s. 44.45:

1. Long-range planning for facilities development.
2. Any action under sub. (3).
3. Razing any historic property which it owns.

(b) A political subdivision shall notify the state historic preservation officer of any proposed action which it determines under par. (a) would affect any historic property.

(5) **GRANTS.** A political subdivision may make grants of funds to any public or private entity for the purpose of preserving or rehabilitating historic property.

**History:** 1987 a. 395; 1989 a. 31; 1999 a. 150 s. 88; Stats. 1999 s. 66.1111.

**66.1113 Premier resort areas. (1) DEFINITIONS.** In this section:

(a) “Infrastructure expenses” means the costs of purchasing, constructing, or improving parking lots; access ways; transportation facilities, including roads and bridges; sewer and water facilities; exposition center facilities used primarily for conventions, expositions, trade shows, musical or dramatic events, or other events involving educational, cultural, recreational, sporting, or commercial activities; parks, boat ramps, beaches, and other recreational facilities; fire fighting equipment; police vehicles; ambulances; and other equipment or materials dedicated to public safety or public works.

(b) “Political subdivision” means a city, village, town or county.

(c) “Premier resort area” means a political subdivision whose governing body enacts an ordinance or adopts a resolution under sub. (2) (a).

(d) “Tourism-related retailers” means retailers classified in the standard industrial classification manual, 1987 edition, published by the U.S. office of management and budget under the following industry numbers:

1. 5331 — Variety stores.
2. 5399 — Miscellaneous general merchandise stores.
3. 5441 — Candy, nut and confectionary stores.
4. 5451 — Dairy product stores.
5. 5461 — Retail bakeries.
6. 5541 — Gasoline service stations.
7. 5812 — Eating places.
8. 5813 — Drinking places.
9. 5912 — Drug stores and proprietary stores.
10. 5921 — Liquor stores.
11. 5941 — Sporting goods stores and bicycle shops.
12. 5946 — Camera and photographic supply stores.
13. 5947 — Gift, novelty and souvenir shops.
14. 7011 — Hotels and motels.
15. 7032 — Sporting and recreational camps.
16. 7033 — Recreational vehicle parks and campsites.
17. 7948 — Racing, including track operation.
18. 7992 — Public golf courses.
19. 7993 — Coin-operated amusement devices.
20. 7996 — Amusement parks.
21. 7999 — Amusement and recreational services, not elsewhere classified.

(2) **PREMIER RESORT AREA CREATION.** (a) The governing body of a political subdivision, by a two-thirds vote of the members of the governing body who are present when the vote is taken, may enact an ordinance or adopt a resolution declaring itself to be a premier resort area if, except as provided in pars. (e), (f), (g), (h), (i), and (j), at least 40 percent of the equalized assessed value of the taxable property within such political subdivision is used by tourism-related retailers.

(b) Subject to pars. (g), (h), (i), and (j), a political subdivision that is a premier resort area may impose the tax under s. 77.994.

(c) If 2 or more contiguous political subdivisions that are premier resort areas each impose the tax under s. 77.994, they may enter into a contract under s. 66.0301 to cooperate in paying for infrastructure expenses, in addition to any other authority they have to act under s. 66.0301.

(d) The proceeds from a tax that is imposed under s. 77.994 and this subsection may be used only to pay for infrastructure expenses within the jurisdiction of a premier resort area.

(e) 1. The legislature finds the following with respect to the city of Eagle River:

a. That it has an atypical percentage of tax-exempt land within its boundaries that is used for tourism-related purposes.

b. That it is the site of national recreational competitions that draw tourism business to the entire northern region of this state.

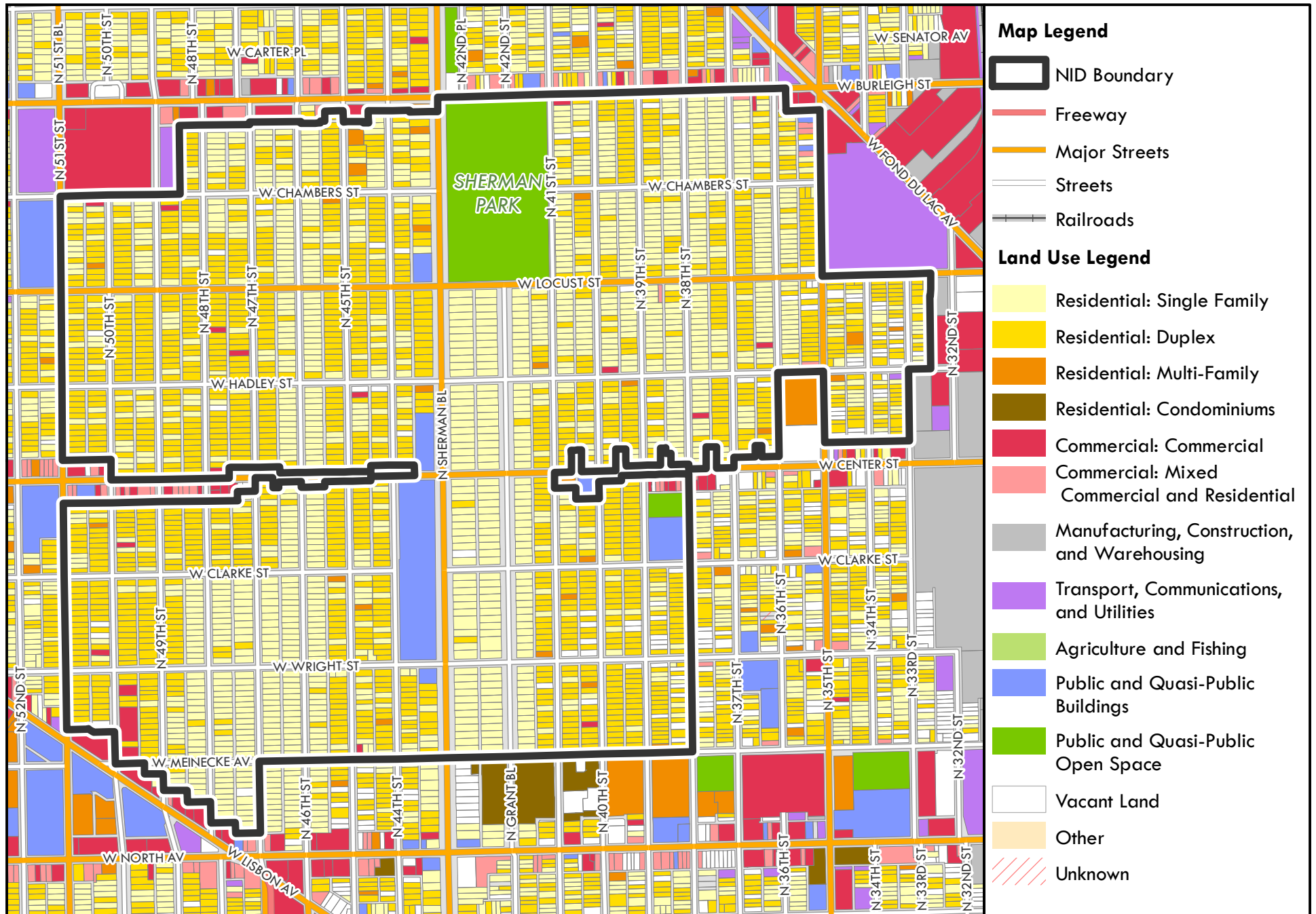


# NID NO. 4: SHERMAN PARK

## NEIGHBORHOOD IMPROVEMENT DISTRICT

Prepared by the Department of City Development Planning Division, 12/13/2016  
Source: City of Milwaukee Information Technology Management Division; NIDC

0 1,000 2,000 Feet



**Appendix E**  
**2024 Operating Budget**

<u>Sources</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>
NID Assessment on Properties	\$ 204,500.00	\$ 204,500.00	\$ 204,600.00
Total Projected Sources	\$ 204,500.00	\$ 204,500.00	\$ 204,600.00
<u>Uses</u>			
Home Repair Grants	\$ 143,200.00	\$ 143,180.00	\$ 143,180.00
Community Improvement Grants	\$ 12,900.00	\$ 13,000.00	\$ 13,000.00
Housing Specialist	\$ 40,900.00	\$ 40,900.00	\$ 40,920.00
Administrative	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
Debt Service (Year One Only)	-	-	-
Total Projected Uses	\$ 204,500.00	\$ 204,580.00	\$ 204,600.00



<b>Taxkey</b>	<b>Address</b>	<b>NID 4 Assessment</b>
3070602000	3069 N SHERMAN BL	200
3070624000	3068 N 44TH ST	200
3070643000	3016 N 45TH ST	200
3070804000	3042-3044 N 45TH ST	200
3080146000	2975-2977 N 40TH ST	200
3080384000	2777-2779 N 39TH ST	200
3090875000	2776 N 35TH ST	400
3091053100	2823 N 34TH ST	300
3271021000	2400-2402 N 39TH ST	200
3070001000	2979 N 47TH ST	100
3070002000	2973 N 47TH ST	50
3070003000	2967-2969 N 47TH ST	100
3070004000	2961-2963 N 47TH ST	100
3070005000	2957 N 47TH ST	50
3070006000	2951 N 47TH ST	50
3070007000	2947 N 47TH ST	50
3070008000	2941-2943 N 47TH ST	100
3070009000	2935--A N 47TH ST	100
3070011100	2923-2925 N 47TH ST	100
3070012000	2919-2921 N 47TH ST	100
3070013000	2913-2915 N 47TH ST	100
3070014000	2909-2911 N 47TH ST	100
3070015000	2905 N 47TH ST	50
3070016000	4605 W CHAMBERS ST	100
3070017000	2971 N 46TH ST	50
3070018000	2969 N 46TH ST	50
3070019000	2963 N 46TH ST	50
3070020000	2955 N 46TH ST	50
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3070024000	2935 N 46TH ST	50
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3070027000	2921 N 46TH ST	50
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3070029000	2909 N 46TH ST	50
3070030000	2903 N 46TH ST	50
3070031000	2902-2904 N 47TH ST	100
3070032000	2908-2910 N 47TH ST	100
3070033000	2914 N 47TH ST	50
3070034000	2918-2920 N 47TH ST	100
3070035000	2922-2924 N 47TH ST	100
3070036000	2928-2930 N 47TH ST	100
3070037000	2934-2936 N 47TH ST	100
3070038000	2940-2942 N 47TH ST	100

3070039000	2944-2946 N 47TH ST	100
3070040000	2950-2952 N 47TH ST	100
3070041000	2956 N 47TH ST	50
3070042000	2960 N 47TH ST	50
3070043100	2966-2968 N 47TH ST	100
3070045000	2976-2978 N 47TH ST	100
3070046000	2977-2979 N 45TH ST	100
3070047000	2971-2973 N 45TH ST	100
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3070050000	2955-2957 N 45TH ST	100
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3070078000	2967-2969 N 44TH ST	100
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3070082100	2945-2947 N 44TH ST	100
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3070088000	2913-2915 N 44TH ST	100
3070089000	2907-2909 N 44TH ST	100
3070090000	2903-2905 N 44TH ST	100
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3070092000	2906-2908 N 45TH ST	100
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3070101000	2954-2956 N 45TH ST	100
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3070103000	2966 N 45TH ST	50
3070104000	2970-2972 N 45TH ST	100
3070105000	2974-2976 N 45TH ST	100
3070106000	2977 N SHERMAN BL	50
3070107000	2969-2971 N SHERMAN BL	100
3070108000	2963-2965 N SHERMAN BL	100
3070109000	2955-2957 N SHERMAN BL	100
3070110000	2949-2951 N SHERMAN BL	150
3070111000	2943-2945 N SHERMAN BL	100
3070112000	2935-2937 N SHERMAN BL	100
3070113000	2929 N SHERMAN BL	50
3070115000	2902-2904 N 44TH ST	150
3070116000	2906-2908 N 44TH ST	100
3070117000	2912-2914 N 44TH ST	100
3070118000	2920--A N 44TH ST	100
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3070119100	2922-2924 N 44TH ST	100
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3070128000	2970-2972 N 44TH ST	100
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3070259000	2776-2778 N 50TH ST	100

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3070305000	2800-2802 N 49TH ST	100
3070306000	2806-2808 N 49TH ST	50

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3070342000	2838-2840 N 50TH ST	100
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3070354000	2855-2857 N 50TH ST	100
3070355000	2849-2851 N 50TH ST	100
3070356000	2845-2847 N 50TH ST	0
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3070358000	2837 N 50TH ST	50
3070359000	2829--A N 50TH ST	100
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3070382000	2967--A N 50TH ST	100
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3070387000	2943--A N 50TH ST	100
3070388000	2937-A N 50TH ST	100
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3070399000	2924-2926 N 51ST ST	100
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3070426000	2906-2908 N 50TH ST	100
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3070429000	2924-2926 N 50TH ST	100
3070430000	2928-2930 N 50TH ST	100
3070431000	2934-2936 N 50TH ST	100
3070432000	2940-2942 N 50TH ST	100
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3070435000	2956 N 50TH ST	100
3070436000	2962 N 50TH ST	50
3070437000	2966-2968 N 50TH ST	100
3070438000	2972-2974 N 50TH ST	100
3070439000	2976 N 50TH ST	50
3070440000	2977-2979 N 48TH ST	100
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3070442000	2969 N 48TH ST	100
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3070444000	2959 N 48TH ST	50
3070445000	2953 N 48TH ST	50
3070446000	2945-2947 N 48TH ST	100
3070447000	2941-2943 N 48TH ST	100



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3070449000	2929-2931 N 48TH ST	100
3070450000	2925 N 48TH ST	50
3070451000	2919 N 48TH ST	50
3070452000	2913-2915 N 48TH ST	100
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3070462000	2940-2942 N 49TH ST	100
3070463000	2944 N 49TH ST	50
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3070465000	2956--A N 49TH ST	100
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3070467000	2966-2968 N 49TH ST	100
3070468000	2972-2974 N 49TH ST	100
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3070471100	2974 N 48TH ST	50
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3070508000	3042 N 47TH ST	50
3070509000	3043 N 46TH ST	50
3070510000	3049 N 46TH ST	100
3070511000	3053 N 46TH ST	0
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3070518000	3046 N 48TH ST	50
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3070520000	3034 N 48TH ST	50
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3070522000	3024 N 48TH ST	50
3070523000	3018 N 48TH ST	50
3070524000	3014--A N 48TH ST	100
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3070529000	3013-3015 N 47TH ST	100
3070530000	3019 N 47TH ST	50
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3070534000	3041--A N 47TH ST	100
3070535000	3045 N 47TH ST	50
3070536000	3051 N 47TH ST	50
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3070551000	3001-3003 N 48TH ST	100
3070552000	3007-3009 N 48TH ST	100
3070553000	3013 N 48TH ST	50
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3070556000	3029-3031 N 48TH ST	100
3070557000	3035-3037 N 48TH ST	100
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3070560000	3051-3053 N 48TH ST	100
3070561000	3055-3057 N 48TH ST	100
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3070605000	3047 N SHERMAN BL	50
3070606000	3039-3041 N SHERMAN BL	100
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3070612000	3002-3004 N 44TH ST	100
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3070616000	3024--A N 44TH ST	100
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3070619000	3040-3042 N 44TH ST	100
3070620000	3046 N 44TH ST	50

3070621000	3052 N 44TH ST	50
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3070630000	3057 N 44TH ST	50
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3070677000	3031-3033 N 46TH ST	100
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3070912000	2728-2730 N 44TH ST	100
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3070916000	2748-2750 N 44TH ST	100
3070917000	2754-2756 N 44TH ST	100
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3070919000	2766 N 44TH ST	50
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3070940000	2728-2730 N 45TH ST	100

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3071015000	2735-2737 N 47TH ST	100
3071016000	2729-2731 N 47TH ST	100
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3071019000	2713-2715 N 47TH ST	100
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3071023000	2706-2708 N 48TH ST	100
3071024000	2714 N 48TH ST	50
3071025000	2718-2720 N 48TH ST	100
3071026000	2722-2724 N 48TH ST	100
3071027000	2728-2730 N 48TH ST	100
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3071029000	2738-2740 N 48TH ST	100
3071030000	2744-2746 N 48TH ST	100
3071031000	2750-2752 N 48TH ST	100
3071032000	2756-2758 N 48TH ST	100
3071033000	2760-2762 N 48TH ST	0
3071034000	2768 N 48TH ST	50
3071035000	2772-2774 N 48TH ST	100
3071036000	2776-2778 N 48TH ST	100
3071037000	2777-2779 N 48TH ST	100
3071038000	2773 N 48TH ST	50
3071039000	2769 N 48TH ST	50

3071040000	2761-2763 N 48TH ST	100
3071041000	2755 N 48TH ST	50
3071042000	2751-2753 N 48TH ST	100
3071043000	2745-2747 N 48TH ST	100
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3071134000	2820 N 47TH ST	50

3071135000	2824 N 47TH ST	50
3071136000	2828-2830 N 47TH ST	100
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3071178000	2861-2863 N 44TH ST	100
3071179000	2857 N 44TH ST	50
3071181000	2845-2847 N 44TH ST	100
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3071184000	2829 N 44TH ST	50
3071185000	2823-2825 N 44TH ST	100
3071186000	2819-2821 N 44TH ST	100
3071187000	2813-2815 N 44TH ST	100
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3071189000	2805 N 44TH ST	50
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3071209000	2851-2853 N SHERMAN BL	100
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3071211000	2837-2839 N SHERMAN BL	100
3071212000	2831-2833 N SHERMAN BL	100
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3071215000	2811-2813 N SHERMAN BL	100
3071216000	2803 N SHERMAN BL	100
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3071225000	2844-2846 N 44TH ST	100
3071226000	2850-2852 N 44TH ST	100
3071227000	2856-2858 N 44TH ST	100
3071228000	2860-2862 N 44TH ST	100
3071229000	2866-2868 N 44TH ST	100

3071230000	2872-2874 N 44TH ST	100
3071231000	2876-2878 N 44TH ST	100
3071232000	2775-2779 N SHERMAN BL	150
3071233000	2774-2776 N 44TH ST	100
3071236000	2775-2777 N 45TH ST	100
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3080019000	3001-3003 N 35TH ST	100
3080020000	3503 W CHAMBERS ST	50
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3080023000	2967-2969 N 35TH ST	100
3080024000	2961-2963 N 35TH ST	100
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3080044000	2845-2847 N 35TH ST	100
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3080102000	3008 N 40TH ST	50
3080103000	3014 N 40TH ST	50
3080104000	3018 N 40TH ST	50
3080105000	3024 N 40TH ST	50
3080106000	3028 N 40TH ST	50
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3080852000	2839-2841 N 37TH ST	100
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3080897000	2828-2830 N 37TH ST	100
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3080916000	2733-2735 N 36TH ST	100
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3080929000	2728-2730 N 37TH ST	100
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3080933000	2750 N 37TH ST	50
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3080935000	2762 N 37TH ST	100
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3080937000	2770-2772 N 37TH ST	100

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3081117000	2910 N 36TH ST	50
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3081138000	2828 N 36TH ST	50
3081139000	2834 N 36TH ST	50
3081140000	2838 N 36TH ST	50
3081141000	2842 N 36TH ST, Unit 1618	50

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3081143000	2852 N 36TH ST	50
3081144000	2856 N 36TH ST	50
3081145000	2860 N 36TH ST	50
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3081148000	2874 N 36TH ST	50
3081149000	2876 N 36TH ST	50
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3090803000	2767-2769 N 33RD ST	100
3090804000	2763-2765 N 33RD ST	100
3090805000	2759-2761 N 33RD ST	100
3090806000	2755-2757 N 33RD ST	100
3090807000	2751-2753 N 33RD ST	100
3090808000	2749 N 33RD ST	50
3090809000	2745 N 33RD ST	50
3090810000	2739-2741 N 33RD ST	100
3090811100	2735-2737 N 33RD ST	100
3090813000	2727-2729 N 33RD ST	100
3090814000	2723-2725 N 33RD ST	100
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3090847000	2739-2741 N 34TH ST	100
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3090873000	2766 N 35TH ST	100
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3091004000	2867 N 33RD ST	100
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3091007000	2855 N 33RD ST	50
3091008000	2849-2851 N 33RD ST	100
3091009000	2847 N 33RD ST	100
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3091025000	2816-2818 N 34TH ST	100
3091028000	2830 N 34TH ST	100
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3091038000	2868 N 34TH ST	100
3091039000	2872 N 34TH ST	100
3091040000	2878 N 34TH ST	100
3091042000	3411-3413 W LOCUST ST	100
3091043000	2873-2875 N 34TH ST	100
3091044000	2869 N 34TH ST	50
3091047000	2857-2859 N 34TH ST	100
3091049000	2849 N 34TH ST	50
3091050000	2841-2843 N 34TH ST	100
3091051000	2835-2837 N 34TH ST	100
3091054000	2817-2819 N 34TH ST	100
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3091056100	2811 N 34TH ST	50
3091060100	3424 W HADLEY ST	50
3091062000	2810 N 35TH ST	100
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3091077000	2874-2876 N 35TH ST	100
3091078000	2878-2880 N 35TH ST	100
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3099975000	3217-3219 W LOCUST ST	100
3099976000	2872-2874 N 33RD ST	100
3099977000	2868 N 33RD ST	100
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3099993000	2802 N 33RD ST	50
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3270504000	2457 N GRANT BL	50
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3270506000	2443 N GRANT BL	50
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3270508000	2431 N GRANT BL	50
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3270510000	2417 N GRANT BL	50
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3270524000	2476 N SHERMAN BL	50
3270525000	2475-2477 N 41ST ST	100
3270526000	2471-2473 N 41ST ST	100
3270527000	2467-2469 N 41ST ST	100
3270529000	2455-2457 N 41ST ST	100
3270530000	2451-2453 N 41ST ST	100

3270531000	2445-2447 N 41ST ST	100
3270532000	2441 N 41ST ST	50
3270533000	2435-2437 N 41ST ST	100
3270534000	2429-2431 N 41ST ST	100
3270535000	2423-2425 N 41ST ST	100
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3270538000	2407-2409 N 41ST ST	100
3270539000	2403-2405 N 41ST ST	100
3270540000	2400 N GRANT BL	50
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3270543000	2424 N GRANT BL	50
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3270545000	2436 N GRANT BL	50
3270546000	2442 N GRANT BL	50
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3270554000	2467-2469 N 40TH ST	100
3270555000	2461-2463 N 40TH ST	150
3270556000	2455-2457 N 40TH ST	100
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3270559000	2439-2441 N 40TH ST	100
3270560000	2435-2437 N 40TH ST	100
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3270563000	2421-2423 N 40TH ST	100
3270564000	2413-2415 N 40TH ST	100
3270565000	2407-2409 N 40TH ST	100
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3270575000	2444 N 41ST ST	50
3270576000	2450-2452 N 41ST ST	100
3270577000	2454-2456 N 41ST ST	100
3270578000	2460-2462 N 41ST ST	100

3270579000	2466 N 41ST ST	50
3270580000	2470-2472 N 41ST ST	100
3270581000	2474-2476 N 41ST ST	100
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3270598000	2402-2404 N 40TH ST	100
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3270601000	2418-2420 N 40TH ST	100
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3270603000	2428-2430 N 40TH ST	100
3270604000	2434-2436 N 40TH ST	100
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3270708000	2541 N 39TH ST	50
3270709000	2533-2535 N 39TH ST	100
3270710000	2529-2531 N 39TH ST	0
3270712000	2519-2521 N 39TH ST	100
3270713000	2513-2515 N 39TH ST	100
3270714000	2507-2509 N 39TH ST	100
3270715000	2503 N 39TH ST	100
3270716000	2502 N 40TH ST	50
3270717000	2506-2508 N 40TH ST	100

3270718000	2512-2514 N 40TH ST	100
3270719000	2520--A N 40TH ST	100
3270720000	2524 N 40TH ST	50
3270721000	2528-2530 N 40TH ST	100
3270722000	2534-2536 N 40TH ST	100
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3270724000	2544-2546 N 40TH ST	100
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3270737000	2545-2547 N 40TH ST	100
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3270742000	2519-2521 N 40TH ST	100
3270744100	2507-2509 N 40TH ST	100
3270746000	2502-2504 N 41ST ST	0
3270747000	2506-2508 N 41ST ST	100
3270748000	2512-2514 N 41ST ST	100
3270749000	2518-2520 N 41ST ST	100
3270750000	2524-2526 N 41ST ST	100
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3270754000	2544-2546 N 41ST ST	100
3270755000	2550-2552 N 41ST ST	100
3270756000	2554-2556 N 41ST ST	150
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3270759000	2572-2574 N 41ST ST	100
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3270765000	2555-2557 N 41ST ST	100
3270766000	2551-2553 N 41ST ST	100
3270767000	2545-2547 N 41ST ST	100
3270768000	2541 N 41ST ST	50

3270770000	2529-2531 N 41ST ST	100
3270771000	2525 N 41ST ST	100
3270772000	2519-2521 N 41ST ST	100
3270773000	2513-2515 N 41ST ST	100
3270774000	2507-2509 N 41ST ST	100
3270775000	2503-2505 N 41ST ST	150
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3270791000	2549 N GRANT BL	50
3270792000	2543 N GRANT BL	50
3270793000	2537 N GRANT BL	50
3270794000	2531 N GRANT BL	50
3270795000	2525 N GRANT BL	50
3270796000	2517 N GRANT BL	50
3270797000	2505 N GRANT BL	50
3270798000	2504 N SHERMAN BL	50
3270799000	2510 N SHERMAN BL	50
3270800000	2518 N SHERMAN BL	50
3270801000	2524 N SHERMAN BL	50
3270802000	2536 N SHERMAN BL	50
3270803000	2544 N SHERMAN BL	50
3270804000	2550 N SHERMAN BL	50
3270805000	2556 N SHERMAN BL	50
3270806000	2564 N SHERMAN BL	50
3270807000	2570 N SHERMAN BL	50
3270808000	2578 N SHERMAN BL	50
3271002000	2477 N 38TH ST	100
3271003000	3813 W WRIGHT ST	50
3271006000	2465 N 38TH ST	0
3271007000	2461 N 38TH ST	50
3271009100	2453-2455 N 38TH ST	100
3271011100	2445-2451 N 38TH ST	100
3271012000	2439 N 38TH ST	50



3271013000	2435 N 38TH ST	100
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3271015000	2425-2427 N 38TH ST	100
3271018100	2413-A N 38TH ST	100
3271020100	2401-2403 N 38TH ST	100
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3271025000	2416-2418 N 39TH ST	100
3271026000	2420-2422 N 39TH ST	100
3271027000	2424 N 39TH ST	100
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3271035000	2458-2460 N 39TH ST	100
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3271042000	2567-2569 N 38TH ST	100
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3271053000	2515-2517 N 38TH ST	100
3271054000	2509-2511 N 38TH ST	100
3271055000	2507 N 38TH ST	50
3271056000	2501-2503 N 38TH ST	100
3271059110	2510-2512 N 39TH ST	0
3271061000	2518-2520 N 39TH ST	100
3271062000	2524-2526 N 39TH ST	100
3271065000	2536-2538 N 39TH ST	100
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3271071000	2564 N 39TH ST	50
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3271073000	2574 N 39TH ST	100
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3271301000	2677 N GRANT BL	50
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3280040000	2424 N 49TH ST	50
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3280104000	2450-2452 N 50TH ST	100
3280105000	2453 N 49TH ST	50
3280106000	2445-2447 N 49TH ST	100
3280107000	2441-2443 N 49TH ST	100
3280108000	2435-2437 N 49TH ST	100
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3280110000	2425-2427 N 49TH ST	100
3280111000	2419-2421 N 49TH ST	100
3280112000	2415-2417 N 49TH ST	100
3280113000	2409-2411 N 49TH ST	100
3280114000	2403-2405 N 49TH ST	100
3280115000	4905-4907 W MEINECKE AV	100
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3280318000	2608-2610 N 50TH ST	100
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3280320000	2600-2602 N 50TH ST	100
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3280327000	2629-2631 N 49TH ST	100
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3280350000	2606 N 51ST ST	50
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3280352000	2601-2603 N 50TH ST	100
3280353000	2607-2609 N 50TH ST	100
3280354000	2613-2615 N 50TH ST	100
3280355000	2619-2621 N 50TH ST	100

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3280357000	2629-2631 N 50TH ST	100
3280358000	2633-2635 N 50TH ST	100
3280359000	2637-2639 N 50TH ST	100
3280360000	2643-2645 N 50TH ST	100
3280361000	2647-2649 N 50TH ST	100
3280362000	2653 N 50TH ST	50
3280363000	2655-2657 N 50TH ST	100
3280364000	2661-2663 N 50TH ST	100
3280365000	2577-2579 N 50TH ST	100
3280366000	2573 N 50TH ST	50
3280367000	2570-2572 N 51ST ST	100
3280368000	2576-2578 N 51ST ST	100
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3280371000	2572 N 50TH ST	50
3280372000	2576 N 50TH ST	100
3280401000	2669 N 47TH ST	50
3280409000	2658-2660 N 48TH ST	100
3280410000	2656 N 48TH ST	100
3280411000	2648-2650 N 48TH ST	100
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3280416000	2639-2641 N 47TH ST	100
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3280420000	2661-2663 N 47TH ST	100
3280427000	2660-2662 N 49TH ST	100
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3280702000	2573 N 46TH ST	50
3280703000	2567 N 46TH ST	50
3280704000	2563 N 46TH ST	50
3280705000	2557 N 46TH ST	50
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3280709000	2535 N 46TH ST	50
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3280772000	2513 N 44TH ST	50
3280773000	2509 N 44TH ST	50
3280774000	2503 N 44TH ST	100
3280775000	4420 W WRIGHT ST	100
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3280778000	2512-2514 N 45TH ST	100
3280779000	2516-2518 N 45TH ST	100
3280780000	2522-2524 N 45TH ST	100
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3280903000	4321 W WRIGHT ST	50
3280904000	2476 N 44TH ST	50
3280905000	2475-2477 N 44TH ST	100
3280906000	2471-2473 N 44TH ST	100
3280907000	2472 N 45TH ST	50
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3280920000	2446 N 46TH ST	50
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3281004000	2561 N 48TH ST	50
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3281021000	2526-2528 N 49TH ST	100
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3281030000	2576-2578 N 49TH ST	100
3281031000	2579 N 47TH ST	50
3281032000	2571 N 47TH ST	50
3281033000	2563 N 47TH ST	50
3281034000	2557 N 47TH ST	50
3281035000	2551 N 47TH ST	50
3281036000	2543 N 47TH ST	50
3281037000	2537 N 47TH ST	50
3281038000	2531 N 47TH ST	50
3281039000	2525 N 47TH ST	50
3281040000	2517 N 47TH ST	50
3281041000	2509 N 47TH ST	50
3281042000	2503 N 47TH ST	50
3281043000	2500 N 48TH ST	50
3281044000	2508 N 48TH ST	100
3281045000	2512 N 48TH ST	100
3281046000	2518 N 48TH ST	50
3281047000	2524 N 48TH ST	50
3281048000	2528 N 48TH ST	50
3281049000	2534 N 48TH ST	50
3281050000	2540 N 48TH ST	50
3281051000	2544 N 48TH ST	50
3281052000	2550 N 48TH ST	50
3281053000	2554 N 48TH ST	50
3281054000	2560 N 48TH ST	50

3281055000	2566 N 48TH ST	50
3281056000	2572 N 48TH ST	50
3281057000	2576 N 48TH ST	50
3281058000	2477 N 47TH ST	50
3281059000	2471 N 47TH ST	50
3281060000	2470 N 48TH ST	50
3281061000	2476 N 48TH ST	50
3281062000	2477 N 48TH ST	50
3281063000	2471 N 48TH ST	50
3281064000	2470-2472 N 49TH ST	100
3281065000	2474-2476 N 49TH ST	100
3281101120	2414-2416 N 50TH ST	100
3281201000	2377 N 48TH ST	50
3281202000	2373 N 48TH ST	50
3281203000	2365 N 48TH ST	50
3281204000	2361 N 48TH ST	50
3281205000	2355 N 48TH ST	50
3281206000	2351 N 48TH ST	50
3281212000	2362 N 49TH ST	100
3281213000	2366 N 49TH ST	50
3281214000	2372 N 49TH ST	50
3281215000	2376 N 49TH ST	100
3281216000	2377 N 47TH ST	50
3281217000	2373 N 47TH ST	50
3281218000	2367 N 47TH ST	50
3281219000	2363 N 47TH ST	50
3281220100	2357 N 47TH ST	0
3281222100	2347 N 47TH ST	50
3281223000	2343 N 47TH ST	50
3281224000	2337 N 47TH ST	50
3281225000	2331 N 47TH ST	50
3281226000	2327 N 47TH ST	50
3281227000	2321 N 47TH ST	50
3281235000	2336 N 48TH ST	50
3281236000	2342 N 48TH ST	50
3281237000	2346 N 48TH ST	50
3281238000	2352 N 48TH ST	50
3281239000	2356 N 48TH ST	50
3281240000	2360 N 48TH ST	50
3281241000	2366 N 48TH ST	50
3281242000	2372 N 48TH ST	50
3281243000	2378 N 48TH ST	50
3281401000	2437 N SHERMAN BL	100
3281402000	2427-2429 N SHERMAN BL	100
3281403000	2421-2423 N SHERMAN BL	100
3281404000	2415 N SHERMAN BL	50
3281405000	2411 N SHERMAN BL	50

3281406000	2401-2403 N SHERMAN BL	100
3281408000	2402 N 44TH ST	50
3281409000	2408 N 44TH ST	50
3281410000	2412-2414 N 44TH ST	100
3281411000	2416-2418 N 44TH ST	100
3281412000	2420 N 44TH ST	50
3281413000	2424 N 44TH ST	100
3281414000	2428-2430 N 44TH ST	100
3281415000	2434 N 44TH ST	50
3281416000	2435-2437 N 44TH ST	100
3281417000	2429-2431 N 44TH ST	100
3281418000	2423-2425 N 44TH ST	100
3281419000	2419-2421 N 44TH ST	100
3281420000	2413 N 44TH ST	100
3281421000	2407-2409 N 44TH ST	100
3281422000	2403 N 44TH ST	50
3281423000	4418 W MEINECKE AV	50
3281424000	4424 W MEINECKE AV	50
3281425000	4430 W MEINECKE AV	50
3281426000	2412 N 45TH ST	50
3281427000	2418 N 45TH ST	100
3281428000	2422 N 45TH ST	50
3281429000	2426-2428 N 45TH ST	100
3281430000	2432-2434 N 45TH ST	100
3281431000	2465-2467 N 45TH ST	100
3281432000	2461-2463 N 45TH ST	100
3281433000	2455-2457 N 45TH ST	100
3281434000	2451-2453 N 45TH ST	100
3281435000	2445-2447 N 45TH ST	100
3281436000	2441-2443 N 45TH ST	100
3281437000	2437-2439 N 45TH ST	100
3281438000	2431-2433 N 45TH ST	100
3281439000	2427 N 45TH ST	100
3281440000	2419-2421 N 45TH ST	100
3281441000	2413-2415 N 45TH ST	100
3281442000	2409 N 45TH ST	50
3281443000	2401-2403 N 45TH ST	100
3281602000	2677-2679 N 44TH ST, Unit 3	100
3281603000	2673 N 44TH ST	50
3281604000	2667-2669 N 44TH ST	100
3281605000	2661 N 44TH ST	100
3281606000	2655 N 44TH ST	50
3281607000	2651 N 44TH ST	100
3281608000	2645 N 44TH ST	100
3281609000	2641 N 44TH ST	50
3281610000	2635-2637 N 44TH ST	50
3281611000	2629-2631 N 44TH ST	100

3281612000	2623-2625 N 44TH ST	100
3281613000	2617-2619 N 44TH ST	100
3281614000	2613-2615 N 44TH ST	100
3281615000	2607-2609 N 44TH ST	100
3281616000	2601-2603 N 44TH ST	100
3281617000	2602 N 45TH ST	50
3281618000	2608 N 45TH ST	50
3281619000	2612 N 45TH ST	50
3281620000	2616-2618 N 45TH ST	100
3281621000	2622-2624 N 45TH ST	100
3281622000	2628-2630 N 45TH ST	100
3281623000	2632-2634 N 45TH ST	100
3281624000	2638-2640 N 45TH ST	100
3281625000	2644-2646 N 45TH ST	100
3281626000	2648-2650 N 45TH ST	100
3281627000	2654-2656 N 45TH ST	100
3281628000	2660-2662 N 45TH ST	100
3281629000	2666-2668 N 45TH ST	100
3281630000	2670-2672 N 45TH ST	100
3281631000	2676-2678 N 45TH ST	100
3281633000	2677-2679 N 45TH ST	100
3281634000	2671-2673 N 45TH ST	100
3281635000	2665-2667 N 45TH ST	100
3281636000	2661-2663 N 45TH ST	100
3281637000	2655-2657 N 45TH ST	100
3281638000	2649-2651 N 45TH ST	100
3281639000	2643-2645 N 45TH ST	100
3281640000	2639-2641 N 45TH ST	100
3281641000	2633-2635 N 45TH ST	0
3281642000	2629-2631 N 45TH ST	100
3281643000	2623-2625 N 45TH ST	100
3281644000	2619-2621 N 45TH ST	100
3281645000	2613-2615 N 45TH ST	100
3281646000	2607-2609 N 45TH ST	100
3281647000	2601-2603 N 45TH ST	100
3281648000	2600 N 46TH ST	50
3281649000	2608 N 46TH ST	50
3281650000	2614 N 46TH ST	50
3281651000	2618 N 46TH ST	50
3281652000	2622 N 46TH ST	50
3281653000	2630 N 46TH ST	50
3281654000	2634 N 46TH ST	50
3281655000	2640 N 46TH ST	50
3281656000	2644 N 46TH ST	50
3281657000	2648 N 46TH ST	50
3281658000	2654 N 46TH ST	50
3281659000	2662 N 46TH ST	50

3281660000	2666 N 46TH ST	50
3281661000	2670 N 46TH ST	50
3281664000	2677 N 46TH ST	100
3281665000	2673 N 46TH ST	50
3281666000	2667 N 46TH ST	50
3281667000	2663 N 46TH ST	100
3281668000	2657 N 46TH ST	50
3281669000	2651 N 46TH ST	50
3281670000	2645 N 46TH ST	50
3281671000	2639 N 46TH ST	50
3281672000	2635 N 46TH ST	50
3281673000	2629 N 46TH ST	50
3281674000	2625 N 46TH ST	50
3281675000	2619 N 46TH ST	50
3281676000	2615 N 46TH ST	50
3281677000	2609 N 46TH ST	50
3281678000	2601 N 46TH ST	50
3281679000	2600-2602 N 47TH ST	100
3281680000	2606-2608 N 47TH ST	100
3281681000	2612 N 47TH ST	50
3281682000	2618 N 47TH ST	50
3281683000	2622-2624 N 47TH ST	100
3281684000	2628-2630 N 47TH ST	100
3281685000	2632-2634 N 47TH ST	100
3281686000	2638-2640 N 47TH ST	100
3281687000	2644-2646 N 47TH ST	100
3281688000	2650-2652 N 47TH ST	100
3281689000	2654-2656 N 47TH ST	100
3281690000	2662 N 47TH ST	50
3281691000	2664-2666 N 47TH ST	100
3281692000	2670-2672 N 47TH ST	100
3281693000	2676-2678 N 47TH ST	100
3281801000	2475-2477 N 50TH ST	100
3281802000	2471-2473 N 50TH ST	100
3281803000	2470-2472 N 51ST ST	100
3281804000	2476-2478 N 51ST ST	100
3281805000	2477-2479 N 49TH ST	100
3281806000	2473 N 49TH ST	100
3281807000	2467 N 49TH ST	100
3281808000	2461-2463 N 49TH ST	100
3281809000	2457 N 49TH ST	100
3281810000	2456-2458 N 50TH ST	100
3281812000	2470-2472 N 50TH ST	100
3281813000	2474-2476 N 50TH ST	100
3281814000	2565-2567 N 49TH ST	100
3281815000	2559-2561 N 49TH ST	100
3281816000	2555 N 49TH ST	100

3281817000	2549-2551 N 49TH ST	100
3281818000	2543-2545 N 49TH ST	100
3281819000	2539-2541 N 49TH ST	100
3281820000	2533-2535 N 49TH ST	100
3281821000	2527-2529 N 49TH ST	100
3281822000	2523-2525 N 49TH ST	100
3281823000	2519 N 49TH ST	100
3281824000	2511-2513 N 49TH ST	100
3281825000	2501-2503 N 49TH ST	100
3281826000	2500-2502 N 50TH ST	100
3281827000	2506-2508 N 50TH ST	100
3281828000	2510-2512 N 50TH ST	100
3281829000	2516-2518 N 50TH ST	100
3281830000	2520-2522 N 50TH ST	100
3281831000	2526-2528 N 50TH ST	100
3281832000	2532-2534 N 50TH ST	100
3281833000	2536-2538 N 50TH ST	100
3281834000	2542-2544 N 50TH ST	100
3281835000	2548-2550 N 50TH ST	100
3281836000	2554-2556 N 50TH ST	0
3281837000	2558-2560 N 50TH ST	100
3281838000	2564-2566 N 50TH ST	100
3281839000	2565-2567 N 50TH ST	100
3281840000	2559-2561 N 50TH ST	100
3281841000	2555-2557 N 50TH ST	100
3281842000	2549-2551 N 50TH ST	100
3281843000	2543-2545 N 50TH ST	100
3281844000	2539-2541 N 50TH ST	0
3281845000	2533-2535 N 50TH ST	100
3281847000	2523 N 50TH ST	50
3281848000	2517-2519 N 50TH ST	100
3281849000	2511-2513 N 50TH ST	100
3281850000	2509 N 50TH ST	50
3281851000	2501-2503 N 50TH ST	100
3281852000	2500-2502 N 51ST ST	100
3281853000	2506-2508 N 51ST ST	100
3281854000	2510-2512 N 51ST ST	100
3281855000	2516-2518 N 51ST ST	100
3281856000	2522-2524 N 51ST ST	100
3281857000	2526-2528 N 51ST ST	100
3281858000	2532-2534 N 51ST ST	100
3281859000	2538-A N 51ST ST	100
3281860000	2542-2544 N 51ST ST	100
3281861000	2548-2550 N 51ST ST	100
3281862000	2554-2556 N 51ST ST	100
3281863000	2560-2562 N 51ST ST	100
3281864000	2564-2566 N 51ST ST	100



3281901000	2465-2467 N 50TH ST	100
3281902000	2461-2463 N 50TH ST	100
3281903000	2455-2457 N 50TH ST	100
3281904000	2449-2451 N 50TH ST	100
3281905000	2445-2447 N 50TH ST	100
3281906000	2439-2441 N 50TH ST	100
3281907000	2433-2435 N 50TH ST	0
3281908100	2429-2431 N 50TH ST	100
3281912000	2438-2440 N 51ST ST	100
3281913000	2442-2444 N 51ST ST	100
3281914000	2448-2450 N 51ST ST	100
3281915000	2454-2456 N 51ST ST	100
3281916000	2460-2462 N 51ST ST	100
3281917000	2464-2466 N 51ST ST	100
3282001000	2463-2465 N SHERMAN BL	100
3282002000	2457-2459 N SHERMAN BL	100
3282003000	2451-2453 N SHERMAN BL	100
3282004000	2443 N SHERMAN BL	50
3282005000	2438-2440 N 44TH ST	100
3282006000	2444-2446 N 44TH ST	100
3282007000	2448-2450 N 44TH ST	100
3282008000	2454-2456 N 44TH ST	100
3282009000	2460 N 44TH ST	100
3282010000	2464-2466 N 44TH ST	100
3282011000	2463-2465 N 44TH ST	100
3282012000	2461--A N 44TH ST	100
3282013000	2455 N 44TH ST	50
3282014000	2451-2453 N 44TH ST	100
3282015000	2445 N 44TH ST	50
3282016000	2441-2443 N 44TH ST	100
3282017000	2440 N 45TH ST	100
3282018000	2446 N 45TH ST	50
3282019000	2448-2450 N 45TH ST	100
3282020000	2454 N 45TH ST	50
3282021000	2460 N 45TH ST	50
3282022000	2466 N 45TH ST	100
3282111000	2466--A N 49TH ST	100
3282112000	2458-2460 N 49TH ST	100

**Appendix E. 2024 Operating Budget**

<b>Sources</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>
NID Assessment on Properties	<u>\$204,950.00</u>	<u>\$204,500.00</u>	<u>\$204,600.00</u>
<b>Total Project Resources</b>	204,950.00	204,500.00	204,600.00
<b>Uses</b>			
Home Repair Grants	143,465.00	143,150.00	143,220.00
Community Improvement Projects	12,297.00	12,270.00	12,276.00
Housing Specialist	40,990.00	40,900.00	40,920.00
Administrative	8,198.00	8,180.00	8,184.00
<b>Total Project Uses</b>	204,950.00	204,500.00	204,600.00

**SHERMAN PARK NEIGHBORHOOD IMPROVEMENT DISTRICT NO. 4**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**  
**(With Summarized Totals for the Year Ended December 31, 2021)**

## SHERMAN PARK NEIGHBORHOOD IMPROVEMENT DISTRICT NO. 4

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## Independent Auditor's Report

Board of Directors  
Sherman Park Neighborhood Improvement District No. 4

### **Opinion**

We have audited the accompanying financial statements of Sherman Park Neighborhood Improvement District No. 4 (a nonprofit organization) which comprise the statement of financial position as of December 31, 2022, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Sherman Park Neighborhood Improvement District No. 4 as of December 31, 2022, 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.

### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Sherman Park Neighborhood Improvement District No. 4 and to meet other ethical responsibilities in accordance with the ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Responsibilities of Management 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, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Sherman Park Neighborhood Improvement District No. 4's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

**Ritz Holman LLP**  
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*Member of the American Institute of Certified Public Accountants, Wisconsin Institute of Certified Public Accountants*

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Sherman Park Neighborhood Improvement District No. 4's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Sherman Park Neighborhood Improvement District No. 4's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### **Report on Summarized Comparative Information**

We have previously audited Sherman Park Neighborhood Improvement District No. 4's December 31, 2021, financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated September 7, 2022. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2021, is consistent, in all material respects, with the audited financial statements from which it has been derived.

  
RITZ HOLMAN LLP  
Certified Public Accountants

Milwaukee, Wisconsin  
October 2, 2023

**SHERMAN PARK NEIGHBORHOOD IMPROVEMENT DISTRICT NO. 4**  
**STATEMENT OF FINANCIAL POSITION**  
**DECEMBER 31, 2022**  
**(With Summarized Totals for December 31, 2021)**

ASSETS		2022	2021
CURRENT ASSETS			
Cash and Cash Equivalents		\$ 83,052	\$ 61,330
Advanced Funds - Sherman Park Community Association		81,146	73,597
Total Current Assets		<u>\$ 164,198</u>	<u>\$ 134,927</u>
 TOTAL ASSETS		 <u><u>\$ 164,198</u></u>	 <u><u>\$ 134,927</u></u>
LIABILITIES AND NET ASSETS			
CURRENT LIABILITIES			
Accounts Payable		\$ 2,500	\$ 1,700
Total Current Liabilities		<u>\$ 2,500</u>	<u>\$ 1,700</u>
NET ASSETS			
Without Donor Restrictions		<u>\$ 161,698</u>	<u>\$ 133,227</u>
 TOTAL LIABILITIES AND NET ASSETS		 <u><u>\$ 164,198</u></u>	 <u><u>\$ 134,927</u></u>

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

**SHERMAN PARK NEIGHBORHOOD IMPROVEMENT DISTRICT NO. 4**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**  
**(With Summarized Totals for the Year Ended December 31, 2021)**

	2022 Total	2021 Total
REVENUE		
City of Milwaukee	\$ 204,400	\$ 204,250
Interest Income	1	---
Total Revenue	<u>\$ 204,401</u>	<u>\$ 204,250</u>
EXPENSES		
Program Services	\$ 130,552	\$ 187,114
Management and General	45,378	42,550
Total Expenses	<u>\$ 175,930</u>	<u>\$ 229,664</u>
CHANGE IN NET ASSETS	\$ 28,471	\$ (25,414)
Net Assets, Beginning of Year	<u>133,227</u>	<u>158,641</u>
NET ASSETS, END OF YEAR	<u><u>\$ 161,698</u></u>	<u><u>\$ 133,227</u></u>

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



**SHERMAN PARK NEIGHBORHOOD IMPROVEMENT DISTRICT NO. 4**  
**STATEMENT OF FUNCTIONAL EXPENSES**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**  
**(With Summarized Totals for the Year Ended December 31, 2021)**

	Program Services	Management and General	2022 Total	2021 Total
NID Projects	\$ 130,552	\$ ---	\$ 130,552	\$ 135,090
Community Improvement Projects	---	---	---	46,675
Emergency Repairs	---	---	---	5,349
Administrative Services	---	40,880	40,880	40,850
Professional Fees	---	2,500	2,500	1,700
Postage	---	1,032	1,032	---
Insurance	---	698	698	---
Bank Fees	---	268	268	---
	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>
TOTALS	<u>\$ 130,552</u>	<u>\$ 45,378</u>	<u>\$ 175,930</u>	<u>\$ 229,664</u>

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

**SHERMAN PARK NEIGHBORHOOD IMPROVEMENT DISTRICT NO. 4**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**  
**(With Summarized Totals for the Year Ended December 31, 2021)**

	<u>2022</u>	<u>2021</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Changes in Net Assets	\$ 28,471	\$ (25,414)
Adjustments to Reconcile Change in Net Assets to		
Net Cash Provided by Operating Activities		
(Increase) Decrease in Advanced Funds -		
Sherman Park Community Association	(7,549)	5,340
Increase (Decrease) in Accounts Payable	<u>800</u>	<u>100</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ 21,722</u>	<u>\$ (19,974)</u>
Net Increase (Decrease) in Cash and Cash Equivalents	\$ 21,722	\$ (19,974)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>61,330</u>	<u>81,304</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u><u>\$ 83,052</u></u>	<u><u>\$ 61,330</u></u>

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

**SHERMAN PARK NEIGHBORHOOD IMPROVEMENT DISTRICT NO. 4**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**SHERMAN PARK NEIGHBORHOOD IMPROVEMENT DISTRICT NO. 4**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE A - Summary of Significant Accounting Policies**

**Organization**

Sherman Park Neighborhood Improvement District No. 4 ("NID") was created by the City of Milwaukee pursuant to S.66.1110 of the Wisconsin State Statutes. The law enables cities to establish neighborhood improvement districts for the purpose of providing residents with the opportunity to improve their neighborhoods and to establish an assessment method to fund these activities. The Sherman Park Neighborhood Improvement District No. 4 was created with the specific purpose of providing a financing mechanism to further promote the success of the neighborhood as determined by the residents of the Sherman Park area on Milwaukee's north side.

**Home Improvement Grant Program**

Residents of the Sherman Park area may submit applications for consideration of funding of various home improvement projects.

The Home Improvement Grant Program provides qualifying home owners within the Neighborhood Improvement District boundaries an alternative means to help pay for home improvement projects for personal residences. The maximum available grant is \$5,000 per qualifying homeowner, and certain matching provisions may apply dependent upon the income level of the applicant. In addition, eligible owner-occupants may be awarded up to \$5,000 over the course of five years. The owner-occupant must wait five years to again be eligible to receive funds.

**Community Improvement Grant Program**

The Community Improvement Grant Program was established in order to help keep up with the general maintenance of the Sherman Park area. This includes, but is not limited to, such projects as the installation of raised garden beds, improved lighting to normally dark alleys, general surveillance around the neighborhood and back-to-school programs.

**Program Administration**

The majority of the NID's expenses are paid to Sherman Park Community Association, the acting service provider for the NID. Sherman Park Community Association is responsible for administering the Home Improvement Grant Program and Community Improvement Grant Program. For its administration of these programs, the NID pays the Sherman Park Community Association 20% of the yearly assessment fee received.

The NID advances funds to the Sherman Park Community Association which are then used to disburse grant funds on behalf of the NID. Amounts advanced that exceed expenses incurred are included in prepaid expenses within the financial statements.

**Accounting Method**

The financial statements of the NID have been prepared on the accrual basis of accounting.

**Basis of Presentation**

The NID reports information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions.

**SHERMAN PARK NEIGHBORHOOD IMPROVEMENT DISTRICT NO. 4**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE A - Summary of Significant Accounting Policies (continued)**

**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.

**Advanced Funds – Sherman Park Community Association**

Advanced Funds – Sherman Park Community Association includes funds advanced to the Sherman Park Community Association that exceeded the amount of project costs incurred. Such funds are expected to be used to fund future period project costs.

**Contributions and Grant Revenue**

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

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

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

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

**SHERMAN PARK NEIGHBORHOOD IMPROVEMENT DISTRICT NO. 4**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE A - Summary of Significant Accounting Policies (continued)**

**Government Grants and Contract Revenue**

Government grants and contract revenue are recognized when earned. Revenue is earned when eligible expenditures, as defined in each grant, contract or other allowable cost manual, are made. Any cash received for revenue not yet earned is considered to be deferred revenue. Revenue earned but not yet paid to the NID is included in grants receivable. Expenditures under government contracts are subject to review by the granting authority. To the extent, if any, that such review reduces expenditures allowable under these grants or contracts, the NID records the disallowance at the time the final assessment is made. Management believes that disallowances, if any, would not have a significant effect on the financial statements.

**Functional Expenses**

The NID allocates costs directly to program, management, or fundraising whenever possible. If a cost benefits more than one program or function, the NID estimates the portion of the cost attributable to each program or function and allocates it as such. Program costs are those costs incurred to carry out the mission of the NID. Management costs are those costs to administer the programs and other overhead costs such as administration, accounting, or board activities.

**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.

**NOTE B - Accounting Standard Changes and Future Accounting Pronouncement**

**Accounting Standards Changes**

The Organization's financial statements include implementation of the following accounting standards updates:

*Accounting Standards Update 2020-07, Not-for-Profit entities (Topic 958), Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets.* This update requires contributed nonfinancial assets to be reported as a separate line in the statement of activities. A financial statement note is required to provide disaggregated contributed nonfinancial assets by category including: the type of contributed nonfinancial asset; qualitative information about the monetization or utilization of the nonfinancial assets; the policy about the monetization or utilization of nonfinancial assets; a description of restrictions, valuation, and the market used to determine the fair value. The amendments in this update are applied on a retrospective basis. The implementation of this standard has not materially affected the financial statements of the Organization.

*Accounting Standards Update 2020-08, Codification Improvements to Subtopic 310-20, Receivables – Nonrefundable Fees and Other Costs.* This update clarifies that an entity should reevaluate whether a callable debt security is within the scope of paragraph 310-20-32-33 for each reporting period. This amendment impacts the effective yield of an existing individual callable debt security. Amendments in this update are applied on a prospective basis as of the beginning of the period of adoption for existing or newly purchased callable debt securities. The implementation of this standard has not materially affected the financial statements of the Organization.

**SHERMAN PARK NEIGHBORHOOD IMPROVEMENT DISTRICT NO. 4**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE B - Accounting Standard Changes and Future Accounting Pronouncement**

**Accounting Standards Changes (continued)**

Accounting Standards Update 2016-02, *Leases (Topic 842)*, which supersedes existing guidance in *Topic 840, Leases*. The FASB subsequently issued the following additional ASUs, which amend and clarify Topic 842: ASU 2018-01, *Land Easement Practical Expedient for Transition to Topic 842*; ASU 2018-10, *Codification Improvements to Topic 842, Leases*; ASU 2018-11, *Leases (Topic 842): Targeted Improvements*; ASU 2018-20, *Narrow-scope Improvements for Lessors*; ASU 2019-01, *Leases (Topic 842): Codification Improvements*; ASU 2020-05, *Leases (Topic 842): Lessors—Certain Leases with Variable Lease Payments*; and ASU 2021-09, *Leases (Topic 842): Discount Rate for Lessees That Are Not Public Business Entities*. Topic 842 amends both lessor and lessee accounting with the most significant change being the requirement for lessees to recognize right-to-use (ROU) assets and lease liabilities on the statement of financial position for operating leases.

The Organization adopted the leasing standards effective January 1, 2022, using the modified retrospective approach with January 1, 2022, as the initial date of application. Using this method, a cumulative-effect adjustment to net assets is recognized in the period of adoption. The Organization elected to use all available practical expedients provided in the transition guidance. These allowed the Organization to not reassess the identification, classification and initial direct costs of lessor agreements and to use hindsight in lessee and lessor agreements for determining lease term and right-of-use asset impairment. The adoption no impact to the Organizations statement of financial position or statement of activities.

**Future Accounting Pronouncement**

*Accounting Standards Update 2016-13, Financial Instruments - Credit Losses (Topic 326)* will be effective for fiscal years beginning after December 15, 2022. The main objective of this update is to provide financial statement users with more decision-useful information about the expected credit losses on financial instruments and other commitments to extend credit held by a reporting entity at each reporting date. To achieve this objective, the amendments in this update replace the incurred loss impairment methodology in current generally accepted accounting principles with a methodology that reflects expected credit losses and requires consideration of a broader range of reasonable and supportable information to inform credit loss estimates, including exploring more forward-looking alternatives.

**NOTE C - Liquidity**

The NID receives funds from the City of Milwaukee within the first quarter of the calendar year. Those funds are typically adequate to cover the annual operating expenses. Liquid financial assets are those assets available for use within one year from the statement of financial position date to pay for general operating expenses or obligations as they become due. The NID has \$82,300 of financial assets available for use consisting of cash and cash equivalents. In addition, accounts receivable includes \$81,146 advanced to Sherman Park Community Association that can be used to pay for NID projects in 2023 or subsequent periods.

**SHERMAN PARK NEIGHBORHOOD IMPROVEMENT DISTRICT NO. 4**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE D - Concentration of Revenue**

The NID receives property assessment income from the City of Milwaukee. The NID's operations rely on the availability of these funds. All of the NID's revenue was from the City of Milwaukee for the year ended December 31, 2022.

**NOTE E - Assessment Income**

In order to provide revenues to support the NID's mission, the Common Council of the City of Milwaukee enforced an assessment on the property located within a specific area of the NID. The assessment is calculated based on a fixed amount of \$50 for residential properties.

**NOTE F - Expense Reconciliation**

NID Projects

2022 Projects Paid by Sherman Park Neighborhood Association	\$ 130,551
Total 2022 NID Projects Expense for the Year Ended December 31, 2022	<u>\$ 130,551</u>

NID Project Cash and Advanced Funds Reconciliation

Cash Paid to Sherman Park Neighborhood Association in 2022	\$ 138,100
2022 Projects Paid by Sherman Park Neighborhood Association	<u>(130,551)</u>
Carryover from 2022	\$ 7,549
Carryover from 2021	(41,179)
Carryover from 2020	66,611
Carryover from 2019	7,141
Carryover from 2018	6,002
Carryover from 2014-2017	<u>35,022</u>
Total Advanced Funds - Sherman Park Community Association	<u>\$ 81,146</u>

**NOTE G - Tax Status and Income Taxes**

As a neighborhood improvement district, the NID is considered to be part of the City of Milwaukee and is covered under the City of Milwaukee's tax reporting requirements.

**NOTE H - Restatement - Correction of an Error**

Management has reviewed project costs back to 2014 and determined that the amount of funds carried forward was not correct due to estimated costs as compared to final costs in prior years. The Organization increased advanced funds to Sherman Park Community Association by \$38,919 for amount prior to 2022.

**NOTE I - Subsequent Events**

The NID has evaluated events and transactions occurring after December 31, 2022, through October 2, 2023, the date the financial statements are available to be issued, for possible adjustments to the financial statements or disclosures. The NID has determined that the no subsequent events need to be disclosed.



# SHERMAN PARK NEIGHBORHOOD IMPROVEMENT DISTRICT #4

## 2023 Annual Report

### **2023 Board of Directors**

Fred Kaems, NID President  
Tristan Hickman, NID Vice President  
Kiante Shields, NID Treasurer  
Jacquelyn Rice, NID Secretary  
Alleace Fleming  
Jack Jenkins  
Kay Weisman

Submitted: September 2023

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@SHERMANPARKNID

## **NID Mission:**

The Sherman Park Neighborhood Improvement District's (SP NID) primary mission is to provide an opportunity for residents to improve their neighborhood. The SP NID provides resident homeowners with the means to gather funds by leveraging our neighborhood's many assets. The social and monetary capital gathered by the NID is directed towards promoting the success of the neighborhood as determined by its residents.

## **2023 Summary:**

The past year has been busy for the Sherman Park Neighborhood Improvement District (SP NID). Due to a speedy turnaround on our funding this year, we had an early start for both the Home Improvement and the Community Improvement grant programs in an effort to hit the late spring construction season and maximize the effectiveness of our neighborhood's resources.

On February 7th of 2023, the tenth annual meeting of the SP NID was held virtually. An election was held to fill all nine seats on the board of directors with the charge of continuing to guide the efforts of the Sherman Park NID. A slate of homeowners, residents, t were nominated and from this group the SP NID board of directors was selected. By unanimous decision, the board again selected the Sherman Park Community Association to continue administering the highly successful SP NID Home Improvement and Community Improvement programs. Once the NID received its funding from the City of Milwaukee the money was immediately put to use as a catalyst to improve the neighborhood.

The following paragraphs explain the Home Improvement and the Community Improvement Programs in greater detail and provide examples of the program's effectiveness in leveraging neighborhood assets.

## **Home Improvement Grants:**

The Sherman Park NID Home Improvement Grants were made available beginning on April 15 of 2023. A notice was sent to each homeowner in the NID area announcing the kick-off.

The Home Improvement Grants are up to \$5,000 In a 5-year window, with a sliding scale determining the match the homeowner is responsible for. Low-income homeowners (under 50% CMI) were not required to contribute a match outside of the initial \$50 assessment; homeowners with incomes between 50% and 120% CMI

contributed a match of 25%; and those with incomes exceeding 120% CMI contributed a 50% match. Any costs over the \$5,000 grant were paid by the homeowner.

The income we received this year from the city of Milwaukee comes from the \$50.00 per unit assessment against houses and duplexes. This amount was \$204,950. Approximately \$173,875 will have been expended by the end of the year on home repairs. \$40,990 goes to the SPCA to administer the program. There are also miscellaneous smaller expenses, such as postage and director's insurance.. Overages are covered by surplus from prior years.

Twenty-six homeowners have received grants so far. The total amount of grants given out was over \$139,000. An additional \$34,875 is committed to eight residents who are still currently making repairs and improvements. When we include the homeowners' contributions, this puts the total investment in improvements to these homes this year at \$289,547.52. There is an additional \$11,000 in an Emergency Repair Reserve fund that is for non-functioning furnaces during the winter months. These funds are available beginning on October 1<sup>st</sup>.

The NID Home Improvement Program benefits Sherman Park residents in many ways by:

- Providing funding for repairs and improvements that keep homes well maintained.
- Proactively addressing repairs before they turn into major repairs.
- Assisting with emergency repairs, i.e. furnace, water heater, to be done quickly.
- Assisting low- and moderate-income homeowners in making repairs and improvements they might not be able to afford.
- Improving the appearance of homes in the neighborhood
- Reinforcing commitment for homeowners to stay in the neighborhood and the city.
- Stabilizing and increasing property values.
- Home Improvement Program incentives leverage additional private investment by homeowners participating in these programs.

## **Community Improvement Grants:**

There were no requests for Community Improvement funds this year that met the standards of funding only durable goods of benefit to the entire community..

Examples of the types of projects we are seeking in this category are the "Historic Sherman Park" signs on light poles, and the major contributions toward the refurbishment of the Washington High School athletic field.