



WHERE REAL MILWAUKEE HAPPENS

**Historic King Drive
Business Improvement District
(BID #8)**

2019 Operating Plan

2745 N. Dr. Martin Luther King Jr. Drive Suite 206
Milwaukee, Wisconsin 53212

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I. INTRODUCTION

In 1984, the Wisconsin Legislature created Sec. 66.608 (currently Sec. 66.1109) of the Wisconsin Statutes (“BID Law”) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is “... *to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.*” (1983 Wisconsin Act 184, Section 1, legislative declaration). On September 17, 1992, the Common Council of the City of Milwaukee, by Resolution File Number 920644, created BID No. 8 (“Historic King Drive BID”) and adopted its initial operating plan for the year 1993.

Section 66.1109 (3) (b), Wisconsin Statutes, requires that a BID Board of Directors “...*shall annually consider and make changes to the operating plan; The Board shall then submit the operating plan to the local legislative body for its approval.*” The Board of Directors of Historic King Drive BID No. 8 submits this 2019 Operating Plan in fulfillment of the statutory requirement.

The 2019 Operating Plan proposes a continuation of many activities described in the initial Historic King Drive BID 8 Operating Plan. Therefore, it incorporates by reference the earlier plans as adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.1109, Wisconsin Statutes, and the proposed changes for 2019. It does not repeat the background information which is contained in the original plan nor does it include the Business Improvement District Statute, original petitions from property owners, or BID No. 8 Bylaws.

In connection with strategic planning conducted in 2011, the Historic King Drive BID No. 8 Board of Directors identified a vision to create an “attractive, accessible, safe district where businesses prosper and share a sense of pride in the community.” The Historic King Drive BID No. 8 identified its mission is to “attract and retain successful businesses.” BID No. 8 values including promoting “leadership that is born from experience and pride in a community that is diverse and culturally rich.” The strategic plan adds “the future of the district for profitable businesses requires that the area be safe, clean and vibrant. To this end, the Board and staff are to be proactive, thoughtfully engaged and responsive.” In executing a plan towards fulfillment of the stated mission, vision and values this operating plan incorporates new activities that will help Historic King Drive BID No. 8 businesses and property owners benefit from its implementation. In addition, this operating plan assists in creating a Historic King Drive that all residents of Milwaukee will be proud of.

II. DISTRICT BOUNDARIES

The Historic King Drive BID is bounded generally by Locust Avenue to the north, McKinley Avenue to the south, 5th Street to the west and 2nd Street to the east. At various points of the district the boundaries may extend up to 5th street to the west. The district includes include Schlitz Park, Manpower, Time Warner, King Drive Commons projects, MLK Heritage Heath Center, properties in Haymarket Square, portions of the Bronzeville Cultural and Entertainment District, the majority of the Bronzeville Tax Increment District, and numerous retail, office and industrial uses. A map is included as Appendix A.

III. PROPOSED OPERATING PLAN

A. Plan Overview

This operating plan, its objectives, and its proposed activities are to be in alignment -- to the extent that it is possible and consistent with the Historic King Drive BID Bylaws, and other policies and procedures as adopted by the board -- with the Harambee area recommendations as enumerated in the City of Milwaukee Department of City Development's Northeast Plan as adopted by the City of Milwaukee in 2009 -- with the recommendations enumerated in the Historic King Drive BID Economic Development Plan as adopted by the Board in 2011 -- and with the goals and activities that make up the prominent residential and business park components of the BID: Harambee, Brewer's Hill, Halyard Park, Haymarket Square, and Schlitz Park.

B. Plan Objective

The objective of the Historic King Drive Business Improvement District is to develop, redevelop, maintain, operate and promote the area of Historic King Drive that is within the BID Boundary.

C. 2019 Proposed District Activities

The principal activities BID No. 8 intends to be engaged in during its twenty sixth year of operations include but are not limited to assisting property owners with improving their properties, supporting businesses in the district, attracting new businesses, promoting new development projects, and

operating a district office to increase value of present improvements by providing staffing to:

- Lead business recruitment and business development efforts
- Maintain clean and presentable right of ways
- Publish and distribute district information and promotional materials
- Initiate publicity and media coverage of District activities
- Promote the district's historic significance and unique commercial mix
- Plan and coordinate special events
- Respond to questions about available space for lease or purchase
- Promote private and public financing of District activities
- Coordinate volunteer efforts that support growth of the district
- Provide information to interested parties pertaining to business and property opportunities
- Encourage increased police presence in the district
- Maintain a strong and consistent internet presence
- Review and implement the operating plan

D. 2019 Proposed Action Items

The principal activities identified shall align with BID No. 8 actions including:

- Identify and initiate a catalytic project within BID 8 boundaries
- Support catalytic real estate projects through advocacy, planning and partnerships
- Evaluate establishing a 501(c)3 to partner on projects and initiatives
- Extend the PopUp Shop or similar program
- Market positive stories/events
- Promote the Historic King Drive BID/ North Shore Bank revolving loan program to businesses in conjunction with the Wisconsin Women's Business Initiative Corporation
- Engage business and property owners directly to increase communication and build district-wide cohesion
- Advocate for city policies that strengthen business and commercial enterprises -- particularly those enumerated within the Department of City Development's Growing Prosperity policy framework
- Implement select Wisconsin Main Street report recommendations in the Historic King Drive Main Street District (Walnut to Locust)

- Work closely with city officials, city departments, local stakeholders, and the development community to bring needed/desired amenities, and development opportunities to the district

The BID's activities may also include:

- Borrowing funds to pay for streetscape improvements and developing such improvements
- Utilizing and/or borrowing funds to acquire, develop and own real property to be used for the benefit of the District

E. Proposed 2019 Expenditures

REVENUES

BID Assessment	\$214,575
	<u>\$</u>
TOTAL REVENUES	\$214,575

EXPENSES

Salaries (Executive Director, Asst. Director)	\$ 115,000
Administrative/Payroll Expenses	\$ 8,798
Consultants/Maintenance/Project	\$ 23,500
Advertising/Marketing/Events	\$ 11,000
BID No. 8 Property Redevelopment Grants	\$ 14,257
Dues, Subscriptions, Training, Travel	\$ 5,720
Insurance (Gen. Liability, D&O, Volunteer)	\$ 6,000
Office Supplies, Postage, Printing	\$ 6,000
Rent	\$ 12,000
Audit	\$ 5,500
Accounting/Bookkeeping	\$ 4,800
Telephone & Internet	\$ 1,500
Repairs and Maintenance	<u>\$ 500</u>
TOTAL MANAGEMENT EXPENSES	\$ 214,575

F. Financing Method

The proposed expenditures will be financed from funds collected from the BID Assessments (as defined by Section IV.A), voluntary private contributions and funds granted to BID No. 8. The estimated assessed value of BID-eligible properties within the District is \$214,575. One hundred percent of the BID budget will be raised through BID Assessments in 2019.

The BID Board of Directors shall have the authority and responsibility to prioritize expenditures, and to revise the budget and activities as necessary. This may include allocation of grant income that may be awarded following approval of this operating plan by the BID Board of Directors.

IV. ORGANIZATION OF BID BOARD

The Mayor shall appoint members to the District Board. The Board shall be responsible for implementation of this Operating Plan. This requires the Board to negotiate with providers of services and materials to carry out the Operating Plan; to enter into various contracts; to monitor the effectiveness of the District's activities; to ensure compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of District assessments.

Wisconsin Statutes Sec/ 66.1109(3)(a) requires that the Board be composed of at least five members and that a majority of the Board members be owners or occupants of property within the District.

The Board shall be structured and operate as follows:

1. Board size – 15 members
2. Composition
 - (a) The Board of the Directors shall be composed of no more than fifteen members of whom all but three shall be owners/owner-designated representatives of a BID assessed property or a commercial tenant of a BID assessed property. The remaining three (3) board positions shall be representatives of community organizations which function within the environs of the District. Board members cannot be an elected municipal or governmental official unless the elected official meets the criteria stated earlier in this section.
3. Term – Appointments to the Board shall generally be for a period of three years. Their term of office shall begin at the meeting following the date they are sworn in by the City Clerk. At the discretion of the Board, Director positions may be renewed at the end of the three-year term. Recommendations for new/renewing Directors will occur by nominations of serving Directors. Successful candidates must receive two-thirds vote of the BID Directors present to qualify for recommendation to the Mayor. Board members may continue to serve until replaced.

4. Compensation – None. Directors are eligible for reimbursement for Board approved expenses.
5. Meetings – All meetings of the Board shall be governed by the Wisconsin Open Meetings Law as legally required. The Board may go into a closed session if the meeting is properly noticed to the City of Milwaukee City Clerk’s office. Regular meetings of the Board will occur at a minimum on a quarterly basis.
6. Staffing and Office – The Board may employ staff and/or contract for various services pursuant to this Operating Plan and subsequent modifications thereof. In 2019, the Board will employ an Executive Director, a full time Business and Outreach Coordinator, an intern, and various contractors to execute aspects of this Operating Plan. The Board shall maintain an office in the District. The District’s current office is located at 2745 N. Martin Luther King Jr. Drive, Suite 206. The District’s office may be relocated as the District Board deems reasonable.
7. Executive Committee – The Board shall elect from its members a chairperson, a vice-chairperson, a treasurer and a secretary.

Pending final approval by the City Council of nominations and renewals, the 2019 Historic King Drive BID Board of Directors will be:

- LaMarr Franklin, Martin Luther King Economic Development Corp
- Ashley Booth, Brewers Hill representative
- Fletcher Crawford, Halyard Park representative
- J. Allen Stokes, Harambee representative
- Sam Denny, Schlitz Park
- Bob Ferriday, United Way
- James Phelps, JCP Construction
- Larry Roffers, LC Management
- Michael Coakley, C.H. Coakley and Company
- Susan Kissinger, Team Management
- Dan Zens, Zens Manufacturing
- Milwaukee Bucks (Vacant)
- ManpowerGroup Inc. (Vacant)
- Member seats open (2)

B. Relationship to other Entities

The BID shall be a separate entity from any other entity (“Unaffiliated Entity”), notwithstanding the fact that members, officers, employees and directors may be shared. Such Unaffiliated Entities shall remain private organizations, not subject to the open meetings law, and not subject to the public records law. Such Unaffiliated Entities may contract with the BID to provide services to the BID in accordance with this Plan.

V. METHOD OF ASSESSMENT & RATE

A. Assessment Rate and Method

The annual assessment for District operating expenses will be levied against each property within the District in proportion to the assessed value of each property for real property tax purposes for the Year Twenty-Five Operating Plan. It is understood not every parcel within the District will benefit equally, but it is assumed that development of the District will produce at least some benefit for all parcels. This operating plan includes the method of assessing mixed-use properties approved in the 2018-2019 budget recommended by the State Legislature and confirmed by the Governor of the State of Wisconsin.

The use of a minimum and maximum value is designed to reflect the expected benefits to the area by the BID. Since most of the proposed BID activities are district-wide and not property specific, the proposed minimum assessment is designed to spread a level of cost to all properties within the District. Above this minimum level, it is believed that there will be some additional benefits received based upon the value of the property. Based on the value of a parcel, the assessment for BID No. 8 will fall within one of four assessment tiers.

BID-eligible properties are proposed to be assessed in the following manner:

An unimproved and improved tax parcel is assessed at a rate of \$4 per \$1,000 of assessed value, plus \$125. For assessable parcels whose assessments are between \$1 and \$500,000 the maximum BID No. 8 assessment shall be \$1,500 (Tier 1). For assessable parcels whose assessments are between \$500,001 and \$1.5 million the maximum BID No. 8 assessment shall be \$1,750 (Tier 2). For assessable parcels whose assessments are higher than \$1.5 million and less than \$3.5 million the maximum BID No. 8 assessment shall be \$3,500 (Tier 3). For assessable parcels whose assessments are higher than \$3.5 million the maximum BID No. 8 assessment shall be \$5,000 (Tier 4). For mixed-use properties, the BID No. 8

assessment shall apply only to the percentage of commercial space included on the parcel.

The assessment assigned to each parcel based on this formula is herein referred to as "BID Assessment."

Any BID Assessments related to a previous year or years may be contested specifically if the property was classified such that it should not have been assessed. Additionally, the BID reserves the right to recapture any missed¹ assessments for a maximum of one (1) year prior to the current assessment year. The BID may allow property owners up to three (3) years to repay any missed assessments.

Any BID Assessment related to this Operating Plan may be contested prior to approval and adoption of this Operating Plan by the City Council.

B. Included, Excluded and Exempt Property

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

1. The BID will assess properties to the maximum extent allowed by law, this includes without limitation, properties used in part or in whole for manufacturing, properties that are vacant, and all other properties that are used for any commercial gain and are eligible for assessment per city and state law. By way of example, and not limiting the foregoing, a property which is used exclusively by its owner and immediate family for their principal residence shall not be assessed. A property will be assessed, however, when any portion of the premises is either (a) leased or possession is otherwise given to a third party, or (b) is used for any other commercial purpose. If any other provision of this Operating Plan shall be in conflict with this paragraph, this paragraph shall prevail.

2. State Statute 66.1109(1)(f)(lm): The District will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this Operating Plan because it is assumed that they will benefit from development in the District.

¹ Assessable properties might be erroneously recorded or excluded from the BID property list by the city assessor's office, the Dept. of City Development, or the BID. While these entities strive to maintain accurate lists, errors are possible. The BID will work with the city and property owners to ensure the highest level of accuracy possible.

3. Consistent with Wisconsin Statutes Sec. 66.1109(5)(a), property within the District boundaries but exempt from general real estate taxes under Wisconsin Statute 70.11 may not be specially assessed by the District but will be asked to make a financial contribution on a voluntary basis. Funds collected in this manner in any given year may be used in a manner deemed appropriate by the Board. In addition, consistent with Wisconsin Statute Sec. 66.1109(1)(b), those tax-exempt properties within the boundaries shall automatically become included within the District and subject to assessment under any current operating plan without necessity to undertake any other act. Additionally, property exempt from general real estate taxes has been excluded from the District, during the time of the exemption.

C. Assessments for Additional Services

The BID may, but shall have no obligation, to provide certain maintenance on the sidewalk area in front of a private property. This maintenance may only include (a) weed removal; (b) excessive trash removal; (c) snow/ice removal and (d) graffiti removal. Prior to performing such maintenance activities, the BID shall either (i) send notice by certified mail to owner of record, or (ii) post notice on the property. The notice shall give the owner 48 hours to resolve the maintenance problem. If the problem is not resolved the BID may, but shall have no obligation, to resolve such problem. In such cases that the BID does perform maintenance it may add to the relevant property's assessment in the subsequent year a fee of up to \$50 per hour. This increased assessment may cause a property's assessment to exceed the maximum assessment as stated in Section IV.A above. The aggregate additional assessment that may be added to a property's regular assessment in any operating year, shall be \$500.

V. 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 Historic King Drive business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role In District Operation

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

1. Provide assistance as appropriate to the BID Board of Directors;
2. Monitor and, when appropriate, apply for outside funding which could be used in support of the District;
3. Collect BID assessments and maintain them in a segregated account; Disburse all funds of the District, no earlier than January 31, 2019 and no later than March 31, 2019. Disbursement of the full amount assessed by the District shall be made without reference to the amount of assessments collected by the City by the date of disbursement;
4. Receive annual audits as required per Wis. Stats. Sec. 66.1109(3)(c).
5. Provide the Board of Directors through the Tax Commissioner's office on or before June 30th of each plan year with the official City of Milwaukee records on the assessed value of each tax key number within the district as of January 1 of each plan year and provide an update immediately prior to preparation of tax bills for purpose of calculating the actual BID assessments for the following plan year; and
6. Encourage the State of Wisconsin, County of Milwaukee and other units of government to support the activities of the District.

The presentation of this Operating Plan to the City of Milwaukee shall be deemed a standing order of the Board of Directors under Sec. 66.60 8 (4) Wis. Stats. to disburse the BID assessments without necessity of an additional disbursement agreement,

disbursement method or accounting method. Budget authority made under this plan shall be shown in the City's budget as a line item.

VI. FUTURE YEAR OPERATING PLANS

A. Phased Development

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

Wisconsin Statutes Sec. 66.1109 (3) (a) requires the BID Board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms proposed activities, it focuses upon Year Twenty-Four activities. Additionally, information on specific assessed values, budget amounts and assessment amounts are based solely on current 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 Operating Plan and the BID statute.

In later years, the District 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 approval of a majority of the District Board and the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

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

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating

Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

VII. CONTRACTING WITH BID NO. 8

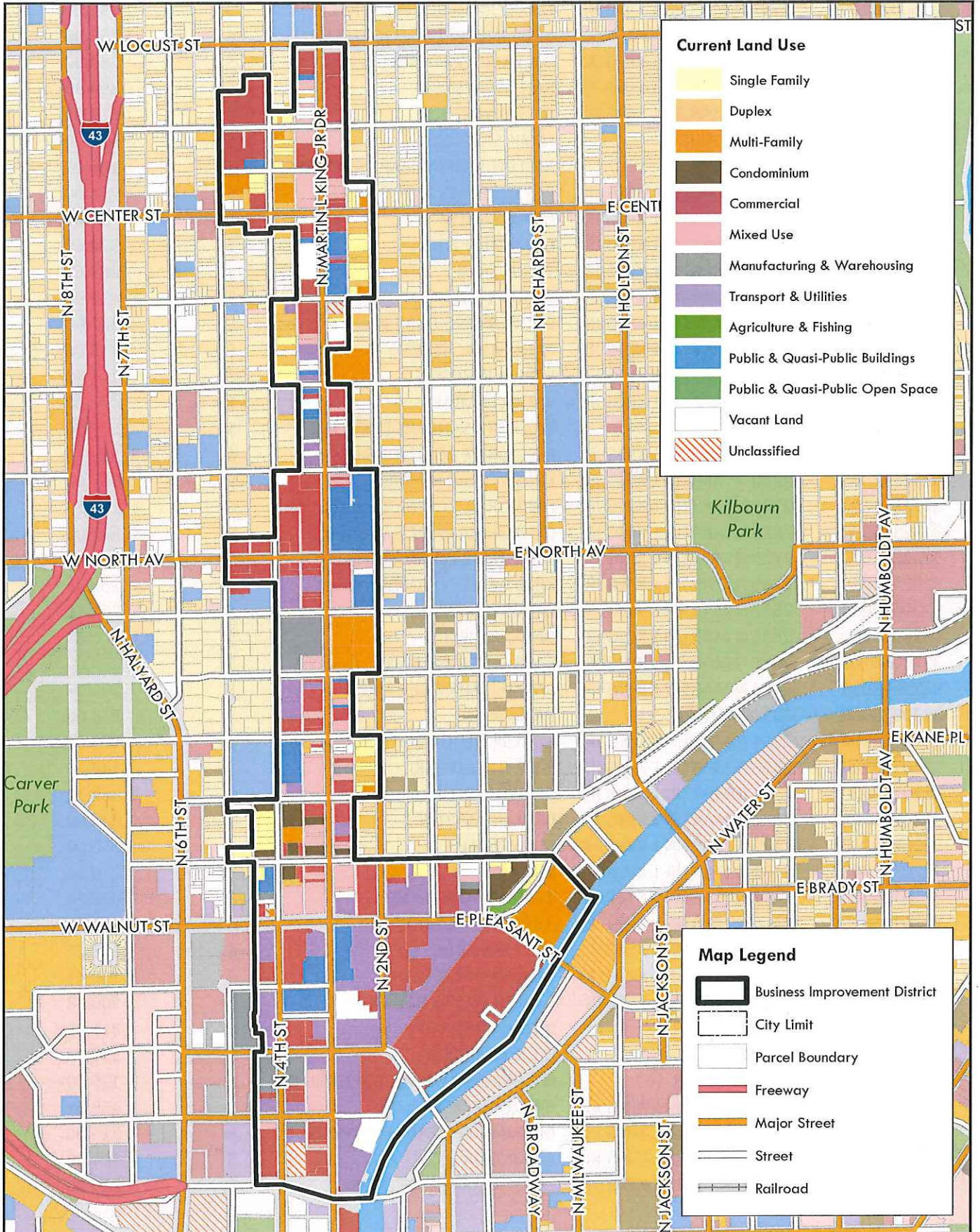
Any contracting with the BID shall be exempt from the requirements of Sec. 62.15, Wis. Stats. because such contracts shall not be for the construction of improvements or provision of materials. If the BID does contract for the construction of improvements or provisions of material, it shall follow the 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 BID Board of Directors and the City of Milwaukee shall comply with the provisions of Sec. 66.60 before the City inserts assessments for this BID 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.

BID NO. 8: HISTORIC KING DRIVE

CITY OF MILWAUKEE

Prepared by the Dept. of City Development Planning Division, 7/6/2017
 Source: City of Milwaukee Information Technology Management Division;
 Dept. of City Development Commercial Corridors Team

APPENDIX A



APPENDIX B - BID 8 Property List

rem_taxkey	addr	rem_owner1	BID 8 Assessment	
3130020100	2745 N MARTIN L KING JR	MLK COMMERCE CENTER LLC	\$	1,750.00
3130046110	406 W CENTER	BEG ENTERPRISES FOURTEEN LLC	\$	1,750.00
3130156100	2841 N MARTIN L KING JR	BIG K PROPERTIES LLC	\$	252.02
3130157000	2845 N MARTIN L KING JR	SALEM SARSOUR	\$	394.33
3130158000	2851 N MARTIN L KING JR	SALEM SARSOUR	\$	629.00
3130159110	311 W LOCUST	JAMIL SARSOUR	\$	693.00
3130925000	2747 N 4TH	MOUNT MORIAH BAPTIST CHURCH	\$	129.00
3131141000	2700 N MARTIN L KING JR	PLS PROPERTY MGT OF WI LLC	\$	781.00
3131142000	2708 N MARTIN L KING JR	CITY OF MILW	\$	293.00
3131143000	2710 N MARTIN L KING JR	LC MARTIN TOD	\$	370.69
3131144100	2714 N MARTIN L KING JR	YUSUF DAHL	\$	284.60
3131146100	2722 N MARTIN L KING JR	YUSUF S DAHL	\$	459.98
3131366100	2860 N MARTIN L KING JR	BURGER KING CORP #4054	\$	1,289.00
3131902000	2817 N MARTIN L KING JR	PAUL M BACHOWSKI	\$	218.06
3131903000	2813 N MARTIN L KING JR	EARL H JOHNSON	\$	147.40
3131906000	2801 N MARTIN L KING JR	PAULA LAMPLEY	\$	477.00
3131916111	2801 N 4TH	WELFORD SANDERS LOFTS LLC	\$	3,500.00
3132341000	2774 N MARTIN L KING JR	KING DRIVE COMMONS LLC	\$	569.23
3132342000	2730 N MARTIN L KING JR	KING'S FRESH MARKET	\$	1,097.00
3132361000	2767 N MARTIN L KING JR	KING DRIVE COMMONS II LLC	\$	172.74
3132391000	2826 N MARTIN L KING JR	CALIFORNIA PACIFIC WISCONSIN	\$	3,500.00
3132401000	2719 N MARTIN L KING JR	KING DRIVE COMMONS III LLC	\$	136.60
3132411000	2703 N MARTIN L KING JR	KING DRIVE COMMONS IV LLC	\$	268.54
3220049000	2532 N MARTIN L KING JR	JAMES H JACKSON	\$	291.40
3220050000	2536 N MARTIN L KING JR	BACHAN SINGH	\$	207.80
3220058100	2578 N MARTIN L KING JR	EMIR ENTERPRISES LLC	\$	1,269.00
3220075000	2634 N MARTIN L KING JR	SARAH R ARTIC REV TRUST	\$	191.13
3220079000	233 W CENTER	PATIALA INC	\$	874.60
3220755100	2354 N MARTIN L KING JR	GENESIS BLDG BETTER LIVES CO	\$	503.00
3220758000	2366 N MARTIN L KING JR	PAUL BACHOWSKI	\$	188.60
3220760000	2372 N MARTIN L KING JR	AMIR RASOULI	\$	362.72
3220761000	2378 N MARTIN L KING JR	BRUCE L MARTIN	\$	637.00
3220780100	2400 N MARTIN L KING JR	M S KING LLC	\$	1,750.00
3220781000	2434 N MARTIN L KING JR	A&S MLK LLC	\$	279.85
3220785000	2452 N MARTIN L KING JR	VERNON TOWNSEND	\$	378.20
3220786000	2456 N MARTIN L KING JR	ANDREW L ALEXANDER	\$	325.00
3220789100	2460 N MARTIN L KING JR	SSG PROPERTIES LLC	\$	1,293.00
3220904000	2661 N MARTIN L KING JR	DEBORAH J MORTON	\$	760.43
3220912100	2601 N MARTIN L KING JR	CAREER YOUTH DEV INC	\$	500.58
3220938110	405 W CENTER	VISION LAND LLC	\$	817.00
3220972000	2676 N 5TH	HENRY SHARKEY	\$	350.43
3220973000	423 W CENTER	NJT PROPERTY INVESTMENTS LLC	\$	125.00
3221060000	2537 N MARTIN L KING JR	BRIAN PETERSEN	\$	455.91
3221062100	2523 N MARTIN L KING JR	MILWAUKEE HEALTH SERVICES	\$	315.00
3221089000	2469 N MARTIN L KING JR	ARSHNOOR LLC	\$	869.00
3221095111	2435 N MARTIN L KING JR	ZENS HOSIERY MFG CO INC	\$	1,500.00

APPENDIX B - BID 8 Property List

rem_taxkey	addr	rem_owner1	BID 8 Assessment	
3221097000	2425 N MARTIN L KING JR	ZENS MANUFACTURING INC	\$	171.00
3221098000	2417 N MARTIN L KING JR	ZENS MANUFACTURING INC	\$	288.60
3221099000	2411 N MARTIN L KING JR	PAUL M BACHOWSKI	\$	173.00
3221100100	2403 N MARTIN L KING JR	ZENS MANUFACTURING INC	\$	351.40
3221200100	408 W NORTH	BACHAN SINGH	\$	1,500.00
3221201000	430 W NORTH	SUNG & YOUNG LLC	\$	1,750.00
3221218110	2373 N MARTIN L KING JR	CHU FAMILY REAL ESTATE LLC	\$	1,493.00
3221224112	2323 N MARTIN L KING JR	SH ACQUISITION LLC	\$	1,750.00
3221232000	324 W NORTH	THE COMMUNITY WAREHOUSE INC	\$	1,750.00
3221233000	338 W NORTH	SUNG & YOUNG LLC	\$	905.00
3530190111	2220 N MARTIN L KING JR	CURRY GOAT ENTERTAINMENT	\$	1,750.00
3530192000	211 W NORTH	MOUNT ZION REDEV CORP	\$	265.64
3530203100	2200 N MARTIN L KING JR	HISTORIC KING PLACE	\$	1,232.71
3530205100	331 W NORTH	BEZELEE MARTIN & LENA MARTIN	\$	1,750.00
3530206000	319 W NORTH	BEZELEE & LENA MARTIN 1994	\$	1,500.00
3530207000	2241 N MARTIN L KING JR	SEON JOO SO	\$	1,500.00
3530208000	2235 N MARTIN L KING JR	PAUL BACHOWSKI	\$	485.00
3530213000	2212 N 4TH	CMK INC	\$	965.00
3530214000	2215 N MARTIN L KING JR	DASTAM LLC	\$	1,309.00
3530215000	2213 N MARTIN L KING JR	WAHTWYT, LLC	\$	1,750.00
3530217100	2201 N MARTIN L KING JR	MLK GARFIELD LLC	\$	1,750.00
3530294112	2153 N MARTIN L KING JR	SCHUSTERS REDEVELOPMENT	\$	3,500.00
3530297000	2107 N MARTIN L KING JR	KIVLEY INVESTMENTS LLC	\$	810.82
3530298000	2101 N MARTIN L KING JR	BREWERS HILL APTS LLC	\$	341.48
3530554110	2044 N MARTIN L KING JR	2044 MLK LLC	\$	1,500.00
3530562100	2034 N MARTIN L KING JR	JAMES P FETZER	\$	514.90
3530563000	2028 N MARTIN L KING JR	BEAVER BOMB LLC	\$	406.07
3530569100	2010 N MARTIN L KING JR	CROWN HARDWARE & PLUMBING	\$	1,500.00
3530577100	2000 N MARTIN L KING JR	RIVERWEST GROUP LLC	\$	993.00
3530579000	2053 N MARTIN L KING JR	MILWAUKEE MLK LLC	\$	939.89
3530581100	2050 N 4TH	BREWERS HILL APARTMENTS LLC	\$	738.60
3530582100	2045 N MARTIN L KING JR	MILWAUKEE MLK LLC	\$	403.80
3530584100	2021 N MARTIN L KING JR	MILWAUKEE MLK LLC	\$	1,750.00
3530585000	2013 N MARTIN L KING JR	CROWN HARDWARE AND	\$	993.15
3530586000	2007 N MARTIN L KING JR	KIMMEL PROPERTIES LLC	\$	1,750.00
3530588000	2001 N MARTIN L KING JR	SIMIE FEIN	\$	1,500.00
3530664000	1951 N MARTIN L KING JR	NEW INNOVATIONS LLC	\$	820.00
3530665000	1947 N MARTIN L KING JR	L&C MGMT GROUP LLC	\$	334.09
3530667000	1945 N MARTIN L KING JR	NEW INNOVATIONS LLC	\$	225.40
3530668000	1941 N MARTIN L KING JR	NEW INNOVATIONS, LLC	\$	212.20
3530669000	1937 N MARTIN L KING JR	VINCENT B AWOSIKA	\$	497.00
3530674000	338 W RESERVOIR	RALPH H FLEEGE	\$	472.85
3530683100	1950 N MARTIN L KING JR	CUPED CORPORATION	\$	1,169.00
3530690000	1936 N MARTIN L KING JR	NCON COMMUNICATIONS	\$	493.00
3530691000	1934 N MARTIN L KING JR	NELLIE M GILLIAM	\$	1,500.00
3530692000	1926 N MARTIN L KING JR	KRIS KLEIN	\$	509.55

APPENDIX B - BID 8 Property List

rem_taxkey	addr	rem_owner1	BID 8 Assessment	
3530695000	1920 N MARTIN L KING JR	MLK 1920 LLC	\$	1,053.00
3530696000	1916 N MARTIN L KING JR	GENYNE L EDWARDS	\$	632.07
3530701100	230 W RESERVOIR	BADGER BANK SSB	\$	1,750.00
3530833111	1832 N MARTIN L KING JR	TRISTAR DEVELOPMENT LLC	\$	1,750.00
3530837100	1830 N MARTIN L KING JR	1818 MLK DRIVE LLC	\$	707.80
3530842000	1818 N MARTIN L KING JR	1818 MLK DRIVE LLC	\$	1,750.00
3530845000	1810 N MARTIN L KING JR	MADRIGAL GROUP LLC	\$	889.00
3530846000	1806 N MARTIN L KING JR	KELVIN L NATHAN	\$	531.30
3530851100	1849 N MARTIN L KING JR	MLK 1849 LLC	\$	1,750.00
3530862100	1825 N MARTIN L KING JR	THE MICASA GROUP LLC	\$	1,100.39
3530863000	1821 N MARTIN L KING JR	CHANGTOWN LLC	\$	762.03
3530864100	1817 N MARTIN L KING JR	DEBRA L RASH	\$	642.19
3530868000	324 W VINE	ROBIN SHELOW	\$	1,325.00
3530872000	1800 N 4TH	JEFF MIECH	\$	674.60
3530923000	1751 N MARTIN L KING JR	RONALD A BEYER	\$	1,485.00
3530924000	1739 N MARTIN L KING JR	BRIAN W PETERSEN	\$	1,500.00
3530925000	1737 N MARTIN L KING JR	GERHARDA SPOHRLEDER	\$	753.00
3530940100	1740 N MARTIN L KING JR	HAUSMANN SCHOEER LIMITED	\$	839.75
3530947000	1724 N MARTIN L KING JR	ROAD TRIP PROPERTIES LLC	\$	520.20
3530951000	1718 N MARTIN L KING JR	ROAD TRIP PROPERTIES LLC	\$	427.00
3530954000	117 W VINE	VINE STREET LOFTS LLC	\$	325.00
3530959120	1735 N 1ST	WIEGAND INVESTMENTS 755 LLC	\$	453.00
3530970000	1737 N PALMER	WIEGAND INVESTMENTS 755 LLC	\$	1,500.00
3530971000	1727 N PALMER	CEMENT III LLC	\$	1,261.00
3531112100	325 W VINE	PETERMAN ACCOUNT LLC	\$	616.18
3531849000	1801 N MARTIN L KING JR	DREAMUP LLC	\$	1,750.00
3531850000	1801 N MARTIN L KING JR	DREAMUP LLC	\$	805.00
3531911000	1839 N MARTIN L KING JR	SANAA LLC	\$	713.00
3610104110	124 E PLEASANT	MKEFORT LLC	\$	1,500.00
3610105110	100 E PLEASANT	MKEFORT LLC	\$	5,000.00
3610108110	100 W PLEASANT	THE BREWERY WORKS INC	\$	1,750.00
3610110110	225 W VINE	UNITED WAY OF GREATER	\$	637.04
3610117110	1702 N 4TH	MILW YOUTH ARTS CENTER INC	\$	1,750.00
3610120100	300 W WALNUT	MALONES FINE SAUSAGE INC	\$	1,750.00
3610165110	1631 N 4TH	RAZ INVESTMENT CO LLC	\$	1,750.00
3610173110	1615 N 4TH	MISERS LLC	\$	1,500.00
3610184112	1505 N RIVERCENTER	SCHLITZ RIVERCENTER LLC	\$	5,000.00
3610198000	1509 N MARTIN L KING JR	SJ MASON PROPERTIES LLC	\$	909.80
3610199100	315 W COURT	SJ MASON PROPERTIES LLC	\$	1,750.00
3610202110	324 W CHERRY	MEDL LLC	\$	1,750.00
3610203100	1501 N MARTIN L KING JR	MLK 1501 LLC	\$	1,750.00
3610211110	1525 N 4TH	MSJD PROPERTIES LLC	\$	1,038.20
3610264000	405 W CHERRY	SSBN 642, LLC	\$	1,463.00
3610265100	1433 N 4TH	SSBN 642, LLC	\$	1,500.00
3610273000	1425 N 4TH	REGYES II LLC	\$	953.00
3610276000	1417 N 4TH	REGYES II LLC	\$	813.00

APPENDIX B - BID 8 Property List

rem_taxkey	addr	rem_owner1	BID 8 Assessment	
3610278100	1401 N 4TH	REGYES I LLC	\$	725.40
3610279100	319 W CHERRY	MILWAUKEE PLATING COMPANY	\$	913.40
3610287100	1434 N 4TH	MILWAUKEE PLATING COMPANY	\$	1,750.00
3610291111	1422 N 4TH	WISCONSIN ARTS LAB LLC	\$	1,750.00
3610292100	1414 N 4TH	RONALD COLLISON	\$	253.40
3610297100	1402 N 4TH	MB ACQUISITION LLC	\$	662.20
3610317100	1345 N MARTIN L KING JR	BREWERY WORKERS CREDIT UNION	\$	1,500.00
3610318000	1350 N 4TH	STR INVESTMENT CO	\$	829.00
3610319000	1344 N 4TH	STR INVESTMENT CO	\$	1,500.00
3610324111	1334 N 4TH	STR INVESTMENT CO	\$	462.60
3610326000	1333 N MARTIN L KING JR	BRIAN L MOSEHART	\$	1,128.15
3610327000	1331 N MARTIN L KING JR	LYNDA R MITZ 2018	\$	1,087.58
3610332000	419 W VLIET	419 VLIET LLC	\$	885.00
3610344100	1303 N 4TH	HARDWARE HQ LLC	\$	3,500.00
3611841110	1610 N 2ND	1610 N 2ND STREET LLC	\$	5,000.00
3611842000	111 W PLEASANT	SCHLITZ PARK ASSOCIATES I LP	\$	5,000.00
3611844000	101 W PLEASANT	101 WEST PLEASANT LLC	\$	5,000.00
3611852121	1542 N 2ND	SCHLITZ PARK ASSOC II LP	\$	1,365.00
3611891000	1401 N MARTIN L KING JR	PARK EAST ENTERPRISE LOFTS I	\$	593.95
3611954110	215 W PLEASANT	SCHLITZ PARK ASSOC II LP	\$	1,750.00
3611962100	1500 N 2ND	THE BREWERY WORKS INC	\$	1,750.00
3611963100	101 E PLEASANT	SCHLITZ PARK ASSOCIATES I LP	\$	3,500.00
3611991100	1420 N MARTIN L KING JR	COMMERCE POWER LLC	\$	3,500.00
3611992000	201 W CHERRY	ONE HUNDRED MP WAY LLC	\$	5,000.00
3611993000	1330 N MARTIN L KING JR	BREWERY WORKS INC	\$	3,500.00
3611994100	1254 N MARTIN L KING JR	CLF TW MILWAUKEE LLC	\$	5,000.00
3612165000	1716 N COMMERCE	140 PLEASANT LLC	\$	1,500.00
3612201000	1311 N MARTIN L KING JR	MB ACQUISITION LLC	\$	3,500.00
3612202000	1301 N MARTIN L KING JR	ASSOCIATED BANK NA	\$	1,500.00
3612211000	205 W GALENA	STOCKHOUSE LLC	\$	919.00
3612212000	235 W GALENA	STOCKHOUSE LLC	\$	5,000.00
3612241000	406 W WALNUT	WALNUT CORNER LLC	\$	1,750.00
			\$	214,575.22

that must be paid under this subsection. The department shall redetermine the environmental remediation tax incremental base of any parcel of real property for which the environmental remediation tax incremental base was determined under sub. (4) if part of that parcel is annexed under this subsection.

(b) The department may impose a fee of \$1,000 on a political subdivision to determine or redetermine the environmental remediation tax incremental base of an environmental remediation tax incremental district under this subsection or sub. (4).

(15) SUNSET. No district may be created under this section on or after November 29, 2017.

History: 1997 a. 27; 1999 a. 9; 1999 a. 150 ss. 473 to 478; Stats. 1999 s. 66.1106; 1999 a. 185 s. 59; 2003 a. 126; 2005 a. 246, 418; 2009 a. 28, 66, 312; 2011 a. 260; 2013 a. 193; 2015 a. 256, 257; 2017 a. 15, 70; 2017 a. 365 s. 110.

66.1107 Reinvestment neighborhoods. (1) DEFINITIONS. In this section:

(a) An “area in need of rehabilitation” is a neighborhood or area in which buildings, by reason of age, obsolescence, inadequate or outmoded design, or physical deterioration have become economic or social liabilities, or both; in which these conditions impair the economic value of the neighborhood or area, infecting it with economic blight, and which is characterized by depreciated values, impaired investments, and reduced capacity to pay taxes; in which the existence of these conditions and the failure to rehabilitate the buildings results in a loss of population from the neighborhood or area and further deterioration, accompanied by added costs for creation of new public facilities and services elsewhere; in which it is difficult and uneconomic for individual owners independently to undertake to remedy the conditions; in which it is necessary to create, with proper safeguards, inducements and opportunities for the employment of private investment and equity capital in the rehabilitation of the buildings; and in which the presence of these buildings and conditions has resulted, among other consequences, in a severe shortage of financial resources available to finance the purchase and rehabilitation of housing and an inability or unwillingness on the part of private lenders to make loans for and an inability or unwillingness on the part of present and prospective owners of housing to invest in the purchase and rehabilitation of housing in the neighborhood or area.

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

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

(d) “Planning commission” means a plan commission created under s. 62.23 or a plan committee of the local legislative body.

(e) “Reinvestment neighborhood or area” means a geographic area within any municipality not less than one-half of which, by area, meets 3 of the 5 following conditions:

1. It is an area in need of rehabilitation as defined in par. (a).

2. It has a rate of owner-occupancy of residential buildings substantially below the average rate for the municipality as a whole.

3. It is an area within which the market value of residential property, as measured by the rate of change during the preceding 5 years in the average sale price of residential property, has decreased or has increased at a rate substantially less than the rate of increase in average sale price of residential property in the municipality as a whole.

4. It is an area within which the number of persons residing has decreased during the past 5 years, or in which the number of persons residing has increased during that period at a rate substantially less than the rate of population increase in the municipality as a whole.

5. It is an area within which the effect of existing detrimental conditions is to discourage private lenders from making loans for and present or prospective property owners from investing in the purchase and rehabilitation of housing.

(2) DESIGNATION OF REINVESTMENT NEIGHBORHOODS OR AREAS. A municipality may designate reinvestment neighborhoods or areas after complying with the following steps:

(a) Holding of a public hearing by the planning commission or by the local governing body at which interested parties are afforded a reasonable opportunity to express their views on the proposed designation and boundaries of a reinvestment neighborhood or area. Notice of the hearing shall be published as a class 2 notice, under ch. 985. Before publication, a copy of the notice shall be sent by 1st class mail to the Wisconsin Housing and Economic Development Authority, and a copy shall be posted in each school building and in at least 3 other places of public assembly within the reinvestment neighborhood or area proposed to be designated.

(b) Designation by the planning commission of the boundaries of a reinvestment neighborhood or area recommended by it to be designated and submission of the recommendation to the local legislative body.

(c) Adoption by the local legislative body of a resolution which:

1. Describes the boundaries of a reinvestment neighborhood or area with sufficient definiteness to identify with ordinary and reasonable certainty the territory included in the neighborhood or area. The boundaries may, but need not, be the same as those recommended by the planning commission.

2. Designates the reinvestment neighborhood or area as of a date provided in the resolution.

3. Contains findings that the area to be designated constitutes a reinvestment neighborhood or area.

History: 1977 c. 418; 1979 c. 361 s. 112; 1985 a. 29 s. 3200 (14); 1999 a. 150 s. 479; Stats. 1999 s. 66.1107; 2001 a. 104.

66.1108 Limitation on weekend work. (1) DEFINITIONS. In this section:

(a) “Construction project” means a project involving the erection, construction, repair, remodeling, or demolition, including any alteration, painting, decorating, or grading, of a private facility, including land, a building, or other infrastructure that is directly related to onsite work of a residential or commercial real estate development project.

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

(2) CONSTRUCTION PROJECTS; WEEKEND WORK. (a) A political subdivision may not prohibit a private person from working on the job site of a construction project on a Saturday. A political subdivision may not impose conditions that apply to a private person who works on a construction project on a Saturday that are inapplicable to, or more restrictive than the conditions that apply to, such a person who works on a construction project during weekdays.

(b) If a political subdivision has enacted an ordinance or adopted a resolution before April 5, 2018, that is inconsistent with par. (a), that portion of the ordinance or resolution does not apply and may not be enforced.

History: 2017 a. 243.

66.1109 Business improvement districts. (1) In this section:

(a) “Board” means a business improvement district board appointed under sub. (3) (a).

(b) “Business improvement district” means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(b) The planning commission has approved the annexation.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions

under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

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

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

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

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

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

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.

HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT
FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(With Summarized Totals for the Year Ended December 31, 2016)

HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT

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Independent Auditor's Report

Board of Directors
Historic King Drive Business Improvement District

We have audited the accompanying financial statements of Historic King Drive Business Improvement District which comprise the balance sheet as of December 31, 2017, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

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

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

Two Plaza East, Suite 550 t. 414.271.1451
330 East Kilbourn Avenue f. 414.271.7464
Milwaukee, WI 53202 ritzholman.com

Board of Directors
Historic King Drive Business Improvement District

Report on Summarized Comparative Information

We have previously audited Historic King Drive Business Improvement District's December 31, 2016 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated October 9, 2017. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2016, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of functional expenses is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.


RITZ HOLMAN LLP
Certified Public Accountants

Milwaukee, Wisconsin
October 3, 2018

**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT
BALANCE SHEET
DECEMBER 31, 2017
(With Summarized Totals for December 31, 2016)**

ASSETS

	2017	2016
CURRENT ASSETS		
Cash and Cash Equivalents	\$ 197,641	\$ 160,842
Security Deposit	900	900
Total Current Assets	\$ 198,541	\$ 161,742
FIXED ASSETS		
Fixed Assets	\$ 31,845	\$ 31,845
Accumulated Depreciation	(31,845)	(31,845)
Total Fixed Assets	\$ ---	\$ ---
LONG-TERM ASSETS		
Loan Fund	\$ 50,000	\$ 50,000
TOTAL ASSETS	\$ 248,541	\$ 211,742

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES		
Accounts Payable	\$ 1,300	\$ 5,400
Accrued Payroll	3,576	2,883
Total Current Liabilities	\$ 4,876	\$ 8,283
LONG-TERM LIABILITIES		
Advance for Loan Funds	\$ 25,000	\$ 25,000
TOTAL LIABILITIES	\$ 29,876	\$ 33,283
NET ASSETS		
Unrestricted		
Operating	\$ 173,665	\$ 108,459
Board Designated	45,000	45,000
Total Unrestricted	\$ 218,665	\$ 153,459
Temporarily Restricted	---	25,000
Total Net Assets	\$ 218,665	\$ 178,459
TOTAL LIABILITIES AND NET ASSETS	\$ 248,541	\$ 211,742

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

**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2017
(With Summarized Totals for the Year Ended December 31, 2016)**

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>2017 Total</u>	<u>2016 Total</u>
REVENUE				
BID Assessments	\$ 232,786	\$ ---	\$ 232,786	\$ 174,223
Grants	175	---	175	25,000
Other Revenue	5,535	---	5,535	271
Net Assets Released from Restrictions	25,000	(25,000)	---	---
Total Revenue	<u>\$ 263,496</u>	<u>\$ (25,000)</u>	<u>\$ 238,496</u>	<u>\$ 199,494</u>
EXPENSES				
Program Services	\$ 6,303	\$ ---	\$ 6,303	\$ 48,621
Management and General	191,987	---	191,987	112,567
Total Expenses	<u>\$ 198,290</u>	<u>\$ ---</u>	<u>\$ 198,290</u>	<u>\$ 161,188</u>
CHANGE IN NET ASSETS	\$ 65,206	\$ (25,000)	\$ 40,206	\$ 38,306
Net Assets, Beginning of Year	<u>153,459</u>	<u>25,000</u>	<u>178,459</u>	<u>140,153</u>
NET ASSETS, END OF YEAR	<u>\$ 218,665</u>	<u>\$ ---</u>	<u>\$ 218,665</u>	<u>\$ 178,459</u>

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

**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2017
(With Summarized Totals for the Year Ended December 31, 2016)**

	<u>2017</u>	<u>2016</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ 40,206	\$ 38,306
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
Increase (Decrease) in Accounts Payable	(4,100)	2,921
Increase (Decrease) in Accrued Payroll	<u>693</u>	<u>2,017</u>
Net Cash Provided by Operating Activities	<u>\$ 36,799</u>	<u>\$ 43,244</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Grant Received for Loan Funds	\$ ---	\$ 25,000
Advance to Other Organization for Loan Funds	<u>---</u>	<u>(25,000)</u>
Net Cash Used by Investing Activities	<u>\$ ---</u>	<u>\$ ---</u>
Net Increase in Cash and Cash Equivalents	\$ 36,799	\$ 43,244
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>160,842</u>	<u>117,598</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u><u>\$ 197,641</u></u>	<u><u>\$ 160,842</u></u>

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

HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2017

**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2017**

NOTE A - Summary of Significant Accounting Policies

Organization

Historic King Drive Business Improvement District (the "Organization") was organized under Wisconsin State Statute 66.608. This statute provides for the formation of Business Improvement Districts (BIDs) upon the petition of at least one property owner in the district. The purpose of a BID is to allow businesses within the district to develop, manage and promote their districts and to establish an assessment to fund these activities. The Organization's mission is to develop, redevelop, maintain, operate and promote the area of Historic King Drive that is within the BID boundary.

Historic King Drive Business Improvement District is exempt from tax as an affiliate of a governmental unit under Section 501(a) of the Internal Revenue Code.

Accounting Method

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

Basis of Presentation

The Organization reports information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. Assets of the restricted classes are created only by donor-imposed restrictions.

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.

Fixed Assets

Fixed assets are recorded at cost. Depreciation is computed on a straight-line basis over the estimated useful lives of the assets.

Contributions

All contributions are considered available for the Organization's general programs unless specifically restricted by the donor. Amounts received that are designated for future periods or restricted by the donor are reported as temporarily or permanently restricted support and increase the respective class of net assets. Contributions received with temporary restrictions that are met in the same reporting period are reported as unrestricted support and increase unrestricted net assets. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions. Investment income that is limited to specific uses by donor restrictions is reported as increases in unrestricted net assets if the restrictions are met in the same reporting period as the income is recognized.

**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2017**

NOTE A - Summary of Significant Accounting Policies (continued)

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 - Comparative Financial Information

The financial information shown for 2016 in the accompanying financial statements is included to provide a basis for comparison with 2017 and presents summarized totals only. The comparative information is summarized by total only, not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Organization's financial statements for the year ended December 31, 2016 from which the summarized information was derived.

NOTE C - Concentration of Revenue

The Organization receives property assessment income from individual property owners which is collected by the City of Milwaukee. The Organization's operations rely on the availability of these funds. Approximately 98% of the Organization's revenue was from the property assessments collected by the City of Milwaukee for the year ended December 31, 2017.

NOTE D - Loan Fund and Advance for Loan Funds

The Organization advanced \$25,000 to Wisconsin Women's Business Initiative Corporation (WWBIC) to established a loan fund during 2015. During 2016, an addition to the loan fund of \$25,000 was advanced from a grant from North Shore Bank. As such time as the Organization discontinues the loan program, the loan funds would be returned to the Organization and to North Shore Bank. As of December 31, 2017, no loans have been made by WWBIC from these funds.

NOTE E - Operating Lease

The Organization signed a lease for office space in Milwaukee, Wisconsin, under an operating lease, in November 2014. The lease began on January 1, 2015, and will expire on December 31, 2018. Rent expense was \$10,800 for the year ended December 31, 2017. Future minimum lease payments for year ending after December 31, 2018 total \$10,800.

**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2017**

NOTE F - Assessment Income

In order to provide revenues to support the Organization's mission, the Common Council of the City of Milwaukee enforced an assessment on property located within a specified area of the Historic King Drive area neighborhood. The assessment is calculated based on assessed values of the properties as of every fall. The assessment levied on properties was \$125 plus \$4/1,000 for every dollar of assessed property value with a maximum assessment of \$5,000 for unimproved and improved tax parcels for the year ended December 31, 2017.

NOTE G - Subsequent Events

The Organization has evaluated events and transactions occurring after December 31, 2017, through October 3, 2018, the date the financial statements are available to be issued, for possible adjustments to the financial statements or disclosures. The Organization has determined that no subsequent events need to be disclosed.

**HISTORIC KING DRIVE BUSINESS IMPROVEMENT DISTRICT
SCHEDULE OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2017
(With Summarized Totals for the Year Ended December 31, 2016)**

	Program Services	Management and General	2017 Total	2016 Total
Salaries and Wages	\$ ---	\$ 120,269	\$ 120,269	\$ 80,947
Payroll Taxes	---	9,201	9,201	15,864
Professional Fees	---	8,285	8,285	20,448
Neighborhood Ambassador Program	---	15,796	15,796	10,000
Neighborhood Improvements	4,258	---	4,258	---
Supplies	300	2,700	3,000	1,193
Telephone	---	1,663	1,663	1,448
Postage	---	---	---	94
Printing	---	349	349	476
Information Technology	100	1,698	1,798	3,483
Subscriptions	150	2,003	2,153	906
Occupancy	---	10,800	10,800	10,846
Equipment Rental and Maintenance	---	---	---	436
Travel	30	262	292	57
Conferences, Conventions, Meetings	465	5,039	5,504	3,158
Advertising	---	1,430	1,430	---
Insurance	---	5,696	5,696	5,334
Other Expense	1,000	6,796	7,796	6,498
TOTALS	\$ 6,303	\$ 191,987	\$ 198,290	\$ 161,188

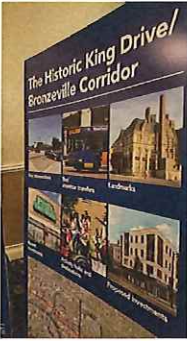
BID 8 INITIATIVES AND INCLUSIONS

- Walk with Alderwoman Coggs
- North Shore Bank/BID 8 Loan
- King Drive Main Street
- MKE Business Now Entrepreneurship Summit
- Inaugural Harambee Community Clean Up
- Transit Oriented Development
- Victory over Violence Park Revitalization
- PopUp MKE
- 5 Points Charette



EVENTS AND CONFERENCES

- Main Street Conference (Kansas City, MO)
- Reclaiming Vacant Properties Conference
- Diversity in Business Awards (Business Journal)
- MANDI Awards (LISC)
- City of Milwaukee BID Council Meeting
- City of Milwaukee Black History Month Program
- Girls Day at City Hall
- Garfield Avenue Blues, Jazz, Gospel and Arts Festival
- African American Chamber of Commerce Annual Meeting
- Urban Economic Development Association Summit
- Bronzeville Week
- Bronzeville Artist Workshop
- PopUp MKE Ribbon cuttings
- RISE Launch – African American Chamber of Commerce



HISTORIC KING DRIVE BID 8 BOARD OF DIRECTORS

- Historic King Drive BID 8 Board of Directors
 LaMarr Franklin, Martin Luther King Economic Development Corp
 Ashley Booth, Brewers Hill representative
 Fletcher Crawford, Halyard Park representative
 J. Allen Stokes, Harambee representative
 Susan Kissinger, Team Management
 Dan Zens, Zens Manufacturing
 Sam Denny, Schlitz Park
 Bob Ferriday, United Way
 James Phelps, JCP Construction
 Larry Roffers, LC Management
 Michael Coakley, C.H. Coakley and Company

Deshea Agee, Executive Director
 Diana Wilkinson, Business and Outreach Coordinator

KING DRIVE
 WHERE REAL MILWAUKEE HAPPENS

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 Milwaukee, Wisconsin 53212
 414-265-5809
 Info@kingdriveis.com
KINGDRIVEIS.COM
 @KINGDRIVEIS

KINGDRIVEIS.COM

MILWAUKEE • WISCONSIN ANNUAL REPORT HISTORIC KING DRIVE BID NO. 8

2018

TOTAL ASSESSED VALUE OF PROPERTIES WITHIN DISTRICT FOR 2018

\$245,760,200

OVERALL BUDGET 2018: \$224,294



WHERE REAL MILWAUKEE HAPPENS

KINGDRIVEIS.COM @KINGDRIVEIS

SPACES OCCUPIED IN 2018

28,495 SF OCCUPIED

- Caring for the Community: 2776 N. Dr. MLK Drive
- Rise and Grind: 2737 N. Dr. MLK Drive
- Office of African American Affairs: 2578 N. Dr. MLK Drive
- Maison de Bouchard: 2408 N. Dr. MLK Drive
- Event Hall: 2372 N. Dr. MLK Drive
- Bijou Nails and Company: 2107 N. Dr. MLK Drive
- Mi Casa Su Café: 1835 N. Dr. MLK Drive
- Nostalgia Home Décor: 1821 N. Dr. MLK Drive
- Triple OT Sportsbar: 1806 N. Dr. MLK Drive
- Retailworks Inc.: 424 W. Walnut Street
- Bronzeville Collective/PopUp MKE: 339 West North Avenue



VALUE OF BUILDINGS SOLD IN BID 8

\$1,208,100

- 1920 N MLK – MLK 1920 LLC
- 2215 N MLK – DASTAM LLC
- 2220 – 2244 N. Dr. MLK Drive – Curry Goat LLC





COMMUNITY MEETINGS ATTENDED

- Halyard Park Association
- Historic Brewers Hill Association
- Harambee Organizers
- Transit Oriented Development (TOD) Workshops
- Bronzeville Advisory Committee
- Mayor's State of the City
- Economic Opportunity Zones and Milwaukee Promise Zones

COMMON COUNCIL COMMITTEE MEETINGS ATTENDED

- Zoning Neighborhoods and Development
- Community and Economic Development
- Public Works Committee

GRANTS AWARDED BY CITY - \$86,557

\$266,817

LEVERAGED BY PRIVATE FUNDS

2230 N. Dr. MLK Drive
Façade - \$5,000; White Box - \$25,000; Signage \$1,557 = \$31,557

1922 N. Dr. MLK Drive
Façade - \$5,000; White Box - \$25,000 = \$30,000

2230 N. Dr. MLK Drive
White Box - \$25,000

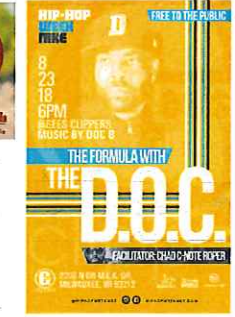
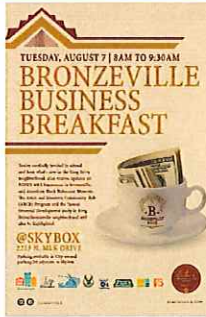
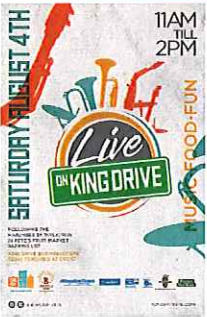


\$20,000 IN GRANTS AWARDED BY BID 8 LEVERAGED

\$237,000

IN REAL ESTATE DEVELOPMENT

- Retailworks (Buildout - \$5,000 grant)
- Maison de Bouchards (Buildout - \$5,000 grant)
- Jewels Caribbean's (Buildout - \$5,000 grant)
- Office of African American Affairs (ADA Lift - \$5,000 grant - Project costs \$29,495)



SPONSORSHIPS

Juneteenth Day • Bronzeville Week 2018 • Cultural and Arts Festival
Trolley Rides • Artwalk including Exhibit • Business Breakfast Awards
Live on King Drive • HIP-HOP Week MKE



