NEAR WEST SIDE

A Neighborhood of Neighborhoods

Business Improvement District 10

2026 Operating Plan

Prepared by

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Near West Side Partners, Inc

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BACKGROUND

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

Section 66.1109 (3) (b), Wisconsin Statutes, requires that a BID Board "... shall annually consider and may make changes to the operating plan... The Board shall then submit the operating plan to the local legislative body for its approval." The Board of Business Improvement District No. 10 submits this Operating Plan for the year 2020 in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of activities described in the initial BID Operating Plan. Therefore, it incorporates by reference the earlier plans adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.1109, Wisconsin Statutes, and the proposed changes for 2020. It does not repeat the background information which is contained in the original plan nor include the Business Improvement District Statute, original petitions from property owners, or BID No. 10 Bylaws.

PHYSICAL SETTING

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

PROPOSED OPERATING PLAN

Plan Objectives

The objective of Business Improvement District No. 10 is to continue the revitalization and improvements of a portion of Milwaukee's Near West Side. This objective is intended to be accomplished by maximizing organizational capacity and capital resources through the operation of an office whose staff implements and promotes activities determined appropriate by the board of directors to achieve the District's objective. The District has a continuing contract with Near West Side Partners, Inc. to provide staffing and implementation in 2026.

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

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

- A safe and welcoming environment for employees, residents and visitors;
- Residential neighborhoods that are attractive to those working in the area;
- A distinct neighborhood identity and brand that is attractive to employers, employees, residents and visitors;
- A vibrant mix of commercial corridor development that serves the needs of those living and working on the Near West Side; and
- A restored sense of pride rooted in the neighborhood’s rich historical and cultural heritage.

Statement of Racial Equity and Inclusion

Business Improvement District No. 10 is committed to ensuring that the activities and partnerships led by the organization and the organization itself are relevant to and reflective of the community we serve. Near West Side Partners and BID No. 10 is an Equal Opportunity Employer represented by a diverse group of men, women, and people of color. BID No. 10 is committed to working with diverse vendors and contractors who make good-faith efforts to employ diverse candidates and, when possible, those who reside in the Near West Side.

Proposed Activities

The principal activities to be undertaken during 2026 are intended to result in enhanced neighborhood safety, improved area image, new development, and the increased value of present improvements. Possible staff activities include:

- Directing and/or collaborating with other agencies (including Near West Side Partners, Inc.) in the implementation of long-range plans approved by the Board;
- Fostering collaborative partnerships with funding agencies and financial institutions, researching private grants, and sharing resources with business owners;
- Encouraging and supporting facade improvements to commercial properties within the BID, with emphasis on 27th Street, 35th Street, Wells Street, Wisconsin Avenue, Vliet Street, State Street, Clybourn Street, and other commercial corridors;
- Advising area businesses on safety and security measures, maintaining the Neighborhood Ambassador program, and working with the security offices of area institutions, the Community Partnership Unit (CPU), and the Milwaukee Police Department to address crime and safety issues;
- Encouraging all commercial corridors to be maintained litter and graffiti-free, supporting measures to improve traffic and pedestrian safety, and financially supporting and coordinating the means to accomplish these goals;
- Working with owners and managers of private and public property to encourage quality maintenance and management of their properties;
- Providing staff assistance to property owners and developers who are engaged in property improvements and redevelopment activities;
- Marketing and providing visual enhancement of the Near West Side's seven neighborhoods,
- Coordinating with economic development programs of area organizations, institutions, and government agencies;
- Collaborating with area BIDs and nonprofit organizations to develop long-term strategies to address homelessness and panhandling, including support from the Homeless Intervention Team (HIT); and
- Leading strategic efforts to recruit businesses and high-quality developments along major commercial corridors, in partnership and collaboration with Near West Side Partners (NWSP).

Pictured left to right:
Mercedez Butts, 2024 Rev-Up MKE Winner.

Aerial view of Davison Park.

Live painting during Near West Side Week event.

Strategic Opportunities & Collaborations

In 2025, Near West Side Partners (NWSP) in partnership with BID 10, conducted a **design charrette for the 35th Street Corridor**. This resident and employee-informed plan provides conceptual development opportunities for five strategic sites along 35th Street. In 2026, the BID 10 team will conduct targeted outreach to developers and investors to share the plan, tour project sites, and share updates on new and ongoing projects in the Near West Side.

Since the opening of **Concordia 27**, a comprehensive resource and entrepreneurial hub on the corner of North 27th and West Wells Streets in 2024, BID 10 has had opportunities to expand outreach to entrepreneurs, host workshops, and provide coaching and other resources to aspiring entrepreneurs. In 2025, temporary space will be provided to the winning Rev-Up MKE entrepreneur to launch and scale their businesses.

In 2026, Business Improvement District No. 10 intends to continue **strategic collaboration with financial institutions, local chambers of commerce, and other resource partners to leverage support for entrepreneurs and improvements to commercial properties**. BID No. 10 will continue promoting opportunities to property owners, businesses, and aspiring entrepreneurs interested in improving, expanding, and/or (re)locating to Near West Side commercial corridors. BID No. 10 will leverage private and public funding and BID grants to support facade, signage, and whitebox improvements for new and existing businesses.

In 2026, BID 10 will continue strategic collaborations with **local artists and cultural agents** engaged in revitalizing the cultural identity of the Near West Side and highlighting the vibrant cultural and artistic movements in our neighborhoods. Through efforts such as the development of a cultural cohort to unite artists in the Near West Side, guided walking tours, and promotion of local arts and culture programming and destinations, we seek to create more awareness of our local culture and support business growth.

In order to reach a broader audience both within the BID boundaries and the greater Milwaukee area, BID 10 is implementing **enhanced digital strategies**, including an expanding social media presence, communication and workshops tailored to digital businesses. By empowering residents who own home-based or digital businesses, the BID seeks to boost the local economy while paving the way for new brick-and-mortar developments within the Near West Side.

Proposed Expenditures

Recognizing that it is beyond the resources and capacity of Business Improvement District No. 10 to address every significant issue affecting the Near West Side area, the Board shall set priorities for expenditures based on cost-effectiveness and fulfillment of the goals of the BID. Grants may be awarded during the program year that are not presently identified as such but fit within the intent of the Operating Plan. Functional expenditures are anticipated to be in the approximate amounts set forth in Table 1 below.

Financing Method

It is proposed that $445,496 will be obtained from assessments on property within the District. (See Appendix B.) The assessment method is described in the Method of Assessment Section of this plan. The BID Board shall have the authority and responsibility to prioritize expenditures and revise the budget as necessary to match the funds actually available.

Income and Expenditures

BID Revenue	
Assessments (349 parcels)	$445,496
Total Revenue	$445,496
BID Expenses	
Personnel	$105,519
Other Personnel Expenses	$179,553
Non-Personnel Expenses	$83,744
Administration	$66,680
Streetscaping Debt Service	$10,000
Total Expense	$445,496

Income and Expenditures cont.

Income for the BID comes from the assessments as explained in section, Assessment Rate and Method, page 9.

Personnel Expenses include salary, benefits and taxes for staff time spent in commercial corridors, economic development, and safety program areas and may include the executive director, associate director, commercial corridor personnel, and part-time operations specialist.

Other Personnel Expenses include a portion of expenses related to the Near West Side Ambassador program, contract with the District Attorney's office, contractors supporting property maintenance, graffiti removal, and miscellaneous consulting fees.

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

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

Administration includes personnel, payroll & 401K administration fees; audit fees, communications expenses and other organization-supporting expenses.

Streetscaping Debt Service includes the annual debt service to be paid to the City of Milwaukee for the Streetscaping project.

Safety Team Business Meeting

35th Street Design Charrette

2024 MANDI Award Recognition

Organization of BID Board

State law requires that the Board be composed of at least five members and that a majority of the Board members be owners or occupants of property within the District. Since the expansion of the BID boundaries, efforts have been taken to recruit members who are representative of the entire BID geography. The Board's primary responsibility is the implementation of the annual Operating Plan.

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

All meetings of the Board shall be governed by the Wisconsin Open Meetings Law. Files and records of the Board's affairs shall be kept pursuant to public record requirements.
The Board shall meet at least quarterly, as stated in its bylaws.

Roles and Relationships

Relationship to Near West Side Partners, Inc.
BID 10 contracts Near West Side Partners (NWSP) to provide services to the BID in accordance with this plan. The Executive Director of the NWSP shall also serve as the Executive Director of the BID with staff as necessary to implement the annual Operating Plan. It is in this agreement that NWSP is able to support the BID's mission to develop, manage and promote businesses in the district and to establish an assessment method to fund supporting activities.

Relationship to City of Milwaukee
In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989. The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The District is a means of formalizing and funding the public-private partnership between the City and property owners in the Near West Side area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

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

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

Roles and Relationships cont.

City Role in District Operations

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

- Provide technical assistance as appropriate to the BID Board.
- Monitor and, when appropriate, apply for outside funds that could be used in support of the District.
- Collect BID assessments, maintain them in a segregated account, and disburse the monies of the District.
- Receive a copy of the annual report including an independent audit from the BID Board as required per Sec. 66.1109(3) (c) of the BID law. If the audit is not provided within six months of the due date, the City may contract for an independently certified audit with the cost paid from BID appropriations.
- Provide the Board, through the Tax Commissioner's Office, on or before June 30th of each Plan year, with the official city records and assessed value of each tax key number within the District as of January 1st of each Plan year for purposes of calculating the BID assessments for the following Plan year.
- Encourage the State of Wisconsin, Milwaukee County, and other units of government to support the activities of the District.

Method of Assessment

Assessment Rate and Method

The District proposes to continue the assessment rate and method used in its prior plans, with minor modifications as noted below. The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that the assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a special assessment based on the assessed value of each property was selected as the basic assessment method for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent a disproportionate assessment of a small number of high-value properties, a maximum assessment of $6,000.00 per parcel will be applied to all properties. In addition, a per-owner cap will apply such that no single property owner (as to all properties owned directly or indirectly through a title-holding entity) will be assessed more than $25,000 in the aggregate across all of the assessable parcels in the BID. Owners of multiple properties through title-holding entities who may be entitled to the per-owner cap may submit to the BID 10 Executive Director legally recognized documentation demonstrating ownership of the properties and the affiliated title-holding entities prior to the assemblage and approval of the annual operating plan.

The assessment total for BID purposes is $445,496 (348 parcels). This plan proposes to assess the property in the District at a rate of $3.00 per $1,000.00 of assessed value, subject to the maximum assessment of $6,000 per parcel and the aggregate maximum of $25,000 per owner. Appendix B shows the projected BID assessment for each property included in the District.

Method of Assessment cont.

Excluded and Exempted Property

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

1. The District will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this Plan because they also benefit from the activities of the District.
2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes may not be assessed by the District. Such properties will be identified as BID-exempt properties in Appendix B, as revised each year.
3. There are several large residential buildings in the District in which ground-floor retail or office space is provided. To prevent the disproportionate assessment of such properties, this Plan provides for an adjustment to the assessment of "substantially residential property."
4. Real property, on which more than 66-2/3% of the square footage of the area of the building of such real property is used for residential purposes, is defined as "substantially residential property." The law authorizing the creation of BIDs states the intention that residential space is considered a residential, and not a commercial use. Therefore, the owner of any substantially residential property within the BID may certify to the BID Board the square footage of such real property used for residential and nonresidential purposes. The percentage of square footage used for nonresidential purposes, as compared to the total square footage of such building, multiplied by the assessed value for the entire value for the entire building on such real property, shall be the value of the real property used for multiplication against the BID assessment rate, subject to the $6,000 per parcel and $25,000 per owner caps. There is no minimum assessment. Calculation of floor area shall exclude basement area.
5. Privately owned tax-exempt property adjoining the District and which is expected to benefit from District activities may be asked to make a financial contribution to the District on a voluntary basis.

Future Year Development and Operating Plan

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

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

Future Year Development and Operating Plan cont.

Amendment, Severability and Expansion

This BID was created under the authority of Section 66.608 (currently 66.1109) of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional, its decision will not invalidate or terminate the BID and this BID Operating Plan shall be amended to conform to the law without need of re-establishment.

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

Staff and Board

BID Officers

President: Rick Wiegand, Wiegand Enterprises/Ambassador Hotel
Vice President: John Hennessy, Hennessy Group
Secretary: Dan Naumann, Clyde Park Real Estate LLC
Treasurer: Aaron Martinez, CPA, MolsonCoors

BID Board Members

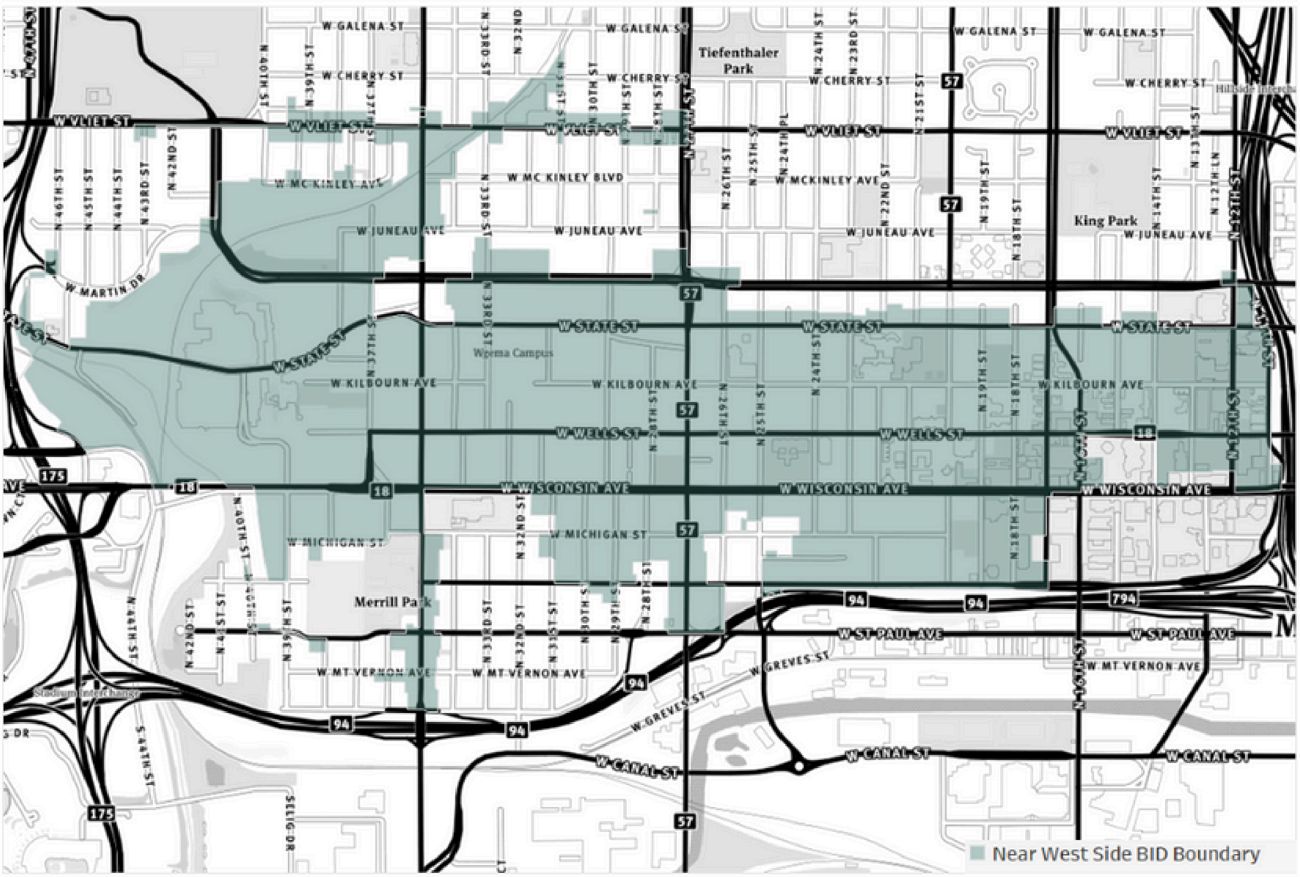
Rana Altenburg, Marquette University
April Gianeselli, Harley-Davidson
Madeep Kler, Hometown Inc.
Ben Lorber, WISN
Pat McQuillan, Central Standard Craft Distillery
Nicole Williams, Aurora Health Care

Staff

Lindsey St Arnold Bell, Executive Director
Stephanie Sherman, Associate Director
Elizabeth Moen, Operations Specialist
Maria Goncalves Ramos, Economic Development Specialist

Appendix A: Map of BID

Near West Side BID Boundary



Appendices

Appendix B: Properties & Assessments

Taxkey	Address	Owner1	BID Assessble Value	BID 10 Assessment
3632723000	1834 W WISCONSIN AV	1722 LLC	$ 658,800.00	$ 1,977.00
4000749000	2460 W CLYBOURN ST	1739 W ST PAUL LLC	$ 504,100.00	$ 1,513.00
4000206100	2102 W MICHIGAN ST	2029 LLC	$ 41,300.00	$ 124.00
3891538000	2104-2106 W WELLS ST	2106 WELLS LLC	$ 49,140.00	$ 148.00
3891540111	2112 W WELLS ST	2112 WELLS LLC	$ 114,100.00	$ 343.00
4000220100	2123 W MICHIGAN ST	2123 WEST MICHIGAN LLP	$ 598,300.00	$ 1,795.00
4000522200	2318 W MICHIGAN ST	23RD STREET PARTNERSHIP	$ 6,000.00	$ 18.00
4010901112	2801 W WISCONSIN AV	2801 WISCONSIN LLC	$ 249,400.00	$ 749.00
4010961000	504 N 29TH ST	2965 RICHARDS LLC	$ 83,499.00	$ 251.00
4010737100	302 N 35TH ST	302 PROPERTY HOLDINGS LLC	$ 117,500.00	$ 353.00
4012015000	3127 W WISCONSIN AV	3127 W WISCONSIN LLC	$ 394,900.00	$ 1,185.00
3890303000	962-966 N 27TH ST	314TH ST LLC	$ 181,400.00	$ 545.00
3650077000	3410-3434 W MC KINLEY BL	3410 MC KINLEY LLC	$ 220,300.00	$ 661.00
3890305000	2623-2625 W STATE ST,	34TH ST LLC	$ 12,500.00	$ 38.00
3890302000	958-960 N 27TH ST	34TH ST LLC	$ 69,084.00	$ 208.00
3881203000	921-927 N 27TH ST	34TH STREET LLC	$ 128,766.00	$ 387.00
4010753100	234 N 35TH ST	35TH HOLDING LLC	$ 43,200.00	$ 130.00
3870012000	3700 W WELLS ST	3700 WEST WELLS STREET LLC	$ 526,000.00	$ 1,578.00
3870204100	3706 W WISCONSIN AV	3706 WISCONSIN MILWAUKEE, LLC	$ 591,700.00	$ 1,776.00
3860035100	4706 W STATE ST	4706 WEST STATE LLC	$ 301,600.00	$ 905.00
3860051100	4648 W STATE ST	47TH & STATE LLC	$ 181,100.00	$ 544.00
4010984100	505 N 27TH ST	505 27TH ST LLC	$ 56,100.00	$ 169.00
3880669110	827 N 34TH ST	827 N 34TH ST LLC	$ 157,000.00	$ 471.00
3910204000	839-841 N 11TH ST	898 MU LLC	$ 368,500.00	$ 1,106.00
3910911000	1119 W KILBOURN AV	898 MU, LLC	$ 203,900.00	$ 612.00
3891208000	2502-2506 W WISCONSIN AV	A & I PETROLEUM LLC	$ 152,600.00	$ 458.00
4010983100	509-511 N 27TH ST	AG BROS PROPERTY MANAGEMENT LLC	$ 135,500.00	$ 407.00
4000084000	2631-2639 W CLYBOURN ST	AGORA DIRECT LLC	$ 152,100.00	$ 457.00
3880501000	3435-3447 W WELLS ST	AHLAM Y ABULAWI	$ 90,750.00	$ 273.00
3651201000	3424-3426 W VLIET ST	AHMAD PROPERTIES LLC	$ 3,600.00	$ 11.00
3650412110	3412 W JUNEAU AV	AHMAD PROPERTIES LLC	$ 29,100.00	$ 88.00
3650072100	3431-3433 W VLIET ST	AHMAD PROPERTIES LLC	$ 98,900.00	$ 297.00
3651202000	3428-3432 W VLIET ST	AHMAD PROPERTIES LLC	$ 114,300.00	$ 343.00
3661402100	1333 N 35TH ST	AHMAD PROPERTIES LLC	$ 137,500.00	$ 413.00
3650075000	1334 N 35TH ST	AHMAD PROPERTIES LLC	$ 183,400.00	$ 551.00
3650419120	1224 N 35TH ST	AHMAD PROPERTIES LLC	$ 263,500.00	$ 791.00
3661401110	1353 N 35TH ST	AHMAD PROPERTIES LLC	$ 335,700.00	$ 1,008.00
4010201100	3435 W CLYBOURN ST	ALICIA WASHINGTON	$ 159,300.00	$ 478.00
4020329000	3928-3934 W ST PAUL AV	ALISON B AKIN	$ 37,450.00	$ 113.00
3890743110	2412-2416 W STATE ST	ALLEY CAT PROPERTIES LLC	$ 309,673.00	$ 930.00
4000505100	2227 W WISCONSIN AV	AMBASSADOR ENTERPRISE LLC	$ 41,700.00	$ 126.00
4000519000	2301-2305 W WISCONSIN AV	AMBASSADOR ENTERPRISE LLC	$ 1,511,900.00	$ 4,536.00
3892001000	2308-2324 W WISCONSIN AV	AMBASSADOR ENTERPRISES	$ 8,872,500.00	$ 6,000.00
3881101100	2708 W WISCONSIN AV	AMBASSADOR SUITES LLC	$ 278,900.00	$ 837.00
3870739100	763 N 35TH ST	AMERICAN ELM LLC	$ 94,600.00	$ 284.00
3870741120	3601-3615 W WELLS ST	AMERICAN ELM LLC	$ 1,001,900.00	$ 3,006.00
3880664000	3424 W WELLS ST	AMOULI INVESTMENT LLC	$ 266,900.00	$ 801.00
3870712000	926-R N 37TH ST	ANDY SONG	$ 12,300.00	$ 37.00
3870703000	3535 W STATE ST	ANDY SONG	$ 321,500.00	$ 965.00
3661736000	3800 W VLIET ST	ANTWON S PERKINS	$ 47,800.00	$ 144.00
3891029100	2020 W STATE ST	AREC 10 LLC	$ 1,558,200.00	$ 4,675.00
3891504000	2041-2043 W WELLS ST	ATARY INVESTMENTS LLC	$ 170,940.00	$ 513.00
3910209100	840 N 12TH ST	AURORA HEALTH CARE	$ 2,965,100.00	$ 5,000.00
3910227110	1218 W KILBOURN AV	AURORA HEALTH CARE	$ 6,276,300.00	$ 5,000.00
3910307110	1020 N 12TH ST	AURORA HEALTH CARE METRO INC	$ 1,623,000.00	$ 5,000.00
3910226112	925-953 N 12TH ST	AURORA HEALTH CARE METRO INC	$ 2,058,600.00	$ 5,000.00
3910509113	948-960 N 12TH ST	AURORA HEALTH CARE METRO INC	$ 2,838,800.00	$ 5,000.00
3860209110	4300 W MONARCH PL	B&BD2 ACQUISITION LLC	$ 387,500.00	$ 1,163.00
4029989000	3510 W ST PAUL AV	BALLOON DECORATIONS LLC	$ 85,000.00	$ 255.00
3660505000	3827 W VLIET ST	BARRY HENLEY	$ 156,500.00	$ 470.00
3661510000	3500 W VLIET ST	BASSAM AL-RAMAHI	$ 42,300.00	$ 127.00
4010911100	2919 W WISCONSIN AV	BERRADA PROPERTIES 111 LLC	$ 100,976.00	$ 303.00
3891584000	2224 W WISCONSIN AV	BERRADA PROPERTIES 111 LLC	$ 106,929.00	$ 321.00
4010963000	514 N 29TH ST	BERRADA PROPERTIES 20, LLC	$ 15,700.00	$ 48.00
3650003100	2713-2717 W VLIET ST	BEST CHOICE HOLDINGS LLC	$ 17,238.00	$ 52.00
3890870110	2522 W STATE ST	BETTY STOUGH LLC	$ 1,628,900.00	$ 4,887.00
3880503100	750 N 35TH ST	BGN PROPERTIES LLC	$ 470,600.00	$ 1,412.00
3891577100	725 N 22ND ST	BILLER HOTEL, LTD	$ 1,289,300.00	$ 3,868.00
3891567100	2120 W WISCONSIN AV	BMO HARRIS BANK NA	$ 1,272,400.00	$ 3,818.00

3880699100	3210 W WELLS ST	BODEWADMI ZONE BUSINESS, LLC.	$	127,500.00	$	383.00
3891583000	2220 W WISCONSIN AV	BREND BROTHERS LLC	$	223,500.00	$	671.00
4000217100	2030 W CLYBOURN ST	BRENNAN FAMILY LTD PTNRSHIP	$	2,680,000.00	$	6,000.00
4000601000	2001 W WISCONSIN AV	BRETT II LLC	$	316,589.00	$	950.00
4000606000	623-R N 20TH ST	BRETT II, LLC	$	1,900.00	$	6.00
4000605000	623 N 20TH ST	BRETT II, LLC	$	15,200.00	$	46.00
4000602000	2009-2011 W WISCONSIN AV	BRETT II, LLC	$	34,400.00	$	104.00
4020519000	3607 W MT VERNON AV	BULLPENNWS LLC	$	72,180.00	$	217.00
3632655000	812-814 N 18TH ST	CAMPUS DEVELOPMENT LLC	$	9,500.00	$	29.00
4000604100	2017-2023 W WISCONSIN AV	CAPTAIN FREDERICK PABST MANSION INC	$	27,000.00	$	81.00
3919994100	1100-1116 W WELLS ST	CATHOLIC FINANCIAL LIFE	$	2,050,125.00	$	6,000.00
3881632100	3216 W HIGHLAND BL	CCCM REALTY LLC	$	3,615,200.00	$	6,000.00
3882332000	801 N 27TH ST	CECELIA BULDING, LLC	$	1,283,900.00	$	3,852.00
3882331000	819 N 27TH ST	CECELIA BULDING, LLC	$	2,186,100.00	$	6,000.00
4000754100	2330 W CLYBOURN ST	CENTRAL STANDARD LLC	$	268,900.00	$	807.00
3661713100	3710-3712 W VLIET ST	CHA LOR	$	68,500.00	$	206.00
3650004000	2729 W VLIET ST	CHEE YANG	$	247,500.00	$	743.00
4011002000	2715-2717 W CLYBOURN ST	CITY OF MILWAUKEE	$	175,700.00	$	528.00
3891110100	1003 N 22ND ST	CITY ON A HILL INC	$	24,400.00	$	74.00
3891594100	853 N 22ND ST	CITY ON A HILL INC	$	54,200.00	$	163.00
3891941100	2224 W KILBOURN AV	CITY ON A HILL INC	$	174,356.00	$	524.00
3650261111	3020 W VLIET ST	CK ONE ENTERPRISES LLC	$	333,400.00	$	1,001.00
3632554000	1701 W STATE ST	CLEAR CHANNEL OUTDOOR INC	$	4,000.00	$	12.00
3661717000	3726-3728 W VLIET ST	COACHES RESTAURANT & BAR LLC	$	30,950.00	$	93.00
3650299200	3116 W CHERRY ST	COMMUNITY CARE INC	$	21,200.00	$	64.00
3910255110	1202-1212 W HIGHLAND AV	CONTINENTAL A1 CORP	$	1,785,100.00	$	5,356.00
3881637000	3112 W HIGHLAND BL	CREAM CITY PROPERTIES LLC	$	1,015,300.00	$	3,046.00
4000501000	2121 W WISCONSIN AV	CRH DEVELOPMENT LLC	$	261,400.00	$	785.00
4012001100	3001 W WISCONSIN AV	DAHI CORPORATION DBA	$	1,143,500.00	$	3,431.00
3891571000	2117-2131 W WELLS ST	DEBBIE JEAN THATCHER LVG TRT	$	154,450.00	$	464.00
3870755110	3522 W WISCONSIN AV	DEHE48 WISCONSIN LLC	$	2,463,300.00	$	6,000.00
3651173000	3314 W VLIET ST	DENISE BEVERLY-DAVIS	$	3,600.00	$	11.00
3880413100	3300 W WISCONSIN AV	DENNIS PERKINS LLC	$	61,400.00	$	185.00
3661509000	1421 N 35TH ST	DOUGLAS H SNOW	$	4,100.00	$	13.00
3632426000	1926-1928 W STATE ST	DOUGLAS P LAWINGER	$	54,000.00	$	162.00
4011028000	2724 W ST PAUL AV	DREAMLAND PETROLEUM COMPANY	$	14,900.00	$	45.00
4012172000	2710 W ST PAUL AV	DREAMLAND PETROLEUM COMPANY	$	69,100.00	$	208.00
4012171000	405 N 27TH ST	DREAMLAND PETROLEUM COMPANY	$	2,047,400.00	$	6,000.00
3650071100	3329 W VLIET ST	DULCE M B TREJO	$	58,000.00	$	174.00
3891320000	2302 W STATE ST	DYAN WARD	$	62,950.00	$	189.00
4000766100	522-530 N 22ND ST	EAGLE530 LLC	$	366,900.00	$	1,101.00
4000730111	2407 W MICHIGAN ST	EAGLES AUDITORIUM INC	$	241,300.00	$	724.00
4000703110	624 N 24TH ST	EAGLES AUDITORIUM INC	$	372,500.00	$	1,118.00
4000708100	2401 W WISCONSIN AV	EAGLES AUDITORIUM INC	$	760,000.00	$	2,280.00
4000743000	534 N 25TH ST	EAGLE'S AUDITORIUM INC	$	12,400.00	$	38.00
4000742000	538 N 25TH ST	EAGLE'S AUDITORIUM INC	$	12,900.00	$	39.00
4000709000	2425 W WISCONSIN AV	EAGLE'S AUDITORIUM INC	$	67,200.00	$	202.00
3661757100	3904-3906 W VLIET ST	EDUCARE ACADEMY LLC	$	65,331.00	$	196.00
3881005000	3306 W HIGHLAND BL	ELIJAH M RASHAED	$	103,994.00	$	312.00
4000770110	2455 W CLYBOURN ST	ELLER MEDIA CO	$	22,500.00	$	68.00
3661737000	3804 W VLIET ST	EMPIRE OF THE SUN HOLDINGS WI LLC	$	250,000.00	$	750.00
3660903000	3529 W VLIET ST	ERNEST ZAZUETA	$	50,600.00	$	152.00
3660902000	3525 W VLIET ST	ERNEST ZAZUETA	$	105,200.00	$	316.00
4010959000	2812 W CLYBOURN ST	EROL AYSUN	$	87,200.00	$	262.00
3880644100	930-932 N 35TH ST	ESSA PROPERTIES LLC	$	46,800.00	$	141.00
3880647100	950 N 35TH ST	ESSA PROPERTIES LLC	$	675,500.00	$	2,027.00
3891582000	2210 W WISCONSIN AV	ETD DEVELOPMENT LLC	$	1,058,700.00	$	3,177.00
3650299100	1511 N 31ST ST	EXTREME ENTERPRISES LLC	$	92,800.00	$	279.00
4011063000	2911-2913 W CLYBOURN ST	FALA7 INVESTMENTS LLC	$	7,200.00	$	22.00
4011066000	437 N 29TH ST	FALA7 INVESTMENTS LLC	$	14,700.00	$	45.00
4011064100	2901-2909 W CLYBOURN ST	FALA7 INVESTMENTS LLC	$	346,104.00	$	1,039.00
3901311000	1924-1932 W WELLS ST	FIRST MILWAUKEE PROPERTIES	$	430,100.00	$	1,291.00
4029983100	333 N 35TH ST	FIRST SERVICE CREDIT UNION	$	829,100.00	$	2,488.00
4000002100	2525 W WISCONSIN AV	FIRSTAR BANK NA	$	649,100.00	$	1,948.00
3670003100	4227 W VLIET ST	FLOOD MKE LLC	$	274,100.00	$	823.00
3881716110	3215 W HIGHLAND BL	FOREST COUNTY POTAWATOMI	$	21,800.00	$	66.00
3881715100	3209 W HIGHLAND BL	FOREST COUNTY POTAWATOMI	$	344,000.00	$	1,032.00
3881418110	3333 W HIGHLAND BL	FOREST COUNTY POTAWATOMI	$	533,100.00	$	1,600.00
3890900112	2622 W KILBOURN AV	FOUNTAIN CRE LLC	$	44,300.00	$	133.00
4010978111	547 N 27TH ST	FROEBEL REALTY CO., INC	$	233,000.00	$	699.00

4011081000	2929-2931 W CLYBOURN ST	GARFIELD PLUNKETT	$ 34,300.00	$ 103.00
3870018100	749 N 37TH ST	GEORGE W RUSSELL AND NATALIE RUSSELL	$ 189,300.00	$ 568.00
3900012100	1434 W STATE ST	GRZECA ENTERPRISES LTD	$ 338,300.00	$ 1,015.00
3650284100	3106 W VLIET ST	GTG PROPERTIES LLC	$ 66,673.00	$ 201.00
3650422000	1238-1256 N 35TH ST	GURDEV SINGH	$ 589,700.00	$ 1,770.00
3660540100	3935-3937 W VLIET ST	GUY CLOUGH	$ 77,220.00	$ 232.00
3661981000	1302 N 38TH ST	HARLEY DAVIDSON INC	$ 29,500.00	$ 89.00
3870388111	1235 N 35TH ST	HARLEY DAVIDSON INC	$ 979,100.00	$ 2,938.00
3660518000	1300-1302 N 39TH ST	HARLEY DAVIDSON MOTOR CO	$ 5,300.00	$ 16.00
3660138112	3700 W JUNEAU AV	HARLEY DAVIDSON MOTOR CO	$ 12,630,122.00	$ 6,000.00
3871171000	3602-3726 W HIGHLAND BL	HARLEY-DAVIDSON FOUNDATION, INC	$ 648,200.00	$ 1,945.00
3870388200	1255 N 35TH ST	HARLEY-DAVIDSON INC	$ 35,400.00	$ 107.00
3660137100	3721 W MC KINLEY AV	HARLEY-DAVIDSON MOTOR CO	$ 803,400.00	$ 2,411.00
3871174000	1151 N 35TH	HARLEY-DAVIDSON MOTOR COMPANY GROUP, LLC	$ 87,800.00	$ 264.00
3871173000	3732 W HIGHLAND BL	HARLEY-DAVIDSON MOTOR COMPANY GROUP, LLC	$ 128,700.00	$ 387.00
3871172000	1117 N 35TH	HARLEY-DAVIDSON MOTOR COMPANY GROUP, LLC	$ 342,700.00	$ 1,029.00
3632626110	1900 W WELLS ST	HEARST-ARGYLE STATIONS INC	$ 297,300.00	$ 892.00
3632724110	759 N 19TH ST	HEARST-ARGYLE STATIONS INC	$ 2,428,800.00	$ 6,000.00
3650024110	2807-2811 W VLIET ST	HOUSING AUTHORITY OF THE CITY OF MILWAUKEE	$ 122,600.00	$ 368.00
3661714000	3714-3716 W VLIET ST	ILO CORPORATION	$ 42,000.00	$ 126.00
3661761000	3922-3926 W VLIET ST	ISAAC D GRACE	$ 31,300.00	$ 94.00
3860052000	4634 W STATE ST	J&L STADLER INVESTMENTS	$ 100,870.00	$ 303.00
4011082000	2925 W CLYBOURN ST	JAMEELAH LOVE	$ 34,200.00	$ 103.00
3900218000	1014 N 16TH ST	JAMES L MCNAUGHTON	$ 94,400.00	$ 284.00
3861103110	4601 W JAMES ST	JAMES STREET LLC	$ 144,200.00	$ 433.00
3900014100	1426 W STATE ST	JAMES T LOCKE	$ 110,000.00	$ 330.00
3660725000	4110 W MARTIN DR	JAMI LLC	$ 189,758.00	$ 570.00
3632427000	1932 W STATE ST	JASWINDER KAUR	$ 7,500.00	$ 23.00
3890910000	914 N 27TH ST	JB PROPERTIES LTD PTNRSP	$ 389,500.00	$ 1,169.00
4000037210	534-536 N 27TH ST	JEROME A MURRAY	$ 97,300.00	$ 292.00
3890301000	954-956 N 27TH ST	JIZZLES CRG LLC	$ 54,800.00	$ 165.00
3890896000	2611-2613 W STATE ST	JIZZLES CRG LLC	$ 118,400.00	$ 356.00
3879995000	971-975 N 37TH ST	JOEL CRUZ SANTIAGO	$ 36,225.00	$ 109.00
3980686000	515 N 19TH ST	JOHN J PICCIURO	$ 27,000.00	$ 81.00
3980687100	1900 W CLYBOURN ST	JOHN J PICCIURO ET AL	$ 318,800.00	$ 957.00
3661931100	4212 W HIGHLAND BL	JONAS FAMILY LTD PARTNERSHIP	$ 4,289,200.00	$ 6,000.00
3880417000	734 N 34TH ST	JOSEPH CLAYTON	$ 12,000.00	$ 36.00
4020239000	4000 W CLYBOURN ST	JOSEPH R LAWRENCE	$ 118,800.00	$ 357.00
3651200000	3416-3422 W VLIET ST	JUAN M TREJO	$ 93,380.00	$ 281.00
4012014000	3121 W WISCONSIN AV	JUSTIN PONDER	$ 216,256.00	$ 649.00
3860209120	980 N 45TH ST	K.G. STEVENS HOLDINGS LLC	$ 775,000.00	$ 2,325.00
3900214100	1530 W STATE ST	KASHMIR MULTANI	$ 487,000.00	$ 1,461.00
3650286000	1419 N 31ST ST	KAYLA J RISTAU	$ 33,700.00	$ 102.00
3632423110	1900-1910 W STATE ST	KHAPTAD MART INC	$ 126,636.00	$ 380.00
3891330130	2302 W KILBOURN AV	KILBOUME HARMONY HOUSING LLC	$ 257,300.00	$ 772.00
3882210121	3022 W KILBOURN AV	KILBOURN KNOLL LLC	$ 9,600.00	$ 29.00
3891730110	2424-2434 W WELLS ST	KINZIE JOHNSON SQUARE LLC	$ 156,690.00	$ 471.00
3899998000	2524-2526 W WISCONSIN AV	KLAZ GROUP WI, LLC	$ 31,600.00	$ 95.00
3899999000	2532 W WISCONSIN AV	KLAZ GROUP WI, LLC	$ 344,700.00	$ 1,035.00
4010758110	212 N 35TH ST	KLER'S 35TH STREET	$ 683,500.00	$ 2,051.00
4010755000	222-224 N 35TH ST	KLER'S 35TH STREET PROPERTY	$ 172,200.00	$ 517.00
4020020000	3504 W PARK HILL AV	KLER'S PROPERTY ONE LLC	$ 42,496.00	$ 128.00
3891802100	2313 W WELLS ST	KOPCA INVESTMENTS LLC	$ 236,700.00	$ 711.00
3880650000	964-966 N 35TH ST	KREEATION CONSULTING GROUP LLC	$ 68,950.00	$ 207.00
3880651000	3419-3425 W STATE ST	KREEATION CONSULTING GROUP LLC	$ 110,174.00	$ 331.00
3870706000	3611 W STATE ST	KYAW KAI	$ 82,900.00	$ 249.00
4010994100	528-534 N 28TH ST	L&V REAL ESTATE INVTS LLC	$ 62,010.00	$ 187.00
4010980111	535 N 27TH ST	L&V REAL ESTATE INVTS LLC	$ 524,700.00	$ 1,575.00
3650005000	2733 W VLIET ST	LONG MADE PROPERTIES LLC	$ 87,657.00	$ 263.00
3881204000	901-917 N 27TH ST	LP KILBOUM MARKET LLC	$ 675,200.00	$ 2,026.00
3660533000	3907-3909 W VLIET ST	M R HOME IMPROVEMENT LLC	$ 86,436.00	$ 260.00
3661716000	3720-3724 W VLIET ST	MARIA V ARIAS-REYES	$ 99,850.00	$ 300.00
3879989110	4111 W MARTIN DR	MARKSIDE APARTMENTS PARTNERS	$ 29,700.00	$ 90.00
3891556100	2101 W WELLS ST	MARQUEE III PROPCO LLC	$ 73,100.00	$ 220.00
3632671100	845 N 16TH ST	MARQUETTE DELTA CORPORATION	$ 520,905.00	$ 1,563.00
4000624000	501 N 20TH ST	MARQUETTE LOFTS LLC	$ 276,340.00	$ 830.00
3901187000	1609-1611 W WELLS ST	MARQUETTE UNIVERSITY	$ 143,000.00	$ 429.00
3901183000	1617 W WELLS ST	MARQUETTE UNIVERSITY	$ 238,800.00	$ 717.00
3901184000	1619 W WELLS ST	MARQUETTE UNIVERSITY	$ 269,577.00	$ 809.00
3901185000	1613 W WELLS ST	MARQUETTE UNIVERSITY	$ 272,300.00	$ 817.00

3632696000	1601-1607 W WELLS ST	MARQUETTE UNIVERSITY	$ 283,300.00	$ 850.00
3901181000	1633 W WELLS ST	MARQUETTE UNIVERSITY	$ 592,900.00	$ 1,779.00
3901188100	1624 W WELLS ST, Unit 5C1	MARQUETTE UNIVERSITY	$ 893,000.00	$ 2,679.00
3901212100	1610-1616 W WISCONSIN AV	MARQUETTE UNIVERSITY	$ 1,117,100.00	$ 3,352.00
3901188300	803-811 N 16TH ST, Unit 5C3	MARQUETTE UNIVERSITY	$ 1,141,100.00	$ 3,424.00
3901190000	1528-1532 W WELLS ST	MARQUETTE UNIVERSITY	$ 3,301,600.00	$ 6,000.00
3651157000	1420 N 33RD ST	MARSHALL HARLEY	$ 62,800.00	$ 189.00
3650031100	2901-2907 W VLIET ST	MARY L BUEHLER REV TRUST	$ 47,200.00	$ 142.00
4000711100	2455 W WISCONSIN AV	MCDONALDS CORP	$ 614,100.00	$ 1,843.00
4029999100	3501-3535 W WISCONSIN AV	MEGAL DEVELOPMENT CORP	$ 1,158,500.00	$ 3,476.00
3890306000	2619 W STATE ST	MEGAN N JACKSON	$ 284,600.00	$ 854.00
4000752110	2404-2406 W CLYBOURN ST	MEI HUA MARKET LLC	$ 1,021,300.00	$ 3,064.00
4010960000	500-502 N 29TH ST	MERRILL PARK MANOR LLC	$ 59,100.00	$ 178.00
3870756110	733-741 N 35TH ST	METRO MILWAUKEE FLORISTS	$ 268,600.00	$ 806.00
3871142100	3810 W STATE ST	MILLERCOORS LLC	$ 322,600.00	$ 1,667.00
3870369112	3701-3731 W HIGHLAND BL	MILLERCOORS LLC	$ 343,300.00	$ 1,667.00
3871141100	3939 W HIGHLAND BL	MILLERCOORS LLC	$ 13,712,100.00	$ 1,667.00
3860203100	4430 W STATE ST	MILLERCOORS USA LLC	$ 342,000.00	$ 1,667.00
4020132000	3901-3939 W BLUE MOUND RD	MILLERCOORS USA LLC	$ 500,000.00	$ 1,667.00
3879990100	4270 W STATE ST	MILLERCOORS USA LLC	$ 802,400.00	$ 1,667.00
3860211112	4315-4429 W STATE ST	MILLERCOORS USA LLC	$ 850,200.00	$ 1,667.00
3860202200	4400 W STATE ST	MILLERCOORS USA LLC	$ 1,245,300.00	$ 1,667.00
3879991110	4051 W HIGHLAND BL	MILLERCOORS USA LLC	$ 1,402,100.00	$ 1,667.00
3871144000	3979 W HIGHLAND BL	MILLERCOORS USA LLC	$ 1,547,100.00	$ 1,667.00
3870022000	3831 W WELLS ST	MILLERCOORS USA LLC	$ 1,661,300.00	$ 1,667.00
3870003110	4122 W STATE ST	MILLERCOORS USA LLC	$ 2,697,000.00	$ 1,667.00
3871161000	4001 W STATE ST	MILLERCOORS USA LLC	$ 4,540,600.00	$ 1,667.00
3871143000	3930 W STATE ST	MILLERCOORS USA LLC	$ 4,960,500.00	$ 1,667.00
3870028110	4103-4135 W STATE ST	MILLERCOORS USA LLC	$ 6,055,300.00	$ 1,667.00
3890517000	820-826 N 27TH ST	MOONSTONE PROPERTIES LLC	$ 67,821.00	$ 204.00
3890703000	2411-2419 W STATE ST	MOONSTONE PROPERTIES LLC	$ 86,800.00	$ 261.00
3632450000	1822-1824 W STATE ST	MOSKAL PROPERTIES LLC	$ 28,709.00	$ 87.00
4011003000	2705 W CLYBOURN ST	MRP CLYBOURN LLC	$ 68,500.00	$ 206.00
3632448000	1816 W STATE ST	MRUPESH LLC	$ 99,600.00	$ 299.00
3632447100	1812 W STATE ST	MRUPESH LLC	$ 262,500.00	$ 788.00
3900122100	923 N 14TH ST	MU APARTMENTS PROPCO LLC	$ 147,312.00	$ 442.00
4000982000	2222-2312 W CLYBOURN ST	MUFAR INVESTMENTS LLC	$ 589,600.00	$ 1,769.00
4000983000	2322 W CLYBOURN ST	MUFAR INVESTMENTS, LLC	$ 599,500.00	$ 1,799.00
3890883000	2537 W STATE ST	MULTANI PROPERTY LLC	$ 51,057.00	$ 154.00
3650049000	3101-3103 W VLIET ST	MYRTLE OWENS	$ 10,660.00	$ 32.00
3891813000	2336 W WISCONSIN AV	NATIONAL REAL ESTATE	$ 203,800.00	$ 612.00
3660532000	3901-3905 W VLIET ST	NAVDIP KAUR	$ 138,100.00	$ 415.00
3890929000	2608-2610 W STATE ST	NEW STATE MKE LLC	$ 92,600.00	$ 278.00
3890311100	2612-2616 W STATE ST	NEW STATE MKE, LLC	$ 45,153.00	$ 136.00
3661759000	3914-3916 W VLIET ST	NORTHERN LIGHTS	$ 27,400.00	$ 83.00
4000041100	510 N 27TH ST	PACHEFSKY PROPERTY II LC	$ 140,400.00	$ 422.00
4000042000	2634 W CLYBOURN ST	PACHEFSKY PROPERTY II LLC	$ 19,100.00	$ 58.00
4000981000	2202-2210 W CLYBOURN ST	PERITAL LLC	$ 317,900.00	$ 954.00
4010981000	527 N 27TH ST	PEVNICK REV TR D9/13/2013	$ 911,500.00	$ 2,735.00
3870704000	3539 W STATE ST	PITUFO AUTO REPAIR LLC	$ 483,000.00	$ 1,449.00
3870210000	3742 W WISCONSIN AV	PLATFORM II WISCONSIN LLC	$ 6,172,700.00	$ 6,000.00
4000033100	540 N 27TH ST	PNS WORLD WIDE LLC	$ 87,200.00	$ 262.00
3881533100	2823 W HIGHLAND BL	PRUDENT INVESTMENTS LLC	$ 378,900.00	$ 1,137.00
4029995113	3601-3711 W WISCONSIN AV	R R L INVESTMENT CORPORATION	$ 1,184,500.00	$ 3,554.00
4001002000	2040-2048 W MICHIGAN ST	R2 2051 PARTNERS LLC	$ 228,000.00	$ 684.00
3890900111	930 N 27TH ST	REALTY INCOME PROPERTIES 19	$ 731,200.00	$ 2,194.00
4020008110	301-305 N 35TH ST	RICHARD A PUKITE	$ 250,700.00	$ 753.00
3632452000	1830-1834 W STATE ST	RIO VILLA LLC	$ 4,800.00	$ 15.00
4000767000	2120-2130 W CLYBOURN ST	ROAD C LLC	$ 598,000.00	$ 1,794.00
4010207000	424 N 35TH ST	ROBERT J OWENS	$ 77,300.00	$ 232.00
4010209000	3434 W ST PAUL AV	ROBERT L ANDERSON II	$ 184,100.00	$ 553.00
3880415100	3316 W WISCONSIN AV	ROCKBED LLC	$ 314,400.00	$ 944.00
3661762100	3916-3918 W KISSLICH PL	RUN MANAGEMENT LLC	$ 82,944.00	$ 249.00
4000952000	418 N 27TH ST	RVS 2-0 LLC	$ 670,000.00	$ 2,010.00
3881814000	949-967 N 27TH ST	S & L GLOBAL CONSULTING USA	$ 584,400.00	$ 1,754.00
3880663000	800 N 35TH ST	SADAQAT ALI	$ 144,000.00	$ 432.00
4011004100	431 N 27TH ST	SANDHU REAL ESTATE LLC	$ 755,900.00	$ 2,268.00
3890895000	2607-2609 W STATE ST	SAR LLC	$ 7,400.00	$ 23.00
3890894000	2601-2603 W STATE ST	SAR LLC	$ 123,400.00	$ 371.00
4012013000	3111 W WISCONSIN AV	SAVANNAH HOLDINGS LLC	$ 401,400.00	$ 1,205.00

4000701000	2323 W WISCONSIN AV	SCRUB AVENUE LLC	$ 267,000.00	$ 801.00
4020911000	3801 W WISCONSIN AV	SHERWIN SIEGEL AS TRUSTEE	$ 1,127,400.00	$ 3,383.00
3892011000	2632 W WELLS ST, Unit 1	SOHI COMMERCIAL LLC	$ 130,600.00	$ 392.00
3890109120	750 N 27TH ST	SOHI CORNER INC	$ 15,700.00	$ 48.00
3890108000	760 N 27TH ST	SOHI CORNER INC	$ 266,800.00	$ 801.00
3871104100	741-743 N 42ND ST	SOO LINE RAILROAD COMPANY	$ 3,200.00	$ 10.00
4020102100	3727 W WISCONSIN AV	SRN REAL ESTATE LLP	$ 1,178,600.00	$ 3,536.00
4020106110	613 N 36TH ST	SRN REAL ESTATE LLP	$ 4,101,700.00	$ 6,000.00
3900109000	811 N 14TH ST	SSC MILWAUKEE APARTMENTS LLC FKA HSRE MARQUETTE LL	$ 1,065,606.00	$ 3,197.00
3910912000	845 N 11TH ST	STEVEN TILTON & NOLA HITCHCOCK CROSS LIV TRUST	$ 205,800.00	$ 618.00
3670014000	4307-4309 W VLIET ST	STEWART G FRIEND	$ 95,650.00	$ 287.00
3670015000	4311-4315 W VLIET ST	STEWART G FRIEND	$ 150,800.00	$ 453.00
3660121000	3743 W VLIET ST	SUZANNE C STRAUB	$ 4,500.00	$ 14.00
3650067110	3247 W VLIET ST	SUZANNE STRAUB	$ 121,500.00	$ 365.00
4000219100	2100 W CLYBOURN ST	T A PROPERTY HOLDINGS LLC	$ 443,200.00	$ 1,330.00
3860226114	900 N 46TH ST	TESEMI, LLC	$ 228,700.00	$ 687.00
3860226115	944 N 46TH ST	TESEMI, LLC	$ 605,700.00	$ 1,818.00
4029987100	401 N 35TH ST	THE AMANI PLACE LLC	$ 82,450.00	$ 248.00
3891981000	2040 W WISCONSIN AV	THE MARQ LLC	$ 422,867.00	$ 1,269.00
3892039100	2000 W KILBOURN AV, Unit 9	THE MILWAUKEE SCIENCE EDUCATION CONSORTIUM INC	$ 151,400.00	$ 455.00
3892037100	2000 W KILBOURN AV, Unit 7	THE MILWAUKEE SCIENCE EDUCATION CONSORTIUM INC	$ 394,100.00	$ 1,183.00
3892038100	2000 W KILBOURN AV, Unit 8	THE MILWAUKEE SCIENCE EDUCATION CONSORTIUM INC	$ 394,100.00	$ 1,183.00
3892040100	2000 W KILBOURN AV, Unit 10	THE MILWAUKEE SCIENCE EDUCATION CONSORTIUM INC	$ 394,100.00	$ 1,183.00
3892041100	2000 W KILBOURN AV, Unit 11	THE MILWAUKEE SCIENCE EDUCATION CONSORTIUM INC	$ 394,100.00	$ 1,183.00
3892042100	2000 W KILBOURN AV, Unit 12	THE MILWAUKEE SCIENCE EDUCATION CONSORTIUM INC	$ 394,100.00	$ 1,183.00
3892043100	2000 W KILBOURN AV, Unit 13	THE MILWAUKEE SCIENCE EDUCATION CONSORTIUM INC	$ 394,100.00	$ 1,183.00
3892044100	2000 W KILBOURN AV, Unit 14	THE MILWAUKEE SCIENCE EDUCATION CONSORTIUM INC	$ 394,100.00	$ 1,183.00
3660501100	3801-3813 W VLIET ST	THE RISSA LLC	$ 64,954.00	$ 195.00
3870027000	3844-3846 W WISCONSIN AV	THE ZURICH JOINT REVOCABLE	$ 174,400.00	$ 524.00
3660911110	3611 W VLIET ST	THIRTY SIX VLIET LLC	$ 668,400.00	$ 2,006.00
4010931100	2930 W CLYBOURN ST	THOMAS E FRITZ & AMY HW	$ 365,000.00	$ 1,095.00
3660122000	3737-3739 W VLIET ST	THOMAS J STRAUB	$ 23,300.00	$ 70.00
3632700100	1600-1608 W WISCONSIN AV	THREE A COMPANY	$ 1,248,066.00	$ 3,745.00
3632552000	1703-1719 W STATE ST	THREE B COMPANY LLC	$ 810,000.00	$ 2,430.00
3660550000	3912 W MC KINLEY AV	TIME WARNER CABLE MIDWEST LL	$ 246,800.00	$ 741.00
4020009000	237-239 N 35TH ST	TOMMIE LEE JONES	$ 69,900.00	$ 210.00
3661758000	3910-3912 W VLIET ST	TREASURE MART LLC	$ 76,230.00	$ 229.00
4020017110	215 N 35TH ST	TRIGRAM PROPERTIES LLC	$ 483,400.00	$ 1,451.00
3890704000	2429 W STATE ST	UNIVERSAL WHOLESALE LLC	$ 28,100.00	$ 85.00
3890705000	2441-2463 W STATE ST	UNIVERSAL WHOLESALE LLC	$ 39,000.00	$ 117.00
3661715000	3718 W VLIET ST	VACHINZONG LOR	$ 69,850.00	$ 210.00
3871132000	3808 W WISCONSIN AV	VALLEY SQUARE LLC	$ 154,455.00	$ 464.00
3882291000	720-730 N 35TH ST	VETERANS MANOR LLC	$ 746,200.00	$ 2,239.00
3651171100	3308 W VLIET ST	VLIET HOLDING LLC	$ 853,400.00	$ 2,561.00
3662031000	3730-3732 W VLIET ST, Unit 1	VLIET STREET PARTNERS	$ 32,300.00	$ 97.00
4000760110	2203 W MICHIGAN ST	WASHFOUNTAIN LLC	$ 1,967,800.00	$ 5,904.00
4000513100	2200-2220 W MICHIGAN ST	WASHFOUNTAIN, LLC	$ 120,000.00	$ 360.00
3670013000	4303 W VLIET ST	WASHINGTON PARK MEDIA CENTER, LLC	$ 129,200.00	$ 388.00
3890304000	2627-2631 W STATE ST	WATERSVIEW INVESTMENTS GROUP LLC	$ 47,800.00	$ 144.00
3880105111	2711 W WELLS ST	WEIGAND INVESTMENTS 2711	$ 336,000.00	$ 1,008.00
3880107114	2805-2815 W WELLS ST	WEIGAND INVESTMENTS 2711 LLC	$ 169,900.00	$ 510.00
4010735000	324 N 35TH ST	WEST SIDE BAPTIST CHURCH	$ 10,600.00	$ 32.00
3891589100	748 N 23RD ST	WEST WINDS PROPERTIES LLC	$ 45,200.00	$ 136.00
3871131000	3809 W WELLS ST	WI COMMUNITY SERVICES INC	$ 19,550.00	$ 59.00
3880311112	763 N 28TH ST	WIEGAND INVESTMENTS	$ 64,700.00	$ 195.00
3882001110	752-760 N 29TH ST	WIEGAND INVESTMENTS 2711 LLC	$ 16,200.00	$ 49.00
3880111100	853 N 27TH ST	WIEGAND INVESTMENTS 624 LLC	$ 100,600.00	$ 302.00
4000751000	2422 W CLYBOURN ST	WIEGAND INVESTMENTS 624 LLC	$ 175,000.00	$ 525.00
3891804000	755 N 23RD ST	WIEGAND INVESTMENTS 755	$ 184,000.00	$ 552.00
3891606000	2218-2220 W WELLS ST	WIEGAND INVESTMENTS 805 LLC	$ 13,000.00	$ 39.00
3891605000	2212-2214 W WELLS ST	WIEGAND INVESTMENTS 805 LLC	$ 13,200.00	$ 40.00
3891607000	2224-2228 W WELLS ST	WIEGAND INVESTMENTS 805 LLC	$ 200,900.00	$ 603.00
4000750000	2440 W CLYBOURN ST	WIEGAND INVMTS 624 LLC	$ 301,000.00	$ 903.00
3870734000	959 N 35TH ST	WILLIAM C GAGLIANO REV TR	$ 20,900.00	$ 63.00
3870701000	973-975 N 35TH ST	WILLIAM C GAGLIANO REV TR	$ 224,000.00	$ 672.00
3990321000	1933 W WISCONSIN AV	WIS AVE PROPERTIES 1 LLC	$ 118,800.00	$ 357.00
4000011110	635 N 26TH ST	WIS27 LLC	$ 6,481,700.00	$ 6,000.00
3650807110	2900 W VLIET ST	WISCONSIN BLACK CHAMBERS COMMERCE INC	$ 481,000.00	$ 1,443.00
3870203100	727 N 37TH ST	WISCONSIN COMMUNITY SERVICES INC	$ 18,700.00	$ 57.00
3870211100	726 N 38TH ST	WISCONSIN COMMUNITY SERVICES INC	$ 42,000.00	$ 126.00

3870209000	3716-3734 W WISCONSIN AV	WISCONSIN COMMUNITY SERVICES INC	$ 823,400.00	$ 2,471.00
4000951000	2620-2628 W ST PAUL AV	WISCONSIN DEPARTMENT OF TRANSPORTATION	$ 287,400.00	$ 863.00

Business Improvement District #10
Annual Report

September 2024 – September 2025

Prepared by:

Lindsey St. Arnold Bell

Executive Director

Near West Side Partners, Inc.

Mission Statement/Vision/Priorities:

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

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

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

- A safe and welcoming environment for employees, residents and visitors;
- Residential neighborhoods that are attractive to those working in the area;
- A distinct neighborhood identity and brand that is attractive to employers, employees, residents and visitors;
- A vibrant mix of commercial corridor development that serves the needs of those living and working on the Near West Side; and
- Restoring a sense of pride rooted in the neighborhood's rich historical and cultural heritage.

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

Total Assessed Value of Properties within the District

The total BID assessment for 2026 is projected to be $445,496 and the total number of assessable parcels is 349. This reflects an increase from 2025, which can be attributed to an increase in the total assessment of several commercial parcels.

Programs, Economic Development & Marketing

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

Administrative Support. BID #10 supports the salary, benefits, and taxes for 3 FTEs. This includes the executive director, associate director, and economic development specialist.

Business Improvement District #10 Meetings. Since September 2024, BID #10 has held 6 public meetings to discuss budgets, approval grant requests, and set priorities. BID #10 also held a BID networking event during Near West Side Week to share updates on recent projects and strengthen connections among BID members.

Business Grants. BID 10 approved four grants to businesses and organizations to support façade, signage, and whitebox improvements and surveillance systems, and homeless outreach initiatives, and in 2025 has disbursed over $23,000 in business support.

Business Recruitment. BID #10 excitedly welcomed 5 new businesses to the Near West Side, including Wok on Campus, Mae Velmas, and Third Space Collective MKE.

Community Events. BID #10 supports and sponsors some community events through collaboration with Near West Side Partners and other Near West Side organizations. Additionally, BID #10 hosts and promotes several monthly events in order to help educate residents and businesses, and to provide them with resources to improve their community. These include, but are not limited, to the Quarterly Resident meeting, Landlord Compact Meeting, and MPD District Three Crime and Safety Meeting.

Graffiti Removal. BID #10 continues to monitor and work with property owners to abate graffiti throughout the Near West Side.

Security Ambassadors. The Near West Side Security Ambassadors provide a number of services to BID #10 members, including weekly business checks, blight reports, and support ongoing efforts of MPD and the Community Partnership Unit.

Marketing and Branding. BID #10 and Near West Side Partners utilize various social media tools in order to advertise events easily to the broader community.

Strategic Collaborations: 35th Street Charrette & Concordia 27

In 2025, Near West Side Partners (NWSP) in partnership with BID 10, conducted a design charrette for the 35th Street Corridor. This resident and employee-informed plan provides conceptual development opportunities for five strategic sites along 35th Street. In 2026, the BID 10 team will conduct targeted outreach to developers and investors to share the plan, tour project sites, and share updates on new and ongoing projects in the Near West Side.

Since the opening of Concordia 27, a comprehensive resource and entrepreneurial hub on the corner of North 27th and West Wells Streets in 2024, BID 10 has had opportunities to expand outreach to entrepreneurs, host workshops, and provide coaching and other resources to aspiring entrepreneurs. In 2025, temporary space will be provided to the winning Rev-Up MKE entrepreneur to launch and scale their business.

NEAR WEST SIDE BUSINESS IMPROVEMENT DISTRICT #10

FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2024

(With Summarized Totals for the Year Ended December 31, 2023)

RitzHolman CPAs

NEAR WEST SIDE BUSINESS IMPROVEMENT DISTRICT #10

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RitzHolman CPAs

Independent Auditor's Report

Board of Directors
Near West Side Business Improvement District #10

Opinion

We have audited the accompanying financial statements of Near West Side Business Improvement District #10 (a nonprofit organization) which comprise the statement of financial position as of December 31, 2024, and the related statements of activities 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 Near West Side Business Improvement District #10 as of December 31, 2024, 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 Near West Side Business Improvement District #10 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 Near West Side Business Improvement District #10'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
Serving business, nonprofits, individuals and trusts.

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Board of Directors
Near West Side Business Improvement District #10

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 Near West Side Business Improvement District #10'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 Near West Side Business Improvement District #10'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 Near West Side Business Improvement District #10's December 31, 2023, financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated November 8, 2024. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2023, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Ritz Holman LLP

RITZ HOLMAN LLP
Certified Public Accountants

Milwaukee, Wisconsin
June 9, 2025

NEAR WEST SIDE BUSINESS IMPROVEMENT DISTRICT #10
STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2024
(With Summarized Totals for December 31, 2023)

ASSETS

	2024	2023
CURRENT ASSETS		
Cash	$ 114,164	$ 115,035
Total Current Assets	$ 114,164	$ 115,035
TOTAL ASSETS	$ 114,164	$ 115,035

LIABILITIES AND NET ASSETS

	2024	2023
LIABILITIES		
Current Liabilities		
Accrued Interest Payable	$ 3,919	$ 5,250
City of Milwaukee Loan Payable - Current Portion	6,112	5,877
Total Current Liabilities	$ 10,031	$ 11,127
LONG-TERM LIABILITIES		
City of Milwaukee Loan Payable, Net of Current Portion	$ 163,011	$ 169,123
Total Liabilities	$ 173,042	$ 180,250
NET ASSETS		
Without Donor Restrictions		
Undesignated (Deficit)	$ (153,305)	$ (165,519)
Board Designated	94,427	100,304
Total Net Assets	$ (58,878)	$ (65,215)
TOTAL LIABILITIES AND NET ASSETS	$ 114,164	$ 115,035

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

NEAR WEST SIDE BUSINESS IMPROVEMENT DISTRICT #10
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024
(With Summarized Totals for the Year Ended December 31, 2023)

	Without Donor Restrictions	
	2024	2023
REVENUE		
Tax Assessment Income	$ 349,500	$ 353,101
Grant - City of Milwaukee	---	(37,006)
Investment Income	6	6
Total Revenue	$ 349,506	$ 316,101
EXPENSES		
Program Services:		
Grants to Near West Side Partners, Inc.	$ 337,500	$ 353,101
Interest Expense	5,669	(4,705)
Total Expenses	$ 343,169	$ 348,396
CHANGE IN NET ASSETS	$ 6,337	$ (32,295)
Net Assets, Beginning of Year	(65,215)	(32,920)
NET ASSETS, END OF YEAR	$ (58,878)	$ (65,215)

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

NEAR WEST SIDE BUSINESS IMPROVEMENT DISTRICT #10
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2024
(With Summarized Totals for the Year Ended December 31, 2023)

	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	$ 6,337	$ (32,295)
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
Grant Reclassified to Loan Payable	---	37,006
Accrued Interest Added to Loan Payable	---	(5,796)
Increase (Decrease) in Accrued Interest Payable	(1,331)	1,091
Net Cash Provided by Operating Activities	$ 5,006	$ 6
CASH FLOWS FROM FINANCING ACTIVITIES		
Principal Payments on Loan	$ (5,877)	$ ---
Net Cash Used by Financing Activities	$ (5,877)	$ ---
Net (Decrease) Increase in Cash and Cash Equivalents	$ (871)	$ 6
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	115,035	115,029
CASH AND CASH EQUIVALENTS AT END OF YEAR	$ 114,164	$ 115,035
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Interest Paid	$ 7,000	$ ---

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

NEAR WEST SIDE BUSINESS IMPROVEMENT DISTRICT #10

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2024

NEAR WEST SIDE BUSINESS IMPROVEMENT DISTRICT #10
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE A - Summary of Significant Accounting Policies

Organization

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

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

Accounting Method

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

Basis of Presentation

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

Accounts Receivable and Credit Losses

The Organization recognizes an allowance for expected credit losses on trade receivables. The expected credit losses are updated by management at each reporting date to reflect changes in credit risk since the financial instrument was initially recognized. The expected credit losses on trade receivables are estimated based on historical credit loss experience, aging analysis, and management’s assessment of current conditions and reasonable and supportable expectations of future conditions. The Organization assesses collectability by pooling receivables where similar characteristics exist and evaluates receivables individually when specific customer balances no longer share those risk characteristics and are considered at risk or uncollectible. Accounts receivable balances are charged off against the allowance for credit losses after recovery efforts have ceased. The expense associated with the allowance for expected credit losses is recognized in bad debts expense.

Functional Expenses

The Organization allocates costs directly to program or management when appropriate. All expenses are directly allocated based on the nature of the expense.

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 2023 in the accompanying financial statements is included to provide a basis for comparison with 2024. 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 to generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Organization's financial statements for the year ended December 31, 2023, from which the summarized information was derived.

NOTE C - Liquidity

The Organization has financial assets available to meet cash needs for general expenditure within the next year consisting of cash of $114,164.

The Organization's intent is to maintain cash on hand only to support the board designated balance until it is used. Minimal amounts of excess cash are expected to be maintained as it is the Organization's practice to levy assessments to properties annually and to pay the related amounts collected to Near West Side Partners, Inc. to carry out the annual operating plan.

NOTE D - Related Parties

The Organization has entered into an agreement with Near West Side Partners, Inc., a nonprofit organization, to provide all of the services outlined in an annual operating plan for the Organization. Some of the members of the board of directors are also members of the board of directors of Near West Side Partners, Inc. During the year ended December 31, 2024, the Organization made payments to Near West Side Partners, Inc. of $337,500 for services performed under the annual operating plans.

NOTE E - Concentration of Revenue and Tax Assessment Income

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

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

NOTE F - Loan Payable

On April 6, 2020, the Organization entered into an agreement with the City of Milwaukee (City) to support a streetscape improvement project within the District. Under the terms of the agreement, the City will provide up to $350,000 in financial assistance to the Organization, which was split in half into a grant and a loan. On July 1, 2020, the City disbursed $127,810 based on supporting documentation provided by the Organization for the first draw on the funding. These funds were recorded as a $63,905 loan and a $63,905 government grant. On October 18, 2021, the City disbursed $148,177 based on supporting documentation provided by the Organization for the second draw on the funding. These funds were recorded as a $74,089 loan and a $74,088 government grant. On February 14, 2024, the Organization entered into an amendment to the agreement with the City. The amendment established the loan amount for prior disbursements of $175,000 and reset the repayment period for the loan to begin on April 1, 2024. The balance of the loan payable at December 31, 2024, was $169,123.

The loan bears interest at 4.00%, payable annually over 20 years, with final maturity on April 1, 2043. The future scheduled maturities of long-term debt are as follows:

	Principal	Interest	Total
2025	$ 6,112	$ 6,765	$ 12,877
2026	6,356	6,520	12,876
2027	6,611	6,266	12,877
2028	6,875	6,002	12,877
2029	7,150	5,727	12,877
Thereafter	136,019	44,256	180,275
Total	$169,123	$75,536	$244,659

NOTE G - Net Assets

As a result of recording the loan payable to the City of Milwaukee, the Organization has a deficit undesignated net assets. This deficit will be reduced as payments are made from future tax assessment income.

On December 28, 2015, the Organization entered into an agreement with Near West Side Partners, Inc. to carry out its annual operating plan, beginning January 1, 2016. In April 2016, the board designated all net assets as of December 31, 2015, amounting to $100,304, to be used in the Avenues West area of the City. In April 2020, the board approved using the designated funds to pay down a portion of the loan from the City of Milwaukee. The first payment on the loan was made in May of 2024. As of December 31, 2024, the amount of board designated net assets is $94,427.

NOTE H - Subsequent Events and Contingencies

The Organization has evaluated events and transactions occurring after December 31, 2024, through June 9, 2025, the date the financial statements are available to be issued, for possible adjustments to the financial statements or disclosures.

On March 20, 2025, the Organization entered into an amendment to the loan agreement with the City of Milwaukee which reduced the total amount of City funding to $257,987, split in half between a loan and a grant. This reduced the outstanding balance of the Organization's loan to $137,994, to be paid over 19 yearly installments due on April 1st of each year.