

**13<sup>th</sup> & W. OKLAHOMA BUSINESS IMPROVEMENT DISTRICT NO. 50**

**PROPOSED 2016 OPERATING PLAN**

August 18, 2015

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## **I. INTRODUCTION**

### **A. Background**

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is “to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has previously approved a petition from property owners to create a Business Improvement District for the purpose of revitalizing and improving the Airport Gateway business area on Milwaukee's southeast side. The BID law requires that every district have an annual Operating Plan. This document is the 2016 Operating Plan for the 13<sup>TH</sup> & w. Oklahoma Business Improvement District (OKBID). The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

## **II. DISTRICT BOUNDARIES**

The area of the BID is along South 13<sup>th</sup> Street from Cleveland to Morgan, and on West Oklahoma Avenue from Chase Avenue to South 17<sup>th</sup> Street.

Boundaries of the proposed district are described in Appendix A of this plan. A listing of the assessed properties included in the district is provided in Appendix B.

## **III. PROPOSED OPERATING PLAN**

### **A. Plan Objectives**

The objective of the BID is to serve as a way property owners, business owners, and the government to work cohesively to benefit the area's economic development.

### **B. Proposed Activities – Year Three, 2016**

Principle activities to be engaged in by the BID during the third year of operation, 2016, will include:

- 1) Marketing and Promotion of District
- 2) Commercial District Enhancement Projects

C. Proposed Expenditures – Year Three, 2016

<b>13th &amp; W OKBID Proposed Budget - 2016</b>	
<b>Expense Category</b>	<b>Budget</b>
Marketing & Promotion	5,000.00
Commercial District Enhancement Projects	30,000.00
Audit/Board Insurance	2,000.00
Administrative/Overhead	6,000.00
<b>Total</b>	<b>43,000.00</b>

**D. Financing Method**

It is proposed to raise approximately \$43,441.52 through BID assessments. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

**E. Organization of BID Board**

The Mayor will continue to appoint members to the BID board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

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. It is recommended that the BID board be structured and operate as follows:

1. Board size – Five.
2. Composition - At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.

4. Compensation – None

5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.

6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.

7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.

8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order (“by laws”) to govern the conduct of its meetings.

**F. Relationship to the Airport Gateway Business Association**

The BID shall be a separate entity from the Airport Gateway Business Association, notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

**IV. METHOD OF ASSESSMENT**

**A. Assessment Rate and Method**

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology 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 the disproportional assessment of a small number of high value properties, a maximum assessment of \$1,500 per parcel, and a minimum assessment of \$150 will be applied.

As of January 1, 2015, the commercial property in the proposed district had a total assessed value of over \$48,754,000. This plan proposed to assess the property in the district at a rate of \$1.10 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID.

Appendix B shows the projected BID assessment for each property included in the district.

## **B. Excluded and Exempt Property**

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

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

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

### **A. City Plans**

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

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

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the 13<sup>th</sup> & W Oklahoma BID #50 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 promote its development. To this end, the City is expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the District's efforts.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before July 31st of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1<sup>st</sup> of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

## **VI. PLAN APPROVAL PROCESS**

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

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

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.

4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

#### B. Petition against Creation of the BID

The City may not renew the Business Improvement District if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% 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

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

### **VII. 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 initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year Six activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year Six conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

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



**B. Amendment, Severability and Expansion**

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

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

**APPENDICES**

**A. CURRENT DISTRICT BOUNDARIES**

See Attached

**B. LISTING OF ASSESSED PROPERTIES WITHIN THE BID**

See attached.

**C. LISTING OF EXEMPT PROPERTIES WITHIN THE BID**

See attached.

rec_type	dist #	Taxkey List (provided by the City of Milwaukee)	chk dgt	status	address	owner1
BID	50	4961632113		6 Active	1325 W CLEVEL	ALDI INC #
BID	50	4961632118		7 Active	2745 S 13TH	ALEX TORB
BID	50	4961632119		5 Active	2750 S 14TH	ALEX TORB
BID	50	5060012115		1 Active	3073 S CHASE	INDUSTRIA
BID	50	5069990000		9 Active	550 W OKLAHO	REX PROPE
BID	50	5070002000 X		Active	2714 S 13TH	SINGH'S CC
BID	50	5070501000		2 Active	2800 S 13TH	ZIGG ENTEI
BID	50	5070502000		8 Active	2804 S 13TH	ZIGG ENTEI
BID	50	5070503000		3 Active	2808 S 13TH	ZIGG ENTEI
BID	50	5070647111		9 Active	2727 S 11TH	JOHN J BEF
BID	50	5070647112		7 Active	2720 S 11TH	3270 SOUT
BID	50	5070666000		0 Active	2731 S 12TH	TERRY L PR
BID	50	5070670100		9 Active	2738 S 13TH	JONAS FAN
BID	50	5070671100		4 Active	2720 S 13TH	ESCOBAR 8
BID	50	5070673000		9 Active	2718 S 13TH	SINGH'S CC
BID	50	5070838000		5 Active	924 W OKLAHO	JOHN C ZAI
BID	50	5070839000		0 Active	926 W OKLAHO	ERIKA H SA
BID	50	5070873000		6 Active	802 W OKLAHO	MARTIN SL
BID	50	5070874000		1 Active	832 W OKLAHO	DMS ENTEI
BID	50	5070907000 X		Active	702 W OKLAHO	ABDUL KH/
BID	50	5070938100		5 Active	620 W OKLAHO	ZEILER FAN
BID	50	5071020000		6 Active	2972 S 13TH	AHN JAE LE
BID	50	5071021000		1 Active	2968 S 13TH	JOSE A MEI
BID	50	5071023000		2 Active	2960 S 13TH	MIGUEL A I
BID	50	5071024000		8 Active	2956 S 13TH	C & L PROP
BID	50	5071025000		3 Active	2950 S 13TH	ROBERT J M
BID	50	5071026000		9 Active	2942 S 13TH	YUNICE Y L
BID	50	5071027000		4 Active	2936 S 13TH	STOJAN CO
BID	50	5071028000 X		Active	2930 S 13TH	JAMES R R'
BID	50	5071029000		5 Active	2928 S 13TH	ZIGG ENTEI
BID	50	5071030000		0 Active	2922 S 13TH	ZIGG ENTEI
BID	50	5071031000		6 Active	2916 S 13TH	HAROLD BI
BID	50	5071032100		8 Active	2912 S 13TH	ALEJANDRO
BID	50	5071034000		2 Active	2904 S 13TH	ROBERT P I
BID	50	5071035000		8 Active	2900 S 13TH	NICK J KOS.
BID	50	5071161000		3 Active	950 W OKLAHO	SULEYMAN
BID	50	5071162000		9 Active	958 W OKLAHO	PANADERIA
BID	50	5071163000		4 Active	980 W OKLAHO	RAYMOND
BID	50	5071180000		7 Active	3001 S 11TH	ROBERT A I
BID	50	5071219000		8 Active	1212 W OKLAHO	RITA KONK

BID	50	5071221000	9 Active	1202 W OKLAHI	JERAJOHN
BID	50	5071222000	4 Active	3074 S 13TH	HASAN I SM
BID	50	5071224000	5 Active	3060 S 13TH	ZEFERINO I
BID	50	5071225000	0 Active	3056 S 13TH	ROBERT E S
BID	50	5071226000	6 Active	3048 S 13TH	JOHN J GRE
BID	50	5071227000	1 Active	3046 S 13TH	ROUMANI .
BID	50	5071228000	7 Active	3036 S 13TH	DJLW LLC
BID	50	5071229000	2 Active	3032 S 13TH	JAMES A FC
BID	50	5071230000	8 Active	3028 S 13TH	JAMES A FC
BID	50	5071231000	3 Active	3024 S 13TH	JAMES A FC
BID	50	5071232000	9 Active	3006 S 13TH	CENTRAL H
BID	50	5071233000	4 Active	3000 S 13TH	J.V. HOME
BID	50	5079899000	1 Active	2782 S 13TH	C & N W RY
BID	50	5080002000	7 Active	2845 S 13TH	ZIGG ENTEI
BID	50	5080004000	8 Active	2855 S 13TH	ANDRES GA
BID	50	5080005000	3 Active	2861 S 13TH	ANDRES GA
BID	50	5080008000 X	Active	2873 S 13TH	MONTE PR
BID	50	5080101000	5 Active	3001 S 13TH	JERAJOHN
BID	50	5080103000	6 Active	3011 S 13TH	TOM'S VID
BID	50	5080105110	0 Active	3019 S 13TH	ROJON LLC
BID	50	5080105120	8 Active	3015 S 13TH	ROJON LLC
BID	50	5080106100	9 Active	3045 S 13TH	OKLAHOMI
BID	50	5080114210	6 Active	1304 W OKLAHI	COLE AA M
BID	50	5080118100	4 Active	1336 W OKLAHI	HEIDI HUEE
BID	50	5080148000	1 Active	1400 W OKLAHI	KARIM BAK
BID	50	5080303000	3 Active	2941 S 13TH	2941 45 SC
BID	50	5080305000	4 Active	2953 S 13TH	APPLE TWC
BID	50	5080307100	1 Active	2963 S 13TH	JOSE GONZ
BID	50	5080308000	0 Active	2967 S 13TH	VUJO DUPC
BID	50	5080309000	6 Active	2969 S 13TH	DAVID R SC
BID	50	5080310000	1 Active	2977 S 13TH	VICKIE M B
BID	50	5080401100	2 Active	2901 S 13TH	CMAD PRO
BID	50	5080404110	6 Active	2915 S 13TH	ALLIS INDU
BID	50	5080406000	3 Active	2929 S 13TH	JOEL BEFU
BID	50	5080602110	2 Active	2807 S 13TH	ROBERT TS
BID	50	5080602120 X	Active	2803 S 13TH	ROBERT TS
BID	50	5080602130	7 Active	2777 S 13TH	ROBERT TS
BID	50	5080704100 X	Active	2825 S 13TH	ZIGG ENTEI
BID	50	5350104000	9 Active	3359 S 13TH	MUNSON F
BID	50	5350501100	3 Active	3101 S 13TH	VILLARREA
BID	50	5350501200 X	Active	1327 W OKLAHI	VILLARREA
BID	50	5350502100	9 Active	1337 W OKLAHI	MONTE PR
BID	50	5350521000	6 Active	3173 S 13TH	PETER SPEI
BID	50	5350525112	8 Active	3131 S 13TH	HARRIS NA
BID	50	5350530000	5 Active	3113 S 13TH	MONTY TIT
BID	50	5350531000	0 Active	1401 W OKLAHI	JOHN P MA
BID	50	5350856000	8 Active	3201 S 13TH	PEGGY L LL

BID	50	5350886000	1 Active	3261 S 13TH	EILEEN SCH
BID	50	5350891000	9 Active	3229 S 13TH	PAUL SPOL
BID	50	5350892100	0 Active	3219 S 13TH	PETER WRE
BID	50	5351191000	1 Active	3427 S 13TH	ROBERT A .
BID	50	5359974000	3 Active	3401 S 13TH	KUMAR PL
BID	50	5359981000	1 Active	3377 S 13TH	HELEN OST
BID	50	5360117000	7 Active	3170 S 13TH	AHMED SA
BID	50	5360118000	2 Active	3164 S 13TH	POZAC REN
BID	50	5360123000 X	Active	3142 S 13TH	ANDRES F (
BID	50	5360126000	6 Active	3128 S 13TH	F & R 2 LLC
BID	50	5360127000	1 Active	3122 S 13TH	SAFARI REA
BID	50	5360130100	4 Active	1227 W OKLAH	VFC 14 OAI
BID	50	5360203000	4 Active	731 W OKLAHO	JIMAS LLC
BID	50	5360219100	8 Active	803 W OKLAHO	SULLEYMA
BID	50	5360423000	0 Active	981 W OKLAHO	ELEANORE
BID	50	5360584000	7 Active	3436 S 13TH	ISMAEL FEI
BID	50	5360591000	5 Active	3400 S 13TH	PHILLIP J CI
BID	50	5360918000	1 Active	3458 S 13TH	CARLOS L S
BID	50	5360919000	7 Active	3466 S 13TH	TEMPLE RE
BID	50	5360920100	9 Active	3468 S 13TH	TIMOTHY A
BID	50	5361201000	1 Active	3104 S 9TH	CASTRO JE'
BID	50	5361202000	7 Active	827 W OKLAHO	JEFFREY L F
BID	50	5361217100	5 Active	931 W OKLAHO	REINHARD
BID	50	5361401000	9 Active	1103 W OKLAH	GERALD W
BID	50	5361402000	4 Active	1107 W OKLAH	PERO C KO
BID	50	5361404000	5 Active	1119 W OKLAH	JOSE F ZAR
BID	50	5361405000	0 Active	1123 W OKLAH	JOSE F ZAR
BID	50	5361504100	5 Active	1019 W OKLAH	SASS, NORI
BID	50	5361507000	5 Active	1031 W OKLAH	GORDON R
BID	50	5361601000	6 Active	617 W OKLAHO	MC DONAL
BID	50	5361713000	5 Active	709 W OKLAHO	OKLAHOM,
BID	50	5370601110	9 Active	3200 S 3RD	MEGAL DE'
BID	50	5370602110	4 Active	241 W OKLAHO	MEGAL DE'
BID	50	5370701000	9 Active	115 W OKLAHO	CARISCH BI
BID	50	5370702000	4 Active	123 W OKLAHO	PJR PROPEI
BID	50	5370703000 X	Active	145 W OKLAHO	PJR PROPEI
BID	50	5379987100	5 Active	201 W OKLAHO	WISCONSIN
BID	50	5379988000	4 Active	235 W OKLAHO	MEGAL DE'
BID	50	5379992000	6 Active	445 W OKLAHO	REX PROPE
BID	50	5379997100 X	Active	200 W OKLAHO	ILLINOIS CE
BID	50	5379999110	8 Active	500 W OKLAHO	BPN PROPE

property class	total property assessment	RATE (\$1.10 per \$1,000 assessed)	2016 Proposed BID 50 Assessment (rounded to the hundreth/nearest penny)	objection
Special Mercantile	1529000	Max	1,500.00	
Local Commercial	496000	0.0011	545.6	
Local Commercial	198000	0.0011	217.8	
Manufacturing	3894600	Max	1,500.00	
Local Commercial	520000	0.0011	572	
Local Commercial	180000	0.0011	198	
Local Commercial	74200	Min	150	
Local Commercial	95100	Min	150	
Local Commercial	86000	Min	150	
Local Commercial	277000	0.0011	304.7	
Local Commercial	192000	0.0011	211.2	
Local Commercial	5500	Min	150	
Special Mercantile	313000	0.0011	344.3	
Local Commercial	303000	0.0011	333.3	
Local Commercial	9300	Min	150	
Local Commercial	130000	Min	150	
Local Commercial	224000	0.0011	246.4	
Local Commercial	63300	Min	150	
Local Commercial	108000	Min	150	
Special Mercantile	492000	0.0011	541.2	Obj
Special Mercantile	2268800	Max	1,500.00	
Local Commercial	469000	0.0011	515.9	
Local Commercial	161000	0.0011	177.1	
Local Commercial	106000	Min	150	
Local Commercial	98600	Min	150	
Local Commercial	193000	0.0011	212.3	
Local Commercial	301000	0.0011	331.1	
Local Commercial	347000	0.0011	381.7	Obj
Special Mercantile	154000	0.0011	169.4	
Local Commercial	34500	Min	150	
Local Commercial	134000	Min	150	
Local Commercial	150000	0.0011	165	
Local Commercial	150000	0.0011	165	
Local Commercial	79300	Min	150	
Local Commercial	134000	Min	150	
Local Commercial	187000	0.0011	205.7	
Local Commercial	140000	0.0011	154	
Local Commercial	63900	Min	150	
Local Commercial	66300	Min	150	
Local Commercial	133000	Min	150	

Local Commercial	136000	Min	150
Local Commercial	182000	0.0011	200.2
Local Commercial	242000	0.0011	266.2
Local Commercial	145000	0.0011	159.5
Local Commercial	262000	0.0011	288.2
Local Commercial	182000	0.0011	200.2
Local Commercial	180000	0.0011	198
Local Commercial	132000	Min	150
Local Commercial	14000	Min	150
Local Commercial	14000	Min	150
Local Commercial	638000	0.0011	701.8
Local Commercial	245000	0.0011	269.5
Local Commercial	700	Min	150
Local Commercial	125000	Min	150
Local Commercial	146000	0.0011	160.6
Local Commercial	15300	Min	150
Local Commercial	98500	Min	150
Local Commercial	177000	0.0011	194.7
Local Commercial	154000	0.0011	169.4
Local Commercial	190000	0.0011	209
Local Commercial	128000	Min	150
Local Commercial	1514000	Max	1,500.00
Local Commercial	1113000	0.0011	1,224.30
Local Commercial	123000	Min	150
Local Commercial	118000	Min	150
Local Commercial	222000	0.0011	244.2
Local Commercial	129300	Min	150
Local Commercial	80500	Min	150
Local Commercial	12100	Min	150
Local Commercial	123000	Min	150
Local Commercial	112000	Min	150
Local Commercial	275000	0.0011	302.5
Local Commercial	263000	0.0011	289.3
Local Commercial	270000	0.0011	297
Local Commercial	84800	Min	150
Local Commercial	56400	Min	150
Local Commercial	24300	Min	150
Local Commercial	232000	0.0011	255.2
Local Commercial	57400	Min	150
Local Commercial	733300	0.0011	806.63
Local Commercial	62600	Min	150
Local Commercial	84200	Min	150
Local Commercial	109000	Min	150
Special Mercantile	963000	0.0011	1,059.30
Local Commercial	318000	0.0011	349.8
Local Commercial	68600	Min	150
Local Commercial	336000	0.0011	369.6

Local Commercial	137000	0.0011	150.7	
Local Commercial	95100	Min	150	Obj
Local Commercial	118000	Min	150	
Local Commercial	122000	Min	150	
Local Commercial	443000	0.0011	487.3	
Local Commercial	190000	0.0011	209	
Local Commercial	104000	Min	150	
Local Commercial	82000	Min	150	
Local Commercial	140000	0.0011	154	
Local Commercial	115000	Min	150	
Local Commercial	135000	Min	150	
Special Mercantile	782000	0.0011	860.2	
Local Commercial	141000	0.0011	155.1	
Local Commercial	156000	0.0011	171.6	
Local Commercial	224000	0.0011	246.4	
Local Commercial	94400	Min	150	
Local Commercial	168000	0.0011	184.8	
Local Commercial	224000	0.0011	246.4	
Local Commercial	78200	Min	150	
Local Commercial	444000	0.0011	488.4	
Local Commercial	140000	0.0011	154	
Local Commercial	68800	Min	150	
Local Commercial	262000	0.0011	288.2	
Local Commercial	127000	Min	150	
Local Commercial	114000	Min	150	
Local Commercial	190000	0.0011	209	
Local Commercial	190000	0.0011	209	
Special Mercantile	213000	0.0011	234.3	
Local Commercial	174000	0.0011	191.4	
Special Mercantile	820000	0.0011	902	Obj
Local Commercial	92900	Min	150	
Special Mercantile	868400	0.0011	955.24	
Local Commercial	374000	0.0011	411.4	
Special Mercantile	968000	0.0011	1,064.80	Obj
Special Mercantile	6114000	Max	1,500.00	Obj
Local Commercial	148500	0.0011	163.35	
Special Mercantile	1100	Min	150	
Special Mercantile	771000	0.0011	848.1	
Special Mercantile	3382000	Max	1,500.00	
Special Mercantile	1452000	Max	1,500.00	
Special Mercantile	2839600	Max	1,500.00	

<b>Total Property Assessment</b>	<b>48754400</b>	<b>Total BID Assessment</b>	<b>43,441.52</b>
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**BID 50 Assesment Rates**

**Assessed \$1.10 for every \$1000 in property assessment**

**Minimum Assessment: \$150.00**

**Maximum Assessment: \$1,500.00**



Appendix B – 2016 Assessed Properties – BID #50

<b>Appendix B</b>	
<b>13th and OKBID #50 Assessed Properties</b>	
Tax Key	BID Assessment
4961632113	\$1,500.00
4961632118	\$545.60
4961632119	\$217.80
5060012115	\$1,500.00
5069990000	\$572.00
5070002000	\$198.00
5070501000	\$150.00
5070502000	\$150.00
5070503000	\$150.00
5070647111	\$304.70
5070647112	\$211.20
5070666000	\$150.00
5070670100	\$344.30
5070671100	\$333.30
5070673000	\$150.00
5070838000	\$150.00
5070839000	\$246.40
5070873000	\$150.00
5070874000	\$150.00
5070907000	\$541.20
5070938100	\$1,500.00
5071020000	\$515.90
5071021000	\$177.10
5071023000	\$150.00
5071024000	\$150.00
5071025000	\$212.30
5071026000	\$331.10
5071027000	\$381.70
5071028000	\$169.40
5071029000	\$150.00
5071030000	\$150.00
5071031000	\$165.00
5071032100	\$165.00
5071034000	\$150.00

5071035000	\$150.00
5071161000	\$205.70
5071162000	\$154.00
5071163000	\$150.00
5071180000	\$150.00
5071219000	\$150.00
5071221000	\$150.00
5071222000	\$200.20
5071224000	\$266.20
5071225000	\$159.50
5071226000	\$288.20
5071227000	\$200.20
5071228000	\$198.00
5071229000	\$150.00
5071230000	\$150.00
5071231000	\$150.00
5071232000	\$701.80
5071233000	\$269.50
5079899000	\$150.00
5080002000	\$150.00
5080004000	\$160.60
5080005000	\$150.00
5080008000	\$150.00
5080101000	\$194.70
5080103000	\$169.40
5080105110	\$209.00
5080105120	\$150.00
5080106100	\$1,500.00
5080114210	\$1,224.30
5080118100	\$150.00
5080148000	\$150.00
5080303000	\$244.20
5080305000	\$150.00
5080307100	\$150.00
5080308000	\$150.00
5080309000	\$150.00
5080310000	\$150.00
5080401100	\$302.50
5080404110	\$289.30

Appendix B – 2016 Assessed Properties – BID #50

5080406000	\$297.00
5080602110	\$150.00
5080602120	\$150.00
5080602130	\$150.00
5080704100	\$255.20
5350104000	\$150.00
5350501100	\$806.63
5350501200	\$150.00
5350502100	\$150.00
5350521000	\$150.00
5350525112	\$1,059.30
5350530000	\$349.80
5350531000	\$150.00
5350856000	\$369.60
5350886000	\$150.70
5350891000	\$150.00
5350892100	\$150.00
5351191000	\$150.00
5359974000	\$487.30
5359981000	\$209.00
5360117000	\$150.00
5360118000	\$150.00
5360123000	\$154.00
5360126000	\$150.00
5360127000	\$150.00
5360130100	\$860.20
5360203000	\$155.10
5360219100	\$171.60
5360423000	\$246.40
5360584000	\$150.00
5360591000	\$184.80
5360918000	\$246.40
5360919000	\$150.00
5360920100	\$488.40
5361201000	\$154.00
5361202000	\$150.00
5361217100	\$288.20
5361401000	\$150.00
5361402000	\$150.00

5361404000	\$209.00
5361405000	\$209.00
5361504100	\$234.30
5361507000	\$191.40
5361601000	\$902.00
5361713000	\$150.00
5370601110	\$955.24
5370602110	\$411.40
5370701000	\$1,064.80
5370702000	\$1,500.00
5370703000	\$163.35
5379987100	\$150.00
5379988000	\$848.10
5379992000	\$1,500.00
5379997100	\$1,500.00
5379999110	\$1,500.00
<b>Total Projected BID Assessment=</b>	<b>\$43,441.52</b>

Appendix C – 2016 Exempt Properties – BID #50

Appendix C	
Exempt Properties	
5069996111	MILWAUKEE COUNTY
5070655000	CITY OF MILW HOUSING AUTH
5070941113	MILWAUKEE METROPOLITAN
5071179100	CITY OF MILWAUKEE (SCHOOL)
5071196000	ST ANDREW EVANGELICAL
5071207100	FAITH HEALING & DELIVERANCE
5071223000	ALL-BIBLE BAPTIST CHURCH
5071271000	CITY OF MILW
5071272000	CITY OF MILW
5071273000	CITY OF MILW
5071281000	CITY OF MILW
5079998100	C & NW RY CO ROW
5089976000	CHICAGO & NORTH WESTERN
5370501100	MILWAUKEE COUNTY
5379975110	C & NW TRANSPORTATION CO
5379977000	SOO LINE RAILROAD COMPANY
5379993000	MILWAUKEE COUNTY
5379996000	MILWAUKEE COUNTY
5070003000	Residential
5070004100	Residential
5070504000	Residential
5070505000	Residential
5070506000	Residential
5070507000	Residential
5070508000	Residential
5070510000	Residential
5070511000	Residential
5070512000	Residential
5070513000	Residential
5070514000	Residential
5070515000	Residential
5070516000	Residential
5070648000	Residential
5070649000	Residential
5070650000	Residential
5070651000	Residential
5070652000	Residential

5070653000	Residential
5070654000	Residential
5070656000	Residential
5070657000	Residential
5070658000	Residential
5070660000	Residential
5070661000	Residential
5070662000	Residential
5070663000	Residential
5070667000	Residential
5070668000	Residential
5070834000	Residential
5070835000	Residential
5070836000	Residential
5070837000	Residential
5070840000	Residential
5070841000	Residential
5070842000	Residential
5070871000	Residential
5070872000	Residential
5070875000	Residential
5070903000	Residential
5070904000	Residential
5070905000	Residential
5070906000	Residential
5070908000	Residential
5070909000	Residential
5070910000	Residential
5070911000	Residential
5070937000	Residential
5070947000	Residential
5071022000	Residential
5071160000	Residential
5071164000	Residential
5071181000	Residential
5071182000	Residential
5071183000	Residential
5071184000	Residential
5071185000	Residential
5071186000	Residential
5071187000	Residential

Appendix C – 2016 Exempt Properties – BID #50

5071188000	Residential
5071189000	Residential
5071190000	Residential
5071191000	Residential
5071192000	Residential
5071193000	Residential
5071194000	Residential
5071195000	Residential
5071197000	Residential
5071198000	Residential
5071199000	Residential
5071200000	Residential
5071201000	Residential
5071202000	Residential
5071203000	Residential
5071204000	Residential
5071205000	Residential
5071206000	Residential
5071207200	Residential
5071207300	Residential
5071208000	Residential
5071209000	Residential
5071210000	Residential
5071211000	Residential
5071212000	Residential
5071213000	Residential
5071214000	Residential
5071215000	Residential
5071216000	Residential
5071217000	Residential
5071218000	Residential
5071220000	Residential
5080001000	Residential
5080003000	Residential
5080006000	Residential
5080007000	Residential
5080102000	Residential
5080116000	Residential
5080119000	Residential
5080120000	Residential
5080121000	Residential

5080122000	Residential
5080149000	Residential
5080150000	Residential
5080151000	Residential
5080152000	Residential
5080153000	Residential
5080154000	Residential
5080155000	Residential
5080304000	Residential
5080701000	Residential
5080702000	Residential
5080703000	Residential
5350101000	Residential
5350102000	Residential
5350103000	Residential
5350201000	Residential
5350202000	Residential
5350518000	Residential
5350519000	Residential
5350520000	Residential
5350522000	Residential
5350532000	Residential
5350533000	Residential
5350534000	Residential
5350535000	Residential
5350536000	Residential
5350857100	Residential
5350880000	Residential
5350881000	Residential
5350882100	Residential
5350885100	Residential
5350887000	Residential
5350888000	Residential
5350889000	Residential
5350890000	Residential
5351105000	Residential
5351106000	Residential
5351107000	Residential
5351108000	Residential
5351192000	Residential
5351193000	Residential

Appendix C – 2016 Exempt Properties – BID #50

5359973000	Residential
5359980000	Residential
5359982000	Residential
5359996000	Residential
5359997000	Residential
5359998000	Residential
5360016000	Residential
5360017000	Residential
5360018000	Residential
5360019000	Residential
5360020000	Residential
5360021000	Residential
5360022000	Residential
5360024000	Residential
5360025000	Residential
5360026000	Residential
5360027000	Residential
5360028000	Residential
5360102000	Residential
5360103000	Residential
5360104000	Residential
5360105000	Residential
5360106000	Residential
5360122000	Residential
5360124000	Residential
5360125000	Residential
5360201000	Residential
5360202000	Residential
5360204000	Residential
5360424000	Residential
5360425000	Residential
5360426000	Residential
5360427000	Residential
5360428000	Residential
5360429000	Residential
5360561000	Residential
5360562000	Residential
5360563000	Residential
5360564000	Residential
5360565000	Residential
5360566000	Residential

5360567000	Residential
5360568000	Residential
5360569000	Residential
5360570000	Residential
5360571000	Residential
5360572000	Residential
5360573000	Residential
5360574000	Residential
5360575000	Residential
5360585000	Residential
5360586000	Residential
5360587000	Residential
5360588000	Residential
5360589000	Residential
5360590000	Residential
5360915000	Residential
5360916000	Residential
5360917000	Residential
5361203000	Residential
5361221000	Residential
5361403000	Residential
5361406000	Residential
5361407000	Residential
5361501000	Residential
5361502000	Residential
5361503000	Residential
5361506000	Residential
5361714000	Residential
5361731000	Residential
5361732000	Residential
5361741000	Residential
5361742000	Residential
4961632115	Mercantile Apartment
5070001000	Mercantile Apartment
5070509000	Mercantile Apartment
5070659000	Mercantile Apartment
5070664100	Mercantile Apartment
5071241000	Mercantile Apartment
5071242100	Mercantile Apartment
5080601120	Mercantile Apartment
5350537000	Mercantile Apartment

Appendix C – 2016 Exempt Properties – BID #50

5350859110	Mercantile Apartment
5351110000	Mercantile Apartment
5351111100	Mercantile Apartment
5359999000	Mercantile Apartment
5360119100	Mercantile Apartment
<b>Total</b>	
<b>Exempt</b>	<b>247</b>
<b>Properties =</b>	



BID #50 (S. 13<sup>th</sup> Street/West Oklahoma Ave) Board Member Sheet

**Board Organization:** 5 members; at least 4 members owner of property within district; Term = 3 years.

<u>Board Member</u>	<u>Title</u>	<u>Start Date</u>	<u>End Date</u>
Robert Montemayer	Member	4/4/2014	4/4/2017
Matthew Schreck	Member	10/23/2014	10/23/2016
Ambrocio Chairez	Member	5/7/2014	5/7/2016
Parminder Singh	Member	1/23/2015	1/23/2018
Khawar Khaliq	Member	7/30/2014	7/30/2016

