

BUSINESS IMPROVEMENT DISTRICT NO. 31

Havenwoods

OPERATING PLAN

2024

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.)

On November 5, 2003, the Common Council of the City of Milwaukee approved the creation of Business Improvement District No. 31 (“BID”) and the initial Operating Plan for the BID. The objective of the initial Operating Plan of the BID is revitalizing and improving the Havenwoods business area on Milwaukee's far northwest side. The BID law requires that every district have an annual Operating Plan. This document is the Operating Plan for the BID for 2023 which proposes a continuation of the initial BID Operating Plan. Therefore, it incorporates by reference the initial Operating Plan as adopted by the Common Council of the City of Milwaukee.

B. Physical Setting

The physical setting of the BID District consists of industrial and retail businesses.

II. DISTRICT BOUNDARIES

Boundaries of the BID district are shown on the map in Appendix B of this plan. A listing of the properties included in the district is provided in Appendix C.

The boundaries include industrial and retail businesses while excluding the optimum amount of residential properties. The boundaries go from W. Silver Spring Drive to W. Good Hope Road. The boundaries east and west vary throughout the district. The most easterly boundary is N. 51st St. and the most westerly boundary is N. 77th St. Please refer to the attached map for exact boundaries

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to market the industrial and the retail corridor to attract more businesses to the Havenwoods Neighborhood. Additional objectives include neighborhood revitalization, community organizing, and increased safety.

The anticipated result of forming this BID and improving the business corridors will be the creation of family supporting jobs and increase tax revenue for the City of Milwaukee.

Additional objectives include:

- Providing economic development support to the district.
- Developing real estate marketing strategies

- Providing advocacy at City, State and Federal levels.
- Seek additional funding mechanisms for activities outlined below.

B. Proposed Activities

These proposed activities will result in enhanced neighborhood image and safety, increased investment and increased property values.

Principle activities to be engaged in by the district in 2024 will include:

- a. Market the Havenwoods business community to developers, realtors and various investors for the potential for new industry.
- b. Streetkeepers Crew
- c. Business Corridor Security
- d. Promote Façade, Sign and Landscape Grant programs for Havenwoods commercial building owners.
- e. Promote and assist with commercial property improvements via grant programs
- f. Serve as Liaison between city service providers such as DNS, Milwaukee Police and DPW.
- g. Build the Employer Assisted Homeownership Program
- h. Liaison with owner of private and public property to encourage quality maintenance of said property.
- i. Liaison with economic development programs from public and private institutions.
- j. Support HEDC Initiatives such as:
 - 1) Employer Assisted Homeownership
 - 2) Participate in quality of life initiatives
 - 3) Crime Prevention

C. Proposed Expenditures

The Board has established priorities for expenditures based on objectives of the BID. Grants may be awarded to the partnering organization (Havenwoods Economic Development Corporation) to implement the plan to achieve the BID's objectives.

Assessment for 2024	\$437,322.00
Carry Over	\$325,000.00
Total:	\$762,322.00
Expenses	
Administrative Services to HEDC	\$100,000.00
Accounting/Audit services	\$6,000.00
D&O Insurance	\$1,800.00
Liability Insurance	\$3,200.00
Business Assistance Grants (facades, security, signs, landscape, soft costs, digital marketing)	\$30,000.00
Retail Corridors Beautification, Maintenance and planters and holiday décor	\$40,000.00
Employer Assisted Homeownership	\$30,000.00
Street Keepers Crew	\$60,000.00
Mobile Security	\$60,000.00
Security Cameras	\$35,000.00
Total Expenses	\$326,000.00
Development and Marketing Contingency Fund	\$436,322.00

D. Finance Method

It is proposed to raise \$437,322.00 through BID assessments (see Appendix C). Block Grant funding of \$50,000.00, \$40,000.00 from private fundraising will assist in leveraging the activities of the BID. 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. The total assessable property value for BID #31 is \$ 218,351,140.00

Organization of BID Board

The Mayor will appoint members to the district 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 seven 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 – Nine

2. Composition – The majority 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.

E. Relationship to the Havenwoods Economic Development Corporation.

The BID shall be a separate entity from the Havenwoods Economic Development Corporation, notwithstanding the fact that members, officers and directors of each may be shared. HEDC 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 Havenwoods Economic Development Corporation may, and it is intended, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

This describes the assessment method most commonly used by Milwaukee BIDs. Other methods are possible. DCD staff can assist in developing other methods to fit the proposed BID's circumstances.

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.

This plan proposes to assess the property in the district at a rate of \$2.00/\$1000.00 in assessed value per commercial property. With a minimum required payment of \$100.00.

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

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City 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.
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 June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this 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, information on specific assessed values, budget amounts and assessment amounts are based solely on current conditions. Greater detail about subsequent year's activities will be

provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this 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. STATUTE
- B. DISTRICT BOUNDARIES MAP
- C. 2023 PROJECTED ASSESSMENTS

Appendix A

66.1109 Business improvement districts.

- (1) In this section:
 - (a) "Board" means a business improvement district board appointed under sub. (3) (a).
 - (b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.
 - (c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.
 - (d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.
 - (e) "Municipality" means a city, village or town.
 - (f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:
 - 1. The special assessment method applicable to the business improvement district.
 - 1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.
 - 2. The kind, number and location of all proposed expenditures within the business improvement district.
 - 3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
 - 4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
 - 5. A legal opinion that subds. 1. to 4. have been complied with.
 - (g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.
- (2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:
 - (a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.
 - (b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.
 - (c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.
 - (d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.
 - (e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

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

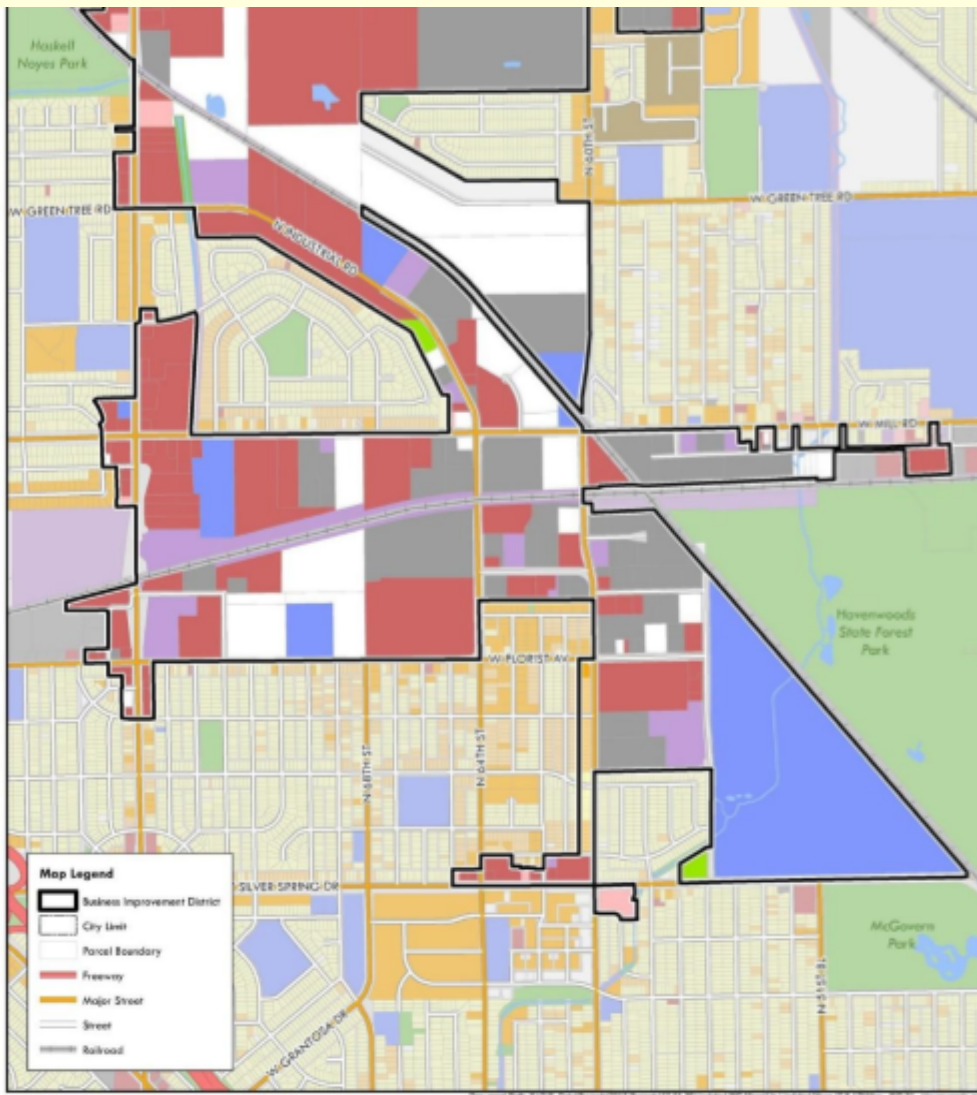
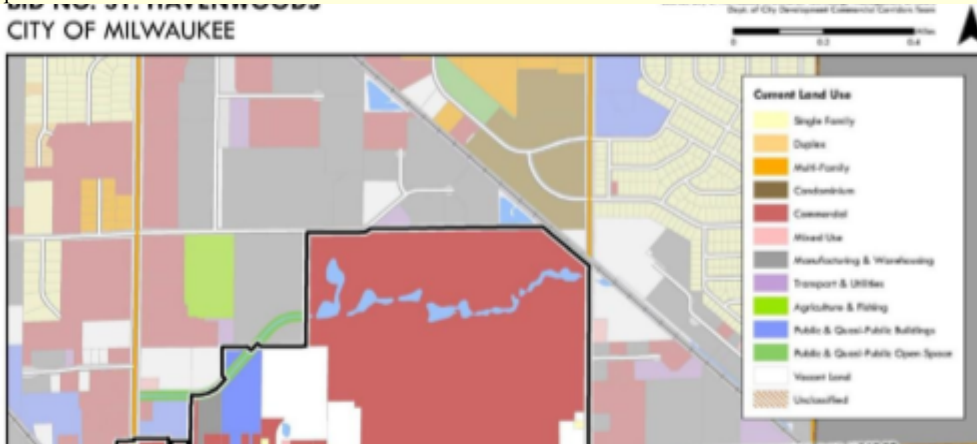
- (a)** An owner of real property used for commercial purposes and located in the territory proposed to be annexed has petitioned the municipality for annexation.
 - (b)** The planning commission has approved the annexation.
 - (c)** At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.
 - (d)** Within 30 days after the hearing under par. (c), the owners of property in the territory to be annexed that would be assessed under the operating plan having a valuation equal to more than 40 percent of the valuation of all property in the territory to be annexed that would be assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property in the territory to be annexed that would be assessed under the operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property in the territory to be annexed that would be assessed under the operating plan, have not filed a petition with the planning commission protesting the annexation.
- (3)**
- (a)** The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.
 - (b)** The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.
 - (c)** The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include one of the following:
 - 1.** If the cash balance in the segregated account described under sub. (4) equaled or exceeded \$300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.
 - 2.** If the cash balance in the segregated account described under sub. (4) was less than \$300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.
- (cg)** For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. (c) 1. and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. (c) 2. shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of \$10 if the revised amount is not a multiple of \$10 or, if the revised amount is a multiple of \$5, such an amount shall be increased to the next higher multiple of \$10.
- (cr)** The municipality shall obtain an additional independent certified audit of the implementation of the operating plan upon termination of the business improvement district.
 - (d)** Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.
- (4)** All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits and reviewed financial statements required under

sub. (3) (c), or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

- (4g)** A municipality may convert a business improvement district under this section into a neighborhood improvement district under s. 66.1110 if an owner of real property that is subject to general real estate taxes, that is used exclusively for residential purposes, and that is located in the business improvement district petitions the municipality for the conversion. If the municipality approves the petition, the board shall consider and may make changes to the operating plan under s. 66.1110 (4) (b).
- (4m)** A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:
- (a)** A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.
 - (b)** On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).
 - (c)** Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.
 - (d)** Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.
 - (e)** If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.
- (5)**
- (a)** Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.
 - (b)** A municipality may terminate a business improvement district at any time.
 - (c)** This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.
 - (d)** If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. 70.11 or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.

Appendix B: Map

Appendix C: Assessments



Address	Unfinished Assessment	Percent Commercial	BID Assessable Value	BID 31 Assessment
6808 W GOOD HOPE RD	\$ 292,400.00	100	\$ 292,400.00	\$ 584.80
6200 W GOOD HOPE RD	\$ 2,618,100.00	100	\$ 2,618,100.00	\$ 5,236.20
6150 W GOOD HOPE RD	\$ 49,300.00	100	\$ 49,300.00	\$ 100.00
7500 W GOOD HOPE RD	\$ 1,110,800.00	100	\$ 1,110,800.00	\$ 2,221.60
7420 W GOOD HOPE RD	\$ 587,000.00	100	\$ 587,000.00	\$ 1,174.00
7120 W GOOD HOPE RD	\$ 352,800.00	100	\$ 352,800.00	\$ 705.60
7100 W GOOD HOPE RD	\$ 617,800.00	100	\$ 617,800.00	\$ 1,235.60
7030 W GOOD HOPE RD	\$ 447,600.00	100	\$ 447,600.00	\$ 895.20
7200 W GOOD HOPE RD	\$ 269,700.00	100	\$ 269,700.00	\$ 539.40
7132 W GOOD HOPE RD	\$ 9,300.00	100	\$ 9,300.00	\$ 100.00
7240 W GOOD HOPE RD	\$ 170,900.00	100	\$ 170,900.00	\$ 341.80
7334-7338 W GOOD HOPE RD	\$ 716,100.00	100	\$ 716,100.00	\$ 1,432.20
7330 W GOOD HOPE RD	\$ 2,238,600.00	100	\$ 2,238,600.00	\$ 4,477.20
7320 W GOOD HOPE RD	\$ 698,200.00	100	\$ 698,200.00	\$ 1,396.40
7110 W GOOD HOPE RD	\$ 101,900.00	100	\$ 101,900.00	\$ 203.80
7020 W GOOD HOPE RD	\$ 106,400.00	24	\$ 25,536.00	\$ 100.00
7000 W GOOD HOPE RD	\$ 589,800.00	100	\$ 589,800.00	\$ 1,179.60
6922 W GOOD HOPE RD	\$ 238,600.00	0	\$ -	\$ -
7630 W GOOD HOPE RD	\$ 558,900.00	100	\$ 558,900.00	\$ 1,117.80
7600 W GOOD HOPE RD	\$ 544,400.00	100	\$ 544,400.00	\$ 1,088.80
6863 N 76TH ST	\$ 140,400.00	100	\$ 140,400.00	\$ 280.80
6835 N 76TH ST	\$ 398,600.00	100	\$ 398,600.00	\$ 797.20
6829 N 76TH ST	\$ 531,500.00	100	\$ 531,500.00	\$ 1,063.00
7125 N 76TH ST	\$ 178,300.00	63	\$ 112,329.00	\$ 224.66
7111 N 76TH ST	\$ 314,400.00	56	\$ 176,064.00	\$ 352.13
7141 N 76TH ST	\$ 2,313,900.00	100	\$ 2,313,900.00	\$ 4,627.80
7101 N 76TH ST	\$ 49,200.00	100	\$ 49,200.00	\$ 100.00
7519 W GOOD HOPE RD	\$ 627,600.00	100	\$ 627,600.00	\$ 1,255.20
7515 W GOOD HOPE RD	\$ 1,324,800.00	100	\$ 1,324,800.00	\$ 2,649.60
7140 N 76TH ST	\$ 498,400.00	100	\$ 498,400.00	\$ 996.80
7130 N 76TH ST	\$ 1,428,900.00	100	\$ 1,428,900.00	\$ 2,857.80
6900-6902 N 76TH ST	\$ 198,500.00	100	\$ 198,500.00	\$ 397.00
6920 N 76TH ST	\$ 868,400.00	100	\$ 868,400.00	\$ 1,736.80
6930 N 76TH ST	\$ 592,600.00	100	\$ 592,600.00	\$ 1,185.20
6940 N 76TH ST	\$ 252,600.00	100	\$ 252,600.00	\$ 505.20
7000-R N 76TH ST	\$ 135,800.00	100	\$ 135,800.00	\$ 271.60
7455 W GOOD HOPE RD	\$ 576,000.00	100	\$ 576,000.00	\$ 1,152.00
7335 W GOOD HOPE RD	\$ 1,949,000.00	100	\$ 1,949,000.00	\$ 3,898.00
7401 W GOOD HOPE RD	\$ 10,869,100.00	100	\$ 10,869,100.00	\$ 21,738.20

7459 W GOOD HOPE RD	\$ 232,400.00	100	\$ 232,400.00	\$ 464.80
7016 N 76TH ST	\$ 399,300.00	100	\$ 399,300.00	\$ 798.60
7050 N 76TH ST	\$ 1,725,000.00	100	\$ 1,725,000.00	\$ 3,450.00
7300 W CHAMPIONS WA	\$ 4,053,700.00	100	\$ 4,053,700.00	\$ 8,107.40
6800 N 76TH ST	\$ 2,509,500.00	100	\$ 2,509,500.00	\$ 5,019.00
7003-R W GOOD HOPE RD	\$ 85,800.00	100	\$ 85,800.00	\$ 171.60
6767 N 60TH ST	\$ 35,000.00	100	\$ 35,000.00	\$ 100.00
6701 W GOOD HOPE RD	\$ 7,967,300.00	100	\$ 7,967,300.00	\$ 15,934.60
6321 W GOOD HOPE RD	\$ 9,351,100.00	100	\$ 9,351,100.00	\$ 18,702.20
5909 W GOOD HOPE RD	\$ 798,500.00	100	\$ 798,500.00	\$ 1,597.00
5801 W GOOD HOPE RD	\$ 1,264,800.00	100	\$ 1,264,800.00	\$ 2,529.60
5651 W GOOD HOPE RD	\$ 3,496,500.00	100	\$ 3,496,500.00	\$ 6,993.00
5701 W GOOD HOPE RD	\$ 1,657,300.00	100	\$ 1,657,300.00	\$ 3,314.60
6580 N INDUSTRIAL RD	\$ 698,700.00	100	\$ 698,700.00	\$ 1,397.40
6540 N INDUSTRIAL RD	\$ 1,028,100.00	100	\$ 1,028,100.00	\$ 2,056.20
6565 N INDUSTRIAL RD	\$ 455,000.00	100	\$ 455,000.00	\$ 910.00
6471 N INDUSTRIAL RD	\$ 550,800.00	100	\$ 550,800.00	\$ 1,101.60
6541 N INDUSTRIAL RD	\$ 50,100.00	100	\$ 50,100.00	\$ 100.20
6501 N INDUSTRIAL RD	\$ 183,800.00	100	\$ 183,800.00	\$ 367.60
6433 N INDUSTRIAL RD	\$ 115,800.00	100	\$ 115,800.00	\$ 231.60
6418 W MILL RD	\$ 42,000.00	100	\$ 42,000.00	\$ 100.00
6600 N INDUSTRIAL RD	\$ 3,781,600.00	100	\$ 3,781,600.00	\$ 7,563.20
6650 N INDUSTRIAL RD	\$ 639,600.00	100	\$ 639,600.00	\$ 1,279.20
6300 W MILL RD	\$ 4,099,100.00	100	\$ 4,099,100.00	\$ 8,198.20
6565 N 60TH ST	\$ 1,864,200.00	100	\$ 1,864,200.00	\$ 3,728.40
6438 W MILL RD	\$ 80,700.00	100	\$ 80,700.00	\$ 161.40
6480 N INDUSTRIAL RD	\$ 268,800.00	100	\$ 268,800.00	\$ 537.60
6452 N INDUSTRIAL RD	\$ 180,000.00	100	\$ 180,000.00	\$ 360.00
6324-R W MILL RD	\$ 10,900.00	100	\$ 10,900.00	\$ 100.00
6404 N 76TH ST	\$ 863,700.00	100	\$ 863,700.00	\$ 1,727.40
6574 N 76TH ST	\$ 1,038,600.00	100	\$ 1,038,600.00	\$ 2,077.20
6610 N 76TH ST	\$ 216,400.00	100	\$ 216,400.00	\$ 432.80
7100 W CHAMPIONS WA	\$ 945,300.00	100	\$ 945,300.00	\$ 1,890.60
7030 W CHAMPIONS WA	\$ 1,253,400.00	100	\$ 1,253,400.00	\$ 2,506.80
6550 N 76TH ST	\$ 2,515,100.00	100	\$ 2,515,100.00	\$ 5,030.20
6544 N 76TH ST	\$ 1,000,400.00	100	\$ 1,000,400.00	\$ 2,000.80
6406-6440 N 76TH ST	\$ 6,610,000.00	100	\$ 6,610,000.00	\$ 13,220.00
6442 N 76TH ST	\$ 3,091,800.00	100	\$ 3,091,800.00	\$ 6,183.60
6635-7301 W CHAMPIONS WA	\$ 18,997,000.00	100	\$ 18,997,000.00	\$ 37,994.00
7610 W MILL RD	\$ 291,700.00	100	\$ 291,700.00	\$ 583.40
7625-7627 W MILL RD	\$ 177,600.00	100	\$ 177,600.00	\$ 355.20
7638 W WINFIELD AV	\$ 23,800.00	100	\$ 23,800.00	\$ 100.00
6375 N 76TH ST	\$ 856,500.00	100	\$ 856,500.00	\$ 1,713.00

6325 N 76TH ST	\$ 1,108,700.00	100	\$ 1,108,700.00	\$ 2,217.40
6309 N 76TH ST	\$ 255,400.00	100	\$ 255,400.00	\$ 510.80
6267-6275 N 76TH ST	\$ 317,400.00	82	\$ 260,268.00	\$ 520.54
6030-6060 N 77TH ST	\$ 610,100.00	100	\$ 610,100.00	\$ 1,220.20
6001 N 77TH ST	\$ 126,700.00	100	\$ 126,700.00	\$ 253.40
7740 W FLORIST AV	\$ 216,600.00	100	\$ 216,600.00	\$ 433.20
7626 W FLORIST AV	\$ 927,700.00	100	\$ 927,700.00	\$ 1,855.40
6005 N 76TH ST	\$ 258,200.00	100	\$ 258,200.00	\$ 516.40
6103 N 76TH ST	\$ 778,000.00	100	\$ 778,000.00	\$ 1,556.00
6330 N 76TH ST	\$ 2,853,000.00	100	\$ 2,853,000.00	\$ 5,706.00
6122 N 76TH ST	\$ 241,800.00	100	\$ 241,800.00	\$ 483.60
7400 W DOUGLAS AV	\$ 369,000.00	100	\$ 369,000.00	\$ 738.00
7320-7400 W FLORIST AV	\$ 2,841,400.00	100	\$ 2,841,400.00	\$ 5,682.80
6000-6066 N 76TH ST	\$ 2,213,400.00	100	\$ 2,213,400.00	\$ 4,426.80
7200 W FLORIST AV	\$ 156,800.00	100	\$ 156,800.00	\$ 313.60
6150 N 73RD ST	\$ 26,200.00	100	\$ 26,200.00	\$ 100.00
7000 W FLORIST AV	\$ 1,782,600.00	100	\$ 1,782,600.00	\$ 3,565.20
6900 W FLORIST AV	\$ 250,900.00	100	\$ 250,900.00	\$ 501.80
6270-6300 N 76TH ST	\$ 4,303,200.00	100	\$ 4,303,200.00	\$ 8,606.40
7216 W DOUGLAS AV	\$ 6,800.00	100	\$ 6,800.00	\$ 100.00
7240 W DOUGLAS AV	\$ 104,600.00	100	\$ 104,600.00	\$ 209.20
7000 W DOUGLAS AV	\$ 105,500.00	100	\$ 105,500.00	\$ 211.00
7415 W MILL RD	\$ 353,500.00	100	\$ 353,500.00	\$ 707.00
	\$ -		\$ 353,500.00	\$ 707.00
6366 N 76TH ST	\$ 603,000.00	100	\$ 603,000.00	\$ 1,206.00
7427 W MILL RD	\$ 169,700.00	100	\$ 169,700.00	\$ 339.40
6260 N 76TH ST	\$ 600,900.00	100	\$ 600,900.00	\$ 1,201.80
6230 N 76TH ST	\$ 661,900.00	100	\$ 661,900.00	\$ 1,323.80
7323 W MILL RD	\$ 554,700.00	100	\$ 554,700.00	\$ 1,109.40
7111-7125 W MILL RD	\$ 3,930,000.00	100	\$ 3,930,000.00	\$ 7,860.00
7029 W MILL RD	\$ 1,859,100.00	100	\$ 1,859,100.00	\$ 3,718.20
6937 W MILL RD	\$ 1,511,000.00	100	\$ 1,511,000.00	\$ 3,022.00
6925 W MILL RD	\$ 452,900.00	100	\$ 452,900.00	\$ 905.80
6913 W MILL RD	\$ 44,300.00	100	\$ 44,300.00	\$ 100.00
6815 W MILL RD	\$ 307,900.00	100	\$ 307,900.00	\$ 615.80
6601-6671 W MILL RD	\$ 3,259,100.00	100	\$ 3,259,100.00	\$ 6,518.20
6143 N 60TH ST	\$ 1,259,900.00	100	\$ 1,259,900.00	\$ 2,519.80
6555 W MILL RD	\$ 1,317,100.00	100	\$ 1,317,100.00	\$ 2,634.20
6551 W MILL RD	\$ 1,667,900.00	100	\$ 1,667,900.00	\$ 3,335.80
6121 W DOUGLAS AV	\$ 669,300.00	100	\$ 669,300.00	\$ 1,338.60
6180 N 64TH ST	\$ 147,200.00	100	\$ 147,200.00	\$ 294.40
6333 W DOUGLAS AV	\$ 522,500.00	100	\$ 522,500.00	\$ 1,045.00
6301 W DOUGLAS AV	\$ 955,800.00	100	\$ 955,800.00	\$ 1,911.60
6210 W DOUGLAS AV	\$ 574,800.00	100	\$ 574,800.00	\$ 1,149.60

6200 N 64TH ST	\$ 581,600.00	100	\$ 581,600.00	\$ 1,163.20
6300 W DOUGLAS AV	\$ 582,400.00	100	\$ 582,400.00	\$ 1,164.80
6101-6105 N 64TH ST	\$ 5,581,900.00	100	\$ 5,581,900.00	\$ 11,163.80
6161 N 64TH ST	\$ 3,230,700.00	100	\$ 3,230,700.00	\$ 6,461.40
6401 W MILL RD	\$ 31,000.00	100	\$ 31,000.00	\$ 100.00
6353 N 64TH ST	\$ 897,500.00	100	\$ 897,500.00	\$ 1,795.00
6305 N 64TH ST	\$ 911,700.00	100	\$ 911,700.00	\$ 1,823.40
6239 N 60TH ST	\$ 86,500.00	100	\$ 86,500.00	\$ 173.00
6242 N 64TH ST	\$ 444,000.00	100	\$ 444,000.00	\$ 888.00
6060 W DOUGLAS AV	\$ 1,392,900.00	100	\$ 1,392,900.00	\$ 2,785.80
6120 W DOUGLAS AV	\$ 1,198,300.00	100	\$ 1,198,300.00	\$ 2,396.60
6301 W MILL RD	\$ 778,000.00	100	\$ 778,000.00	\$ 1,556.00
5901 W BENDER CT	\$ 487,000.00	100	\$ 487,000.00	\$ 974.00
5801 W BENDER CT	\$ 590,300.00	100	\$ 590,300.00	\$ 1,180.60
5709 W BENDER CT	\$ 2,934,400.00	100	\$ 2,934,400.00	\$ 5,868.80
5720 W BENDER CT	\$ 246,400.00	100	\$ 246,400.00	\$ 492.80
5920 W BENDER CT	\$ 584,200.00	100	\$ 584,200.00	\$ 1,168.40
6140 N 60TH ST	\$ 270,800.00	100	\$ 270,800.00	\$ 541.60
6160 N 60TH ST	\$ 249,500.00	100	\$ 249,500.00	\$ 499.00
6192 N 60TH ST	\$ 103,100.00	100	\$ 103,100.00	\$ 206.20
5737 W MILL RD	\$ 757,400.00	100	\$ 757,400.00	\$ 1,514.80
5225 W MILL RD	\$ 142,200.00	50	\$ 71,100.00	\$ 142.20
5214 W WOOLWORTH AV	\$ 61,000.00	100	\$ 61,000.00	\$ 122.00
5800 W FLORIST AV	\$ 564,200.00	100	\$ 564,200.00	\$ 1,128.40
5501 W MILL RD	\$ 577,000.00	100	\$ 577,000.00	\$ 1,154.00
5515 W MILL RD	\$ 39,400.00	100	\$ 39,400.00	\$ 100.00
5521 W MILL RD	\$ 31,800.00	100	\$ 31,800.00	\$ 100.00
5611 W MILL RD	\$ 709,400.00	100	\$ 709,400.00	\$ 1,418.80
5611 W WOOLWORTH AV	\$ 780,400.00	100	\$ 780,400.00	\$ 1,560.80
5629 W WOOLWORTH AV	\$ 410,400.00	100	\$ 410,400.00	\$ 820.80
5302 W WOOLWORTH AV	\$ 144,800.00	100	\$ 144,800.00	\$ 289.60
5320 W WOOLWORTH AV	\$ 132,000.00	100	\$ 132,000.00	\$ 264.00
5407 W MILL RD	\$ 47,600.00	100	\$ 47,600.00	\$ 100.00
5341 W WOOLWORTH AV	\$ 1,945,700.00	100	\$ 1,945,700.00	\$ 3,891.40
5409 W WOOLWORTH AV	\$ 489,700.00	100	\$ 489,700.00	\$ 979.40
5519 W WOOLWORTH AV	\$ 1,173,200.00	100	\$ 1,173,200.00	\$ 2,346.40
5724 W FLORIST AV	\$ 185,100.00	100	\$ 185,100.00	\$ 370.20
5714 W FLORIST AV	\$ 85,800.00	100	\$ 85,800.00	\$ 171.60
5600-5610 W FLORIST AV	\$ 451,600.00	100	\$ 451,600.00	\$ 903.20
5800 W DOUGLAS AV	\$ 659,500.00	100	\$ 659,500.00	\$ 1,319.00
5700 W DOUGLAS AV	\$ 572,900.00	100	\$ 572,900.00	\$ 1,145.80
5730 W DOUGLAS AV	\$ 295,700.00	100	\$ 295,700.00	\$ 591.40
5711 W DOUGLAS AV	\$ 395,300.00	100	\$ 395,300.00	\$ 790.60
5632 W FLORIST AV	\$ 100,000.00	100	\$ 100,000.00	\$ 200.00

5607 W DOUGLAS AV	\$ 583,500.00	100	\$ 583,500.00	\$ 1,167.00
5635 W DOUGLAS AV	\$ 586,500.00	100	\$ 586,500.00	\$ 1,173.00
6030 N 60TH ST	\$ 1,306,200.00	100	\$ 1,306,200.00	\$ 2,612.40
5734 W FLORIST AV	\$ 166,400.00	100	\$ 166,400.00	\$ 332.80
5529 W DOUGLAS AV	\$ 99,700.00	100	\$ 99,700.00	\$ 199.40
5500 W FLORIST AV	\$ 853,800.00	100	\$ 853,800.00	\$ 1,707.60
5500 W DOUGLAS AV	\$ 586,500.00	100	\$ 586,500.00	\$ 1,173.00
5600 W DOUGLAS AV	\$ 542,600.00	100	\$ 542,600.00	\$ 1,085.20
5901 W DOUGLAS AV	\$ 544,500.00	100	\$ 544,500.00	\$ 1,089.00
5777 W DOUGLAS AV	\$ 963,700.00	100	\$ 963,700.00	\$ 1,927.40
6360 N 60TH ST	\$ 997,100.00	100	\$ 997,100.00	\$ 1,994.20
4609-4721 W WOOLWORTH AV	\$ 1,883,000.00	100	\$ 1,883,000.00	\$ 3,766.00
5001 W MILL RD	\$ 521,700.00	100	\$ 521,700.00	\$ 1,043.40
5901 N 55TH ST	\$ 29,200.00	100	\$ 29,200.00	\$ 100.00
5873 N 55TH ST	\$ 864,800.00	100	\$ 864,800.00	\$ 1,729.60
5889 N 55TH ST	\$ 70,400.00	100	\$ 70,400.00	\$ 140.80
5515 W FLORIST AV	\$ 620,000.00	100	\$ 620,000.00	\$ 1,240.00
5933 N 55TH ST	\$ 728,800.00	100	\$ 728,800.00	\$ 1,457.60
5960 N 60TH ST	\$ 1,733,700.00	100	\$ 1,733,700.00	\$ 3,467.40
5840-5850 N 60TH ST	\$ 892,700.00	100	\$ 892,700.00	\$ 1,785.40
5915 N 55TH ST	\$ 234,400.00	100	\$ 234,400.00	\$ 468.80
5969 N 60TH ST	\$ 258,700.00	0	\$ -	\$ -
5959 N 60TH ST	\$ 235,200.00	0	\$ -	\$ -
6432 W SILVER SPRING DR	\$ 122,100.00	50	\$ 61,050.00	\$ 122.10
6414-6426 W SILVER SPRING DR	\$ 170,300.00	100	\$ 170,300.00	\$ 340.60
6410 W SILVER SPRING DR	\$ 657,900.00	100	\$ 657,900.00	\$ 1,315.80
5620 N 62ND ST	\$ 53,200.00	100	\$ 53,200.00	\$ 106.40
6000 W SILVER SPRING DR	\$ 1,879,300.00	100	\$ 1,879,300.00	\$ 3,758.60
6120 W SILVER SPRING DR	\$ 393,000.00	100	\$ 393,000.00	\$ 786.00
6350 W SILVER SPRING DR	\$ 1,165,500.00	100	\$ 1,165,500.00	\$ 2,331.00
6204 W SILVER SPRING DR	\$ 38,700.00	100	\$ 38,700.00	\$ 100.00
6220 W SILVER SPRING DR	\$ 244,100.00	73	\$ 178,193.00	\$ 356.39
6330 W SILVER SPRING DR	\$ 403,800.00	100	\$ 403,800.00	\$ 807.60
7525 W FLORIST AV	\$ 173,900.00	100	\$ 173,900.00	\$ 347.80
5950-5954 N 76TH ST	\$ 395,600.00	100	\$ 395,600.00	\$ 791.20
5902-5940 N 76TH ST	\$ 1,229,200.00	100	\$ 1,229,200.00	\$ 2,458.40
5656 N 76TH ST	\$ 818,100.00	100	\$ 818,100.00	\$ 1,636.20
5903 N 76TH ST	\$ 133,900.00	100	\$ 133,900.00	\$ 267.80
5925 N 76TH ST	\$ 1,406,000.00	100	\$ 1,406,000.00	\$ 2,812.00
7605 W FLORIST AV	\$ 326,700.00	100	\$ 326,700.00	\$ 653.40
5959-5969 N 76TH ST	\$ 72,000.00	100	\$ 72,000.00	\$ 144.00
	\$ 219,270,500.00		\$ 218,351,140.00	\$ 437,322.21

Board Member	Title	Property Owner/Occupant	Start Date	End Date
David Mitchell	Member	8301 W. Parkland Court	02/16/2018	02/16/2022
Steven Hentzen	Member	6937 W. Mill Road	11/10/2014	11/10/2022
John Erdmann	Member	6930 N. 76th St.	03/03/2020	03/01/2023

Business Improvement District #31 2023 Annual Report

Financial Relationships

BID #31 contracts with Havenwoods Neighborhood Partnership to carry out the BID's initiatives. Both organizations work synergistically to deliver economic and community development strategies throughout the Havenwoods community. There is overlap of Board members for the BID and HNP to ensure inclusivity. We also have overlap of Board representation of NID Board members and HNP to ensure that initiatives are mutually supported and complementing one another.

Property Values and Economic Development

The total property value for the Havenwoods BID for 2023 is \$218,351,140 . In 2008 aggregate commercial property value in this BID was \$153,242,000. That is an increase of \$65,109,140 (29%) over the course of 15 years.

Core Programs:

Business Assistance:

The BID continues to serve as an advocate for businesses making better connections with city services such as Dept. of Public Works, Department of Neighborhood Services and the Milwaukee Police Department.

We have been actively assisting new businesses in the neighborhood with expediting permits, assisting with BOZA applications, staffing recruitment and grants.

Business Grants

BID #31 implements four grant programs to include sign grants, landscape grants, security grants and façade grants. In 2023 we will have awarded \$10,000 in business grants with a projected additional \$10,000 awarded before the end of year based on projects currently under construction.

Safety

BID 31 has committed to annual investment of \$60,000 to commission a mobile security officer for nightly patrols from 10 pm to 5am 7 days per week.

BID 31 has committed \$22,000 annually to install advanced license plate reader cameras (LPR) to be placed at the perimeter of our BID.

Workforce Development

In 2023, BID 31 partnered with Employ Milwaukee to institute a pilot Transitional Jobs Program. The funding for that program ceased and BID 31 opted to fund it at a commitment of \$160,000 annually. We currently employ four individuals that struggle with a spotted work history and the need for scaling up job skills. This program is known throughout the community as the Streets Keepers Neighborhood Ambassador Program.



The Streetkeepers program activities include collecting illegal dumping, litter pick up, beautification, private portering contracts with local commercial building owners, and resident engagement.



BID 31 in partnership with HNP has hosted four Job Fairs for businesses locating to Havenwoods that are interested in hiring from the neighborhood.

Employer Assisted Homeownership Program:

The BID continues to grow the homeownership program where we provide \$3000.00 in downpayment assistance for employees in Havenwoods businesses that choose to purchase their first home in Havenwoods. To date we have 6 corporations that are officially EAH companies. This year we have 10 participants taking credit correction workshops and are working with local banks to work on preapprovals. We have hosted 4 lunch and learn orientations to promote the program and have hosted two homes tours for EAH participants.



Community Development

As part of the administrative fee that the BID pays to its partnering CDC, Havenwoods Economic Development Corporation, they are investing heavily in the surrounding community to build a sustainable neighborhood and a business friendly community. This investment is in the form of assisting in the operational costs of running the CDC. These are some of the programs that the BID currently invests in:



1. Community Coat Collection
2. Turkey Giveaway
3. Summer Lunch and Book program
4. Clovernook Neighborhood Cook Out
5. Havenwoods Summer Concert Series



Economic Development:

New Business in 2023:

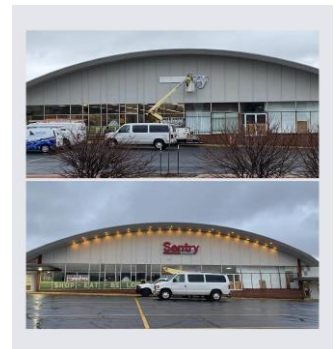
1. Mong Deli: They are very close to an opening date. They are asking for additional grant assistance. I will bring this up to the BID to see if they would be interested in more support to get him up and running. They still need to complete the plumbing work and purchase cooler cases.



2. Havenwoods Beer Garden and Tap Room: HNP hosted a partner appreciation day at this development that's under construction. But attendees were able to tour the space, see the vision and enjoy a couple of beers and food. They think they will be open in October. The BID is providing some grant money to assist with this development. The BID provided facade grant assistance for this business



3. Sentry Foods: They are still waiting for inspections and an occupancy permit prior to opening. This has been holding things up. But they say they are close to opening. Since then, a contact from the Bucks organization has reached out to see what they can do to assist with making this a sustainable store and to help ensure success. They have not indicated how they would be able to do that but we are planning a meeting to find out what they can provide. The BID provided facade grant assistance for this business.



4. Children's Hospital of Wisconsin: A new clinic will be going up on 71st & Good Hope on the empty lot between Pick n Save and the soccer field. A few of the Board members met with the developers to talk about the plans. Plans include a full service clinic, urgent care and mental health services for children. The developers have requested a letter of support and we will be providing that to them.

5. Bank of America Development: There is a proposal on the table to redevelop the former Yeng Chen site into a Bank of America retail banking center. On the surface, this is not a very controversial development and will be good for that corner. My only push back on this development is that more banks were not identified in our community planning efforts. However, having more viable restaurants has always been on the needs and wants list of business stakeholders and residents. This development will tear down a viable restaurant. That being said, I'd like to have a conversation with this developer about adding something to this development that would allow for a restaurant development on the same site or nearby it.

6. Tasty Restaurant on 6200 W. Silver Spring Drive: This is still under construction with no open date determined. The BID provided Facade grant assistance for this business.

7. WECare Pharmacy: We held a resident leader meeting with this pharmacy to begin establishing community connections and trust with this pharmacy. Residents were very positive and welcoming of this new business. The BID provided facade grant assistance for this business.



Capital Improvements

The Business Improvement District maintains infrastructure improvements to include: rail road bridge painting, boulevard landscape maintenance, holiday lights, and civic planters.

**BUSINESS IMPROVEMENT DISTRICT #31
MILWAUKEE, WISCONSIN**

**FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR'S REPORT
FOR THE YEAR ENDED DECEMBER 31, 2022
WITH REVIEWED FINANCIAL STATEMENTS FOR THE YEAR
ENDED DECEMBER 31, 2021**

DRAFT

BUSINESS IMPROVEMENT DISTRICT #31
MILWAUKEE, WISCONSIN

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Independent Accountant's Review Report

Board of Directors
Business Improvement District #31
Milwaukee, Wisconsin

Opinion

We have audited the accompanying financial statements of Business Improvement District #31 (a nonprofit organization), which comprise the statement of financial position as of December 31, 2022, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Business Improvement District #31 as of December 31, 2022, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Business Improvement District #31 and to meet our other ethical responsibilities in accordance with the relevant 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 the 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 Business Improvement District #31's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

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 Business Improvement District #31'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 Business Improvement District #31's ability to continue as a going concern for a reasonable period of time.

Other Matters

We have previously reviewed Business Improvement District #31's December 31, 2021 financial statements, in our report dated February 8 2022. We performed a review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review services Committee of the AICPA. We did not audit the year ended December 31, 2021 financial statements. In our opinion, the comparative information presented herein as of and for the year ended December 31, 2021 is consistent, in all material respects, with the reviewed financial statements from which it has been derived.

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.



Krause & Associates, SC
Grafton, Wisconsin
October xx, 2023

BUSINESS IMPROVEMENT DISTRICT #31
STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2022 AND 2021

	2022 <u>(Audited)</u>	2021 <u>(Reviewed)</u>
<u>ASSETS</u>		
Cash and cash equivalents	\$ 357,226	\$ 190,024
Prepaid expenses	<u>5,602</u>	<u>1,470</u>
Subtotal	362,828	191,494
PROPERTY AND EQUIPMENT		
Vehicle and trailer	18,329	18,329
Less accumulated depreciation	<u>(7,332)</u>	<u>(3,666)</u>
Property and equipment, net	<u>10,997</u>	<u>14,663</u>
TOTAL ASSETS	<u>\$ 373,825</u>	<u>\$ 206,157</u>
<u>LIABILITIES AND NET ASSETS</u>		
LIABILITIES		
Accounts payable	<u>\$ 103,885</u>	<u>\$ 55,544</u>
TOTAL LIABILITIES	103,885	55,544
NET ASSETS		
Without donor restrictions	<u>269,940</u>	<u>150,613</u>
TOTAL NET ASSETS	<u>269,940</u>	<u>150,613</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 373,825</u>	<u>\$ 206,157</u>

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

BUSINESS IMPROVEMENT DISTRICT #31
 STATEMENTS OF ACTIVITIES
 FOR THE YEAR ENDED DECEMBER 31, 2022 AND 2021

	2022 <u>(Audited)</u>	2021 <u>(Reviewed)</u>
REVENUE		
City of Milwaukee assessment income	\$ 443,008	\$ 239,334
Grant revenue	1,994	5,000
Other	3,301	-
Interest	<u>39</u>	<u>50</u>
Total revenue	<u>448,342</u>	<u>244,384</u>
EXPENSES		
Program services	298,542	153,655
Supporting services:		
Management and general	30,473	28,780
Fundraising	<u>-</u>	<u>-</u>
Total expenses	<u>329,015</u>	<u>182,435</u>
Changes in net assets	119,327	61,949
Net assets, beginning of year	<u>150,613</u>	<u>88,664</u>
Net assets, at end of year	<u>\$ 269,940</u>	<u>\$ 150,613</u>

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

BUSINESS IMPROVEMENT DISTRICT #31
STATEMENTS OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2022 and 2021

	2022 (Audited)			
	Program	Management and General	Fundraising	Total
OPERATING EXPENSES				
Contract admin services	\$ 80,000	\$ 20,000	\$ -	\$ 100,000
Depreciation	3,666	-	-	3,666
Infrastructure projects:				
Capital improvements	10,900	-	-	10,900
Landscaping	55,385	-	-	55,385
Security	65,415	-	-	65,415
Streetkeeper program	56,099	-	-	56,099
Insurance	1,603	687	-	2,290
Office and administrative	3,142	8,686	-	11,828
Professional fees	17,587	1,100	-	18,687
Program:				
Employee Assistance				
Homeownership Program	1,620	-	-	1,620
Other programs	3,125	-	-	3,125
Total expenses	<u>\$ 298,542</u>	<u>\$ 30,473</u>	<u>\$ -</u>	<u>\$ 329,015</u>
	2021 (Reviewed)			
	Program	Management and General	Fundraising	Total
OPERATING EXPENSES				
Contract admin services	\$ 80,000	\$ 20,000	\$ -	\$ 100,000
Depreciation	3,666	-	-	3,666
Infrastructure projects:				
Capital improvements	125	-	-	125
Landscaping	24,952	-	-	24,952
Streetkeeper program	23,132	-	-	23,132
Insurance	1,467	628	-	2,095
Office and administrative	58	4,352	-	4,410
Professional fees	17,220	3,800	-	21,020
Program:				
Employee Assistance				
Homeownership Program	30	-	-	30
Other programs	3,005	-	-	3,005
Total expenses	<u>\$ 153,655</u>	<u>\$ 28,780</u>	<u>\$ -</u>	<u>\$ 182,435</u>

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

BUSINESS IMPROVEMENT DISTRICT #31
 STATEMENTS OF CASH FLOWS
 FOR THE YEAR ENDED DECEMBER 31, 2022 and 2021

	2022 <u>(Audited)</u>	2021 <u>(Reviewed)</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Changes in net assets	\$ 119,327	\$ 61,949
Adjustments to reconcile changes in net assets to net cash provided by operating activities		
Depreciation expense	3,666	3,666
(Increase) decrease in accounts receivable	-	2,250
(Increase) decrease in prepaid expenses	(4,132)	(1,470)
Increase (decrease) in accounts payable	<u>48,341</u>	<u>24,845</u>
Net cash provided by operating activities	<u>167,202</u>	<u>91,240</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property and equipment	<u>-</u>	<u>(18,329)</u>
Net cash provided by (used in) investing activities	<u>-</u>	<u>(18,329)</u>
Net increase in cash and cash equivalents	167,202	72,911
Cash and cash equivalents at beginning of year	<u>190,024</u>	<u>117,113</u>
Cash and cash equivalents at end of year	<u>\$ 357,226</u>	<u>\$ 190,024</u>
Supplemental disclosure of cash flow information:		
In-kind contributions received	<u>\$ -</u>	<u>\$ -</u>
Cash paid for interest	<u>\$ -</u>	<u>\$ -</u>

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

BUSINESS IMPROVEMENT DISTRICT #31
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A summary of the significant accounting policies consistently applied in the preparation of the accompanying financial statements follows.

1. Organization and business activity

Business Improvement District #31 (BID) was created by the City of Milwaukee through resolution file No. 030863 on November 5, 2003. The primary purpose of the 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 BID was organized to promote the planned development and redevelopment of property within the Havenwoods area of the City. Business Improvement Districts are authorized by Wisconsin Statutes Section 66.1109.

2. Cash and cash equivalents

The BID considers all cash and highly liquid financial instruments with original maturities of three months or less to be cash and cash equivalents.

3. Accounts receivable

Accounts receivable consist primarily of noninterest-bearing amounts due for program services. The BID determines the allowance for uncollectible accounts receivable based on historical experience, an assessment of economic conditions, and a review of subsequent collections. Accounts receivable are written off when deemed uncollectible. At December 31, 2022 and 2021, management determined that no allowance for uncollectible accounts receivable was required. The BID has no accounts receivable at December 31, 2022 and 2021. Receivables from contracts with customers are reported as accounts receivable, in the accompanying statements of financial position. Contract liabilities are reported as deferred revenue in the accompanying statements of financial position.

4. Prepaid expenses

Prepaid expenses are recognized when payments are made for goods or services to be received in a future period.

5. Property and equipment

Property and equipment are recorded at cost or fair market value if donated. The BID's policy is to capitalize all tangible assets which separately or in the aggregate have an acquisition cost of \$1,500 or greater. Major additions and improvements are capitalized. Depreciation is provided on the straight-line method over the estimated useful lives of the assets. When assets are sold or

BUSINESS IMPROVEMENT DISTRICT #31
NOTES TO FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2022 AND 2021

A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

5. Property and equipment - continued

otherwise disposed of, the cost and related depreciation or amortization are removed from the accounts, and any resulting gain or loss is included in the statements of activities. Costs of maintenance and repairs that do not improve or extend the useful lives of the respective assets are expensed currently.

Depreciation expense for the years ended December 31, 2022 and 2021 totaled \$3,666 and \$3,666, respectively.

6. Net assets

The BID follows the accrual method of accounting wherein revenues and expenses are recorded in the period earned or incurred. Net assets, revenues, gains, and losses are classified based on the existence or absence of donor or grantor imposed restrictions.

Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions – Net assets available for use in general operations and not subject to donor (or certain grantor) restrictions.

Net Assets With Donor Restrictions – Net assets subject to donor- (or certain grantor-) imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity.

The BID reports contributions restricted by donors as increases in net assets without donor restrictions if the restrictions expire (that is, when a stipulated time restriction ends or purpose restriction is accomplished) in the reporting period in which the revenue is recognized. All other donor-restricted contributions are reported as increases in net assets with donor restrictions, depending on the nature of the restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statements of activities as net assets released from restrictions.

BUSINESS IMPROVEMENT DISTRICT #31
NOTES TO FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2022 and 2021

A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

7. Revenue and Revenue Recognition

Revenue is recognized from programs when the services are provided. All services are transferred at a point in time. Contributions are recognized when cash, securities or other assets, an unconditional promise to give, or notification of a beneficial interest is received. Conditional promises to give, that is, those with a measurable performance or other barrier, and a right of return, are not recognized until the conditions on which they depend have been substantially met. As of December 31, 2022 and 2021, the BID has no conditional contributions.

8. Donated services and in-kind contributions

Volunteers contribute significant amounts of time to our program services, administration, and fundraising and development activities; however, the financial statements do not reflect the value of these contributed services because they do not meet recognition criteria prescribed by generally accepted accounting principles. Contributed goods are recorded at fair value at the date of donation. The BID records donated professional services at the respective fair values of the services received.

9. Capital and infrastructure improvements

Capital and infrastructure improvements are not capitalized; rather they are expensed as incurred as they are considered part of the City of Milwaukee's public infrastructure.

10. Allocation of functional expenses

The financial statements report certain categories of expenses that are attributed to more than one program or supporting function. Therefore, expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated include contract services, professional fees, office expenses, supplies, and other, which are allocated on the basis of estimates of time and effort.

11. Income taxes

The BID is exempt from income tax as an affiliate of a governmental unit pursuant to Section 501(a) of the Internal Revenue Code.

The BID evaluates its tax positions and assesses their uncertainty, if any, through review and application of various sources of tax authority including statutes, regulations, rulings, court cases and widely held administrative practices.

BUSINESS IMPROVEMENT DISTRICT #31
NOTES TO FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2022 AND 2021

A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

12. Use of estimates

The preparation of the financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of 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, and those differences could be material.

13. Subsequent Events

Management has evaluated subsequent events for recognition and disclosure in the financial statements through October xx, 2023, which is the date that the financial statements were available to be issued.

14. New Accounting Standards

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

The BID adopted the leasing standards effective January 1, 2022, using the modified retrospective approach with January 1, 2022 as the initial date of application. The BID elected to use all available practical expedients provided in the transition guidance. These allowed the BID to not reassess the identification, classification and initial direct costs of lessor agreements and to use hindsight in lessee and lessor agreements for determining lease term and right-of-use asset impairment. The BID has implemented Topic 842 and has had no effect on these financial statements.

BUSINESS IMPROVEMENT DISTRICT #31
 NOTES TO FINANCIAL STATEMENTS - CONTINUED
 DECEMBER 31, 2022 AND 2021

B – LIQUIDITY AND AVAILABILITY

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the statements of financial position date of December 31, 2022 and 2021, comprise the following:

	2022	2021
Cash and cash equivalents	<u>\$ 357,226</u>	<u>\$ 190,024</u>

C – CONCENTRATION OF RISK

The BID receives property assessment income from the City of Milwaukee, and grant income. The BID’s operations rely on the availability of the property assessment income. For the years ended December 31, 2022 and 2021, 99% and 97% of the BID’s revenue was from the City of Milwaukee.

D – ASSESSMENT INCOME

In order to provide revenues to support the BID’s mission, the Common Council of the City of Milwaukee enforced an assessment on property located within a specified are of Havenwoods Neighborhood business area. The assessment is calculated based on assessed values of the properties every fall. The assessment levied on the district properties was \$2 per \$1,000 of assessed value for commercial parcels. With a minimum assessment of \$100.

E – RELATED PARTY TRANSACTIONS

The BID has an agreement with Havenwoods Neighborhood Partnership, Inc. (HNP), (formerly Havenwoods Economic Development Corporation, Inc. (HEDC)) for BID administration, project management, outreach and mailings as approved annually in the BID Operating Plan. The BID transferred \$100,000 to HNP as payment for the agreement during the years ended December 31, 2022 and 2021. During the year ended December 31, 2022, the BID also paid HNP \$54,660 as reimbursement of the employees for the Streetkeepers program.

As of December 31, 2022 and 2021 \$87,487 and \$49,000, respectively is due to HEDC related to BID administration and program expenses and is included in accounts payable on the statements of financial position. Subsequent to year end 2022 and 2021, the respective accounts payable balances were paid in full.