

BUSINESS IMPROVEMENT DISTRICT 32  
2023 PROPOSED OPERATING PLAN

# BID 32



**NORTH AVENUE  
FOND DU LAC**

MARKETPLACE BID 32

BID 32 was developed to create a viable and sustainable commercial corridor that supports local entrepreneurs, engages current business owners, reduces blight, promotes job growth, advances environmental sustainability and encourages local, regional or national businesses to locate to the community. The BID's boundaries are North Avenue from 8th to 27th Streets and Fond du Lac Avenue from 17th to 27th Streets.



**THE TANDEM**  
1848 W. FOND DU LAC AVE.

The Tandem offers full lunch and dinner menus that feature many familiar standbys including, a seasonal specials menu that boasts unique and ever-changing offerings and a 100-year-old wood bar that slings drinks to go with your meal!



**FONDY PARK**  
2201 W. MEINECKE AVE.

Fondy Park has a number of sustainability features that reduces local flooding and water inflow to the sewerage district's pipes during significant rain or melting events, keeping Lake Michigan cleaner.

**HISTORIC SEARS BUILDING  
(FUTURE HOME OF THE  
ONE MKE PLAZA)**  
2100 W. NORTH AVE.

One MKE Plaza will be home to: Milwaukee's newest boutique hotel, The IKON, Milwaukee's most energetic and mega-productive co-working and enterprise community; The Beehive, a state-of-the-art conference center; representation from Milwaukee's leading corporate partners, and over 20 thriving small businesses.



**ADAMS GARDEN PARK**  
1836 W. FOND DU LAC AVE

Adams Garden Park will become home to four environmental organizations: Milwaukee Environmental Consortium, Milwaukee Water Commons, Wisconsin Conservation Voters, and Walnut Way's Blue Skies Landscaping Program.



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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 received and approved a petition from property owners, which created a Business Improvement District for the purpose of revitalizing and improving the MARKETPLACE BID 32 business area on Milwaukee's North Side. The area is bounded on North Avenue between I-43 and 27<sup>th</sup> Streets and Fond du Lac Avenue between 17<sup>th</sup> and 27<sup>th</sup> Street. The BID law requires that every district have an annual Operating Plan. This document is the Operating Plan for the Marketplace Business Improvement District #32.

### **B. Physical Setting**

The District covers the retail and commercial corridors of North Avenue from I-43 to 27<sup>th</sup> Streets and Fond du Lac from 17<sup>th</sup> to 27<sup>th</sup> Avenue. This area involves several major commercial nodes; North and Fond du Lac Avenues, Center Street, 27<sup>th</sup> and Fond du Lac Ave and Teutonia Avenue and North Avenue. It creates a great opportunity for increasing commercial development, business, and employment growth.

## **II. DISTRICT BOUNDARIES**

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

## **III. PROPOSED OPERATING PLAN**

### **A. Plan Objectives**

Create a viable and sustainable commercial corridor that supports pedestrian oriented commercial real estate development with job growth, local entrepreneurs, engaged business owners, beautification, blight reduction, environmental remediation and local, regional or national businesses location in MARKETPLACE BID 32.

## **KEY STRATEGIC FOCUS AREAS**

- Advance Invest 32 as a program initiative to track, market and support investment into BID 32's underutilized properties
- Advance Commercial Corridors Maintenance and Streetscape Projects
- Support implementation of the Lindsay Heights Charette and the upcoming area plan
- Initiate Safety and Security practices
- Provide space for start-up businesses to build capacity in a vacant or underutilized property
- Support existing business and property owners to build capacity and scale within the BID
- Use Main Street approach to develop BID 32 Board of Directors

## **FOCUS AREAS and PROPOSED ACTIVITIES FOR 2023**

### **Outward Facing**

1. Establish and market a database of available properties. Work with existing property owners, real estate professionals, and neighborhood stakeholders to promote investment and commercial development projects. The "Invest 32" Initiative.
2. Select buildings and gain permission from property owners to install murals and make BID 32's portion of North Avenue and Fond du Lac Avenue become a public art space to attract visitors as well as draw attention and aid in traffic calming. Identify key public spaces and contract for maintenance and beautification.
3. Bring BID resources to fully support implementation of final incomplete Charrette sites. Initial focus to be on the IKON development. Resources may include, but not limited to: marketing, tenant sourcing, occupancy, funding, consulting.
4. Identify security gaps for the businesses that hire private security directed by the BID manager and supported by the Streetscape committee. Implement business safety plans and resources for all BID businesses. Explore options of hiring private security companies to serve as Community Public Safety Ambassador. Work with MPD on specific nuisance properties/areas as well as getting a community liaison officer engaged in the neighborhood.
5. Implement marketing initiatives for aggressive marketing plans with visit milwaukee, and other collaborators for the year.
6. Attract new businesses to BID 32 to occupy vacant properties and provide resources for marketing, design and redevelopment.
7. Establish and maintain close contact with existing BID businesses and property owners. This will be accomplished by developing a slate of programming and providing resources for the purpose of supporting a thriving economic/entrepreneurial ecosystem.
8. Execute new marketing & Brand strategy for North Avenue Marketplace BID 32 Brand theme, "Environment Meets Culture."
9. Execute "Tours at 32" year-round tours that the BID will provide to showcase businesses, restaurants and gardens.

### **Inward Facing**

10. Fill all available vacant BOD seats and slate of Officers. Re-establish and activate committees using Main Street Approach, fill with BOD members and corridor partners.

11. Update and Publish BOD/BID policies and procedures.
12. Complete organizational analysis of current BID structure and processes’.

## **B. Proposed Expenditures**

Proposed 2023 Budget – See Appendix D

## **C. Financing Method**

It is proposed to raise \$ 76,990.01 through BID assessments. (See Appendix D) If other resources are raised (grants, program revenue, etc.) they will also be used to fund projects outlined in the BID budget. 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.

## **D. Organization of BID Board**

The Mayor appoints 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 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 to Eleven
2. Composition - At least three members shall be owners or occupants of property within the district. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years
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 Business Association -no official business association located in the BID 32 service area to date. The BID is a collaborating partner with the Lindsay Heights Commercial Corridors Committee.

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

##### **A. Assessment Rate and Method**

Marketplace BID 32 assesses the property in the district at a rate of 6.60/1000 of assessed value, subject to the maximum assessment of \$1,500 and a minimum assessment of \$300 for the purposes of the BID. DCD staff can assist in developing other methods to fit the proposed BID's circumstances.

##### **B. Early Termination of the District**

The City shall consider terminating the District if the owners of property assessed under the Operating Plan having a valuation equal to more than 50% of the valuation of all property assessed under the Operating Plan, using the method of valuation specified herein, or the owners of property assessed under the Operating Plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the Operating Plan, file a petition with the City Plan Commission requesting termination of the District. On or after the date such a petition is filed, neither the Board nor the City may enter into any new obligations by contract or otherwise until the expiration of thirty (30) days after the date a public hearing is held and unless the District is not terminated.

Within thirty (30) days after filing of a petition, the City Plan Commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a Class 2 notice. Before publication, a copy of the notice with a copy of the Operating Plan and a copy of the detail map showing the boundaries of the District shall be sent by certified mail to all owners of real property within the District.

Within thirty (30) days after the date of such hearing, every owner of property assessed under the Operating Plan may send a written notice to the City Plan Commission indicating, if the owner signed a petition, that the owner retracts the owner's request to terminate the District or, if the owner did not sign the petition, that the owner requests termination of the District.

If, after the expiration of thirty (30) days after the date of the public hearing, by petition or subsequent notification and after subtracting any retractions, the owners of property assessed under the Operating Plan having a valuation equal to more than 50% 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% of the assessed valuation of all properties assessed under the Operating Plan have requested the termination of the District, the City shall terminate the District on the date that the obligation with the latest completion date entered into to implement the Operating Plan expires.

## Appendix A

### Wisconsin State Legislation

#### General Municipality Law

#### Subchapter XI - Development

#### Section 66.1109 Business improvement districts.

(1) In this section:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(b) The planning commission has approved the annexation.

(c) At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before



publication, a copy of the notice together with a copy of a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.

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

(3)

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

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

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

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

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

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

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

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

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



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

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

**Appendix B  
Annual Updates**

**Total Assessed Value of Properties within District**

	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
<b>\$ total assessed value</b>	\$19,994,403	\$19,251,978	\$18,893,261	\$21,197,265
<b># properties / tax keys</b>	221	222	221	220

In the last year the total assessed value of real estate in BID #32 was \$19,994,403 for 221 properties.

<b>2022 Key Strategic Focus Areas</b>	<b>Result</b>
o Establishing overlay district zoning for the BID	Continual working effort
o Create a database of available sites to promote those that are for sale	“Created and developed Invest 32” Online digital network of investors and partners to solicit real estate for sale in BID boundaries. Using constant contact.
o Work with the City to RFP city owned sites	Started working with the Department of City Development to establish and update the list of Commercial real estate.  Communicated and had several meetings with Alderman Stamper and his team to establish and identify RFP opportunities and what they would like to see in the Lindsay Heights area.
o Encourage inclusive development models that incorporate community equity investment	Worked with the City to enhance and re-develop the process in which investors/buyers are being approved for grants and assistance that were more inclusive and equal opportunity. With our input and influence the city changed their grant/loan application process and qualifications which encouraged more inclusive models that incorporated more community equity.
o Advance Commercial Corridors Maintenance and Streetscape Projects	Advanced the commercial corridor with assisting, funding, and or providing resources for over 30 businesses that will

	<p>be in our commercial corridor. Along with the larger development of 2501 W North Ave.</p> <p>Created an art initiative in which we partnered with True Skool and put up a 70 ft mural.</p>
<ul style="list-style-type: none"> <li>o Advance a master plan for the BID streetscapes</li> </ul>	<p>This is something that is continually being worked on. Started developing and working with Alderman Stamper, along with the City and State to discuss streetscape and traffic calming.</p>
<ul style="list-style-type: none"> <li>o Follow the Market Analysis for the Fond du Lac &amp; North Area Plan and the upcoming area plan as a guide to attracting and supporting commercial developments</li> </ul>	<p>Created “Invest 32” Digital platform to solicit investors for development .</p> <p>Created plan for “HUB 32” physical location to be a full resource and service center for businesses, the community, and investors.</p> <p>Installed art mural at 1026 W. North Avenue</p> <p>Completed “Garden Walk” showcasing all of the BID’s gardens</p> <p>Completed “Fondy Day” showcasing our commercial corridor along with local community talent.</p> <p>Partnered with the Green Bay Packers for mentor/mentee protege program to support BID businesses and help them scale.</p>
<ul style="list-style-type: none"> <li>o Initiate Safety and Security practices</li> </ul>	<p>Developed a full safety plan including RFP for the community and businesses.</p> <p>From that RFP we chose 2 companies GPS and GTD</p> <p>Obtained \$5,000.00 grant from American Family for Mural focusing on safety/traffic calming</p> <p>Completed a door to door town hall of community members along with businesses to help figure out the need for safety and security.</p>

<ul style="list-style-type: none"> <li>o Provide space for start-up businesses to build capacity in a vacant or underutilized property</li> </ul>	<p>Worked with existing businesses and owners with vacant lots/buildings to activate their spaces with our businesses.</p> <p>1700 Pull Up moved into the vacant Tandem restaurant space.</p> <p>2501 W. North being completely re-developed and housing businesses</p> <p>2600 W. Fond Du Lac we've gotten several businesses activated there in what was a vacant building.</p> <p>1540-1542-1544 W. Fond Du Lac is opening this spring new restaurants and fully occupied residential units and commercial buildings.</p>

## 2022 Highlights/Accomplishments

- Rooted in the community: [Rooted in the Community: Tia Cannon is the New Manager for Marketplace BID 32 \(milwaukeecourieronline.com\)](#) ANA MARTINEZ-ORTIZ, BID, MARKETPLACE BID 32, TIA CANNON
- Spectrum 1: [Tia Cannon brings fresh perspective to Milwaukee's BID 32 \(spectrumnews1.com\)](#)
- Biz Journal: [North Avenue Marketplace hires contractor Tia Cannon as BID manager - Milwaukee Business Journal \(bizjournals.com\)](#)
- Urban Milwaukee: [Eyes on Milwaukee: Tia Cannon Will Lead Fond du Lac and North BID » Urban Milwaukee](#)
- On Milwaukee Black is Beautiful: [on/tia cannon - Stories on anc real estate, marketplace bid 32 \(onmilwaukee.com\)](#)
- Mural:<https://www.jsonline.com/story/news/2022/08/18/when-claude-got-shot-documentary-inspired-north-avenue-milwaukee-mural/10301828002/>
- 
- Channel 12: <https://youtu.be/ESTPrXMNBnI>
- MSN:<https://www.msn.com/en-us/news/tennis/new-milwaukee-mural-inspired-by-message-in-when-claude-got-shot-documentary/vi-AA10R7NT>
- JSOnline:<https://www.jsonline.com/story/news/2022/08/18/when-claude-got-shot-documentary-inspired-north-avenue-milwaukee-mural/10301828002/>
- TMJ4:[https://www.tmj4.com/news/local-news/new-milwaukee-mural-inspired-by-message-in-when-claude-got-shot-documentary?\\_amp=true](https://www.tmj4.com/news/local-news/new-milwaukee-mural-inspired-by-message-in-when-claude-got-shot-documentary?_amp=true)
- 1700 Pullup/Board Members: [1700 Pull Up to bring good energy, delicious food to former Tandem restaurant \(onmilwaukee.com\)](#)

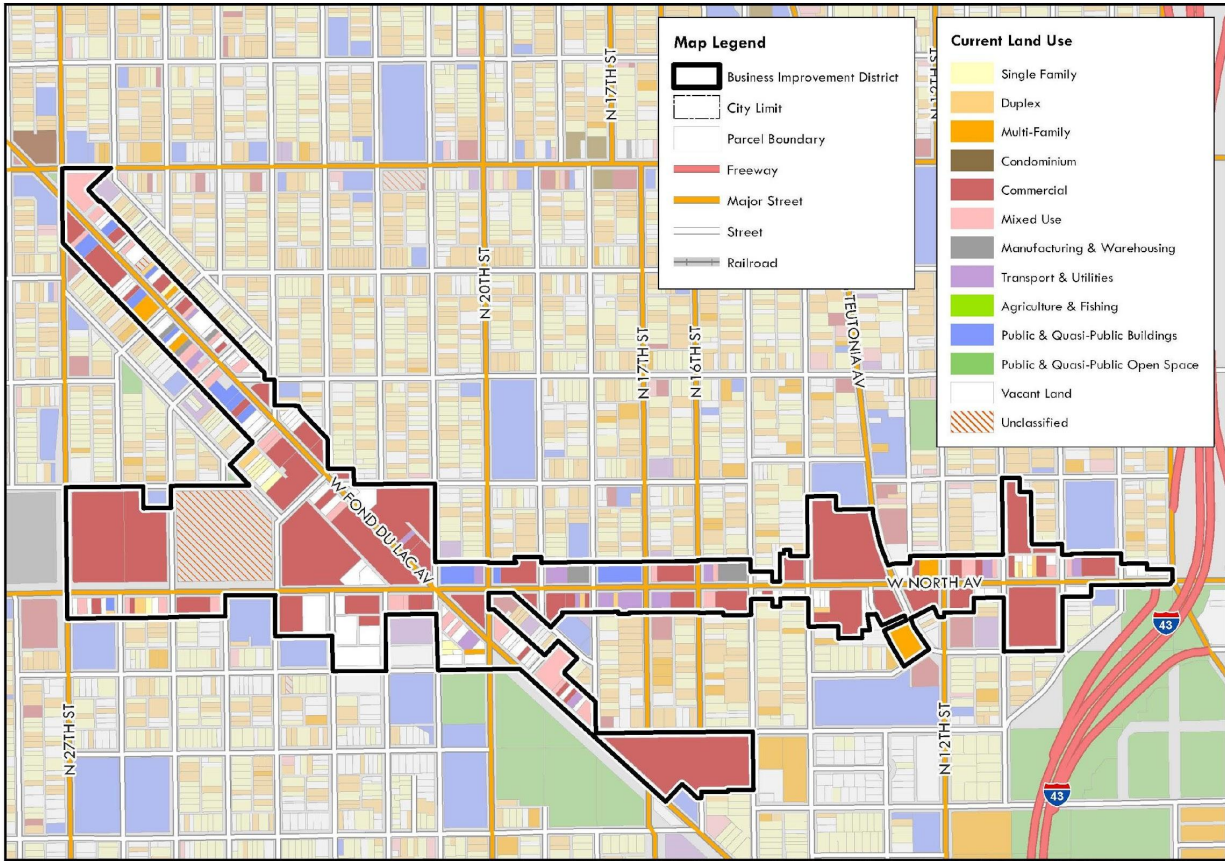


# Appendix C

## Marketplace Business Improvement District 32 Area Map

**BID NO. 32: NORTH AVENUE MARKETPLACE**  
CITY OF MILWAUKEE

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



Document Path: E:\GIS\_Data\Projects\2017 Projects\17-01-30 Updated BID Maps\Up-Updated Maps (7-5-17)\Map - BID 32 - North Avenue Marketplace.mxd



**Appendix D – Proposed 2023 Budget**

<b>Revenues</b>	<b>2023</b>
City of Milwaukee Assessment	\$ 76,990.01
Grants	\$ 40,000.00
Sponsorships	\$ 10,000.00
Interest Income	
<b>Expenses</b>	
Contracted Services, Salaries/Taxes/Benefits	\$ 65,000.00
Professional Fees	\$ 11,800.00
Marketing/Advertising	\$ 5,000.00
Insurance	\$ 1,900.00
Telephone/Internet	\$ 500.00
Program Supplies	\$ 500.00
Office Supplies/Postage	\$ 1,000.00
Occupancy	\$ 8,000.00
Conferences & Meetings	\$ 1,000.00
Travel	\$ 250.00
Repairs/Maintenance/Plantings	\$ 9,500.00
Interest Expenses	\$ 7,200.00
License, Permit & Fees	\$ 90.01
Dues/Publications & Subscriptions	\$ 250.00
Website Maintenance/Hosting	\$ 2,500.00
Board & Staff Development	\$ 5,000.00
Community Outreach	\$ 7,500.00
Miscellaneous Expense	\$ -
<b>Operational Surplus/Deficit</b>	<b>\$ -</b>
Depreciation	
<b>Net Surplus/Deficit</b>	<b>\$ -</b>

**APPENDIX E – PROPERTIES LIST**

<u>Address</u>	<u>Owner1</u>	<u>Owner2</u>	<u>Class</u>	<u>BID Assessment</u>
<u>938 W NORTH AV</u>	<u>GURMEET KAUR</u>		<u>Local Commercial</u>	<u>\$ 332.55</u>
<u>1000-1006 W NORTH AV</u>	<u>THE BEGINNING LLC</u>		<u>Local Commercial</u>	<u>\$ 328.01</u>
<u>1026 W NORTH AV</u>	<u>KIRBY WILKS</u>	<u>C/O AA AUTO BODY</u>	<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>1028-R W NORTH AV</u>	<u>ALVIN ROBINSON</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>1104-1106 W NORTH AV</u>	<u>AMERICAN SUB INC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>1108-1110 W NORTH AV</u>	<u>AMERICAN SUB INC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>1112-1116 W NORTH AV</u>	<u>AMERICAN SUB INC</u>		<u>Local Commercial</u>	<u>\$ 582.12</u>
<u>1218 W NORTH AV</u>	<u>PRINCE HALL MASONIC BOARD</u>		<u>Local Commercial</u>	<u>\$ 1,500.00</u>
<u>800 W NORTH AV</u>	<u>S &amp; L GLOBAL CONSULTING</u>	<u>USA LLC</u>	<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>830-832 W NORTH AV</u>	<u>S &amp; L GLOBAL CONSULTING</u>	<u>USA LLC</u>	<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2300-2304 N 12TH ST</u>	<u>GRANT-ACQUAH REALTY LLC</u>		<u>Local Commercial</u>	<u>\$ 1,500.00</u>
<u>1400 W NORTH AV</u>	<u>FADI R IMSEITEF</u>		<u>Local Commercial</u>	<u>\$ 967.56</u>
<u>1632-1634 W NORTH AV</u>	<u>HMW PROPERTIES LLC</u>		<u>Local Commercial</u>	<u>\$ 550.94</u>
<u>2300 N TEUTONIA AV</u>	<u>BACHAN SINGH</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>1900-1926 W NORTH AV</u>	<u>ABDUL M MOTLANI</u>	<u>ABDUL R MOTLANI</u>	<u>Local Commercial</u>	<u>\$ 979.44</u>
<u>1934 W NORTH AV</u>	<u>FREE WILL CHURCH</u>	<u>DELIVERANCE INC &amp; GREATER</u>	<u>Local Commercial</u>	<u>\$ 302.61</u>

<u>1832-1834 W NORTH AV</u>	<u>DKLEIN LLC</u>	<u>C/O AUTO PARTS REAL EST LLC</u>	<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2249-2253 W FOND DU LAC AV</u>	<u>FRIENDSHIP INC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2229-2231 W FOND DU LAC AV</u>	<u>JAMES CANADY</u>		<u>Local Commercial</u>	<u>\$ 374.68</u>
<u>2353 W FOND DU LAC AV</u>	<u>NEW PARADISE MISSIONARY</u>	<u>BAPTIST CHURCH, INC</u>	<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2347 W FOND DU LAC AV</u>	<u>KILBOURN COURT LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2337 W FOND DU LAC AV</u>	<u>KIMBERLY NOESKE RIVERS</u>		<u>Local Commercial</u>	<u>\$ 369.10</u>
<u>2449 W FOND DU LAC AV</u>	<u>MODERN CITY DEVELOPMENT, LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2419-A W FOND DU LAC AV</u>	<u>JOHN NELSON SIMS &amp;</u>	<u>BOBBIE RAY SIMS</u>	<u>Local Commercial</u>	<u>\$ 368.28</u>
<u>2491 W FOND DU LAC AV</u>	<u>MACK REV LIVING TRUST</u>	<u>JAMES MACK TOD</u>	<u>Local Commercial</u>	<u>\$ 468.60</u>
<u>2487 W FOND DU LAC AV</u>	<u>LC MARTIN TOD</u>	<u>C/O ANTHONY AVERY</u>	<u>Local Commercial</u>	<u>\$ 380.16</u>
<u>2473 W FOND DU LAC AV</u>	<u>WILLIAM H SMITH</u>		<u>Local Commercial</u>	<u>\$ 562.98</u>
<u>2465-2469 W FOND DU LAC AV</u>	<u>AK HOUSE LLC</u>		<u>Local Commercial</u>	<u>\$ 407.87</u>
<u>2330 W FOND DU LAC AV</u>	<u>JOE LEE PARKER</u>		<u>Local Commercial</u>	<u>\$ 976.80</u>
<u>2404-2406 N 23RD ST</u>	<u>MAYFIELD PROPERTIES I LLC</u>		<u>Local Commercial</u>	<u>\$ 626.47</u>
<u>2134 W FOND DU LAC AV</u>	<u>INTERSTATE BLOOD BANK INC OF</u>	<u>WISCONSIN</u>	<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2452 W FOND DU LAC AV</u>	<u>KIMBRA LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2462 W FOND DU LAC AV</u>	<u>KIMBRA LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2466-2468 W FOND DU LAC AV</u>	<u>KIMBRA LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2476-2482 W FOND DU LAC AV</u>	<u>KIMBRA LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2486 W FOND DU LAC AV</u>	<u>KIMBRA LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>

<u>2490-2492 W FOND DU LAC AV</u>	<u>J E D INVESTMENT CORP</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2412-2414 W FOND DU LAC AV</u>	<u>PROPERTY ASSET MANAGEMENT LLC</u>		<u>Local Commercial</u>	<u>\$ 308.88</u>
<u>2525 W FOND DU LAC AV</u>	<u>ROBERT D FERGUSON</u>		<u>Local Commercial</u>	<u>\$ 484.44</u>
<u>2000 W NORTH AV</u>	<u>2000 W NORTH AVE MILWAUKEE L</u>		<u>Local Commercial</u>	<u>\$ 896.94</u>
<u>2126-2130 W FOND DU LAC AV</u>	<u>INTERSTATE BLOOD BANK, INC</u>	<u>OF WIS</u>	<u>Local Commercial</u>	<u>\$ 1,500.00</u>
<u>2636-2654 W FOND DU LAC AV</u>	<u>CFSC PROPERTIES LLC</u>	<u>ATTN BOB WELLENSTEIN</u>	<u>Local Commercial</u>	<u>\$ 1,158.47</u>
<u>2600-2604 W FOND DU LAC AV</u>	<u>SL PROPERTY INVESTMENTS LLC</u>		<u>Local Commercial</u>	<u>\$ 1,050.72</u>
<u>2624 W FOND DU LAC AV</u>	<u>JUNIOR COOPER &amp; MARTHA</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2516 W FOND DU LAC AV</u>	<u>PINK SLIPS LLC</u>		<u>Local Commercial</u>	<u>\$ 521.40</u>
<u>2524 W FOND DU LAC AV</u>	<u>PENTECOST CHURCH OF</u>	<u>GOD IN CHRIST INC</u>	<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2532-2538 W FOND DU LAC AV</u>	<u>SALEM SARSOUR</u>		<u>Local Commercial</u>	<u>\$ 692.34</u>
<u>2552-2554 W FOND DU LAC AV</u>	<u>LAKESHA P JACKSON</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2496 W FOND DU LAC AV</u>	<u>ALLEN RHODES, CARL RHODES,</u>	<u>MCKINLEY RHODES &amp;</u>	<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2635 W FOND DU LAC AV</u>	<u>FRYERZ, INC.</u>	<u>BASSAM AL-RAMAHI</u>	<u>Local Commercial</u>	<u>\$ 1,082.40</u>
<u>2033-2035 W FOND DU LAC AV</u>	<u>CHERISHING CARE LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2025-2027 W FOND DU LAC AV</u>	<u>MC FOND PROPERTIES LLC</u>		<u>Local Commercial</u>	<u>\$ 369.86</u>
<u>2125-2127 W NORTH AV</u>	<u>JULIAN L NELSON</u>		<u>Local Commercial</u>	<u>\$ 665.94</u>
<u>2111-2117 W NORTH AV</u>	<u>UNITED 1301 INVESTMENT LLC</u>		<u>Local Commercial</u>	<u>\$ 1,016.40</u>
<u>2101-2107 W NORTH AV</u>	<u>ADEL INVESTMENT GROUP LLC</u>		<u>Local Commercial</u>	<u>\$ 1,092.30</u>
<u>2213 W NORTH AV</u>	<u>3501 MILWAUKEE LLC</u>		<u>Local Commercial</u>	<u>\$ 1,500.00</u>

<u>2635 W NORTH AV</u>	<u>VERA M LEWIS, ETHEL IVORY,</u>	<u>LILLIE IVORY, BETTY OWENS</u>	<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2625 W NORTH AV</u>	<u>JOHN M MULLARKEY REV TRUST</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2621 W NORTH AV</u>	<u>BYRON MEYER</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2613-2619 W NORTH AV</u>	<u>MATT TALBOT</u>	<u>RECOVERY CENTER INC</u>	<u>Local Commercial</u>	<u>\$ 623.70</u>
<u>2533 W NORTH AV</u>	<u>CITY OF MILWAUKEE</u>		<u>Local Commercial</u>	<u>\$ 329.67</u>
<u>2501-2503 W NORTH AV</u>	<u>UNITE WI LLC</u>	<u>ATTN: BRIA GRANT MANAGING MANAGER</u>	<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2475 W NORTH AV</u>	<u>AUTOZONE INC</u>	<u>DEPT 8088</u>	<u>Local Commercial</u>	<u>\$ 1,500.00</u>
<u>2451-2457 W NORTH AV</u>	<u>EWS ELECTRIC &amp; INDUSTRIAL TRUCKLING &amp; TRAFFIC CONT</u>		<u>Local Commercial</u>	<u>\$ 1,500.00</u>
<u>2329 W NORTH AV</u>	<u>AGREE STORES LLC</u>		<u>Local Commercial</u>	<u>\$ 1,500.00</u>
<u>1635 W NORTH AV</u>	<u>AMJAD TUFAIL</u>	<u>KAUSAR F CHATTHA</u>	<u>Local Commercial</u>	<u>\$ 643.50</u>
<u>1809 W NORTH AV</u>	<u>WILLIE D WEEKS</u>	<u>CAROLYN WEEKS</u>	<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>1819 W NORTH AV</u>	<u>WILLIE D WEEKS</u>	<u>CAROLYN WEEKS</u>	<u>Local Commercial</u>	<u>\$ 1,007.16</u>
<u>1829 W NORTH AV</u>	<u>DKLEIN LLC</u>	<u>C/O AUTO PARTS REAL EST LLC</u>	<u>Local Commercial</u>	<u>\$ 1,287.00</u>
<u>1905 W NORTH AV</u>	<u>WILLIE B WEEKS SR</u>		<u>Local Commercial</u>	<u>\$ 658.68</u>
<u>2226-2240 N 20TH ST</u>	<u>JT REAL ESTATE LLC</u>		<u>Local Commercial</u>	<u>\$ 564.70</u>
<u>1948-1950 W FOND DU LAC AV</u>	<u>JT REAL ESTATE LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>1944 W FOND DU LAC AV</u>	<u>JT REAL ESTATE LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>1940-1942 W FOND DU LAC AV</u>	<u>JT REAL ESTATE LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>1928-1930 W FOND DU LAC AV</u>	<u>M.N.M. OF WISCONSIN LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>1848-1850 W FOND DU LAC AV</u>	<u>EYE NTOBOASE LLC</u>		<u>Local Commercial</u>	<u>\$ 1,500.00</u>

<u>1844 W FOND DU LAC AV</u>	<u>MEGAN'S INVESTMENTS LLC</u>		<u>Local Commercial</u>	<u>\$ 648.78</u>
<u>1840-1842 W FOND DU LAC AV</u>	<u>EYE NTOBOASE LLC</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>1810-1822 W FOND DU LAC AV</u>	<u>1810 W FOND DU LAC LLC</u>		<u>Local Commercial</u>	<u>\$ 724.28</u>
<u>1533 W NORTH AV</u>	<u>JACK &amp; HILDA INVESTMENT INC</u>	<u>C/O HILDA KHEIRIEH</u>	<u>Local Commercial</u>	<u>\$ 447.26</u>
<u>1836 W FOND DU LAC AV</u>	<u>ADAMS GARDEN PARK LLC</u>		<u>Local Commercial</u>	<u>\$ 1,457.94</u>
<u>1515 W NORTH AV</u>	<u>BACHAN SINGH</u>		<u>Local Commercial</u>	<u>\$ 1,500.00</u>
<u>1427-1433 W NORTH AV</u>	<u>NAIL F MSEITIE</u>		<u>Local Commercial</u>	<u>\$ 518.10</u>
<u>1437-1439 W NORTH AV</u>	<u>NAIL F MSEITIE</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>1351 W NORTH AV</u>	<u>JOHN M STERN</u>	<u>C/O WINDERMERE PROPERTIES</u>	<u>Local Commercial</u>	<u>\$ 815.10</u>
<u>1337-1339 W NORTH AV</u>	<u>BACHAN SINGH</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>1333-1335 W NORTH AV</u>	<u>BACHAN SINGH</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>925-929 W NORTH AV</u>	<u>BACHAN SINGH</u>		<u>Local Commercial</u>	<u>\$ 300.00</u>
<u>2320 N 11TH ST</u>	<u>VWSS LLOYD LLC</u>		<u>Manufacturing</u>	<u>\$ 1,500.00</u>
<u>1210-1214 W NORTH AV</u>	<u>PRINCE HALL VILLAGE LLC C/O</u>	<u>COMMONWEALTH CONSTRUCTION</u>	<u>Mercantile Apartments</u>	<u>\$ 512.89</u>
<u>2207-2231 N TEUTONIA AV</u>	<u>PRINCE HALL VILLAGE LLC C/O</u>	<u>COMMONWEALTH CONSTRUCTION</u>	<u>Mercantile Apartments</u>	<u>\$ -</u>
<u>1500-1540 W NORTH AV</u>	<u>15TH &amp; NORTH AVE APMTS LLC</u>		<u>Mercantile Apartments</u>	<u>\$ -</u>
<u>2475-2479 W FOND DU LAC AV</u>	<u>THE FOND DU LAC LLC</u>		<u>Mercantile Apartments</u>	<u>\$ -</u>
<u>2500-2502 W FOND DU LAC AV</u>	<u>LLOYD COVINGTON</u>		<u>Mercantile Apartments</u>	<u>\$ -</u>
<u>2502 W TAMARACK ST</u>	<u>FOND DU LAC APARTMENTS LLC</u>	<u>C/O HEARTLAND HOUSING INC</u>	<u>Mercantile Apartments</u>	<u>\$ -</u>
<u>1862 W FOND DU LAC AV</u>	<u>JOHNSON PARK LOFTS LLC</u>		<u>Mercantile Apartments</u>	<u>\$ 1,158.57</u>
<u>1016 W NORTH AV</u>	<u>JOSEPH JULIUS</u>		<u>Residential</u>	<u>\$ -</u>

<u>1022 W NORTH AV</u>	<u>CJ &amp; P DEVELOPMENT LLC</u>		<u>Residential</u>	<u>\$ -</u>
<u>1022-A W NORTH AV</u>	<u>HENRY HAMILTON &amp; JERRY HW</u>		<u>Residential</u>	<u>\$ -</u>
<u>1028 W NORTH AV</u>	<u>MICHELLE SCOTT</u>		<u>Residential</u>	<u>\$ -</u>
<u>1032 W NORTH AV</u>	<u>RESIDENTIAL PROPERTIES RESOURCES FUND II LLC</u>		<u>Residential</u>	<u>\$ -</u>
<u>2432 W MEDFORD AV</u>	<u>WILLIE B LUMPKINS</u>		<u>Residential</u>	<u>\$ -</u>
<u>2438 W MEDFORD AV</u>	<u>LOCUST INVESTMENTS MKE, LLC</u>		<u>Residential</u>	<u>\$ -</u>
<u>2446-2448 W MEDFORD AV</u>	<u>NATIONAL PROPERTIES LLC</u>		<u>Residential</u>	<u>\$ -</u>
<u>2481-2483 W FOND DU LAC AV</u>	<u>L. C. MARTIN</u>	<u>C/O ANTHONY AVERY</u>	<u>Residential</u>	<u>\$ -</u>
<u>2458 N 24TH ST</u>	<u>JEWEL BARROW</u>	<u>BESSIE L BARROW</u>	<u>Residential</u>	<u>\$ -</u>
<u>2458-2460 W FOND DU LAC AV</u>	<u>KIMBRA LLC</u>		<u>Residential</u>	<u>\$ -</u>
<u>2506 W FOND DU LAC AV</u>	<u>BACCHUS FINANCIAL</u>	<u>RESOURCES</u>	<u>Residential</u>	<u>\$ -</u>
<u>2520-2522 W FOND DU LAC AV</u>	<u>LETDELL B BRIGGS</u>		<u>Residential</u>	<u>\$ -</u>
<u>2528 W FOND DU LAC AV</u>	<u>RICHARD A BUSH</u>		<u>Residential</u>	<u>\$ -</u>
<u>2209 N 20TH ST</u>	<u>CITY OF MILWAUKEE</u>		<u>Residential</u>	<u>\$ -</u>
<u>2210 N 21ST ST</u>	<u>LILLIAN C BOYD</u>	<u>ALTON V BOYD</u>	<u>Residential</u>	<u>\$ -</u>
<u>2245-2247 N 26TH ST</u>	<u>BETHESDA OUTREACH</u>	<u>PROGRAM INC</u>	<u>Residential</u>	<u>\$ -</u>
<u>2521 W NORTH AV</u>	<u>GLENN R BROWN</u>		<u>Residential</u>	<u>\$ -</u>
<u>2513 W NORTH AV</u>	<u>DEXTER L BROWN</u>		<u>Residential</u>	<u>\$ -</u>
<u>1721-1723 W NORTH AV</u>	<u>GERALDINE MURRY</u>		<u>Residential</u>	<u>\$ -</u>
<u>1801-1803 W NORTH AV</u>	<u>CITY OF MILWAUKEE</u>		<u>Residential</u>	<u>\$ -</u>
<u>2250-2252 N 16TH ST</u>	<u>JACK &amp; HILDA INVESTMENT INC</u>		<u>Residential</u>	<u>\$ -</u>
<u>2250 N 14TH ST</u>	<u>CARLA R HARRIS</u>		<u>Residential</u>	<u>\$ -</u>
<u>920 W NORTH AV</u>	<u>NEVADA CORP DBA</u>	<u>MCDONALDS CORP</u>	<u>Special Mercantile</u>	<u>\$ 1,500.00</u>



<u>928 W NORTH AV</u>	<u>MCDONALDS CORP</u>	<u>C/O MAC PYLES</u>	<u>Special Mercantile</u>	<u>\$ 522.72</u>
<u>1622 W NORTH AV</u>	<u>NORTH AVENUE GALST LLC</u>		<u>Special Mercantile</u>	<u>\$ 1,500.00</u>
<u>2100 W NORTH AV</u>	<u>HG SEARS LLC</u>		<u>Special Mercantile</u>	<u>\$ 1,500.00</u>
<u>2100 W NORTH AV</u>	<u>HG SEARS LLC</u>		<u>Special Mercantile</u>	<u>\$ -</u>
<u>2322 W OAK ST</u>	<u>OAK AND FONDY LLC</u>	<u>C/O MORAN FOODS LLC</u>	<u>Special Mercantile</u>	<u>\$ 1,500.00</u>
<u>2312 W FOND DU LAC AV</u>	<u>IQRA ENTERPRISES LLC</u>		<u>Special Mercantile</u>	<u>\$ 1,500.00</u>
<u>2102 W FOND DU LAC AV</u>	<u>SELF-HELP FEDERAL CREDIT</u>	<u>UNION</u>	<u>Special Mercantile</u>	<u>\$ 1,500.00</u>
<u>2328-2364 N 27TH ST</u>	<u>WISCONSIN COMMUNITY SERVICES INC</u>		<u>Special Mercantile</u>	<u>\$ 951.72</u>
<u>2341 N 25TH ST</u>	<u>E EI REAL EST HOLDINGS</u>	<u>PRIMA LLC</u>	<u>Special Mercantile</u>	<u>\$ 1,500.00</u>
<u>2007-2015 W FOND DU LAC AV</u>	<u>COLUMBIA SAVINGS &amp; LOAN ASSN</u>		<u>Special Mercantile</u>	<u>\$ 300.00</u>
<u>2000-2040 W FOND DU LAC AV</u>	<u>COLUMBIA SAV &amp; LOAN ASSN</u>		<u>Special Mercantile</u>	<u>\$ 1,500.00</u>
<u>2399 W NORTH AV</u>	<u>ZUBHA PROPS RE LP</u>		<u>Special Mercantile</u>	<u>\$ 1,500.00</u>
<u>1319 W NORTH AV</u>	<u>BACHAN &amp; PATRICIA SINGH</u>		<u>Special Mercantile</u>	<u>\$ 1,500.00</u>
<u>1205 W NORTH AV</u>	<u>BFC MANAGEMENT LTD INC</u>	<u>C/O THOMAS ROEPSCH CPA</u>	<u>Special Mercantile</u>	<u>\$ 1,500.00</u>
<u>2242 N 12TH ST</u>	<u>MSA 1 REAL ESTATE LLC</u>		<u>Special Mercantile</u>	<u>\$ 1,500.00</u>
<u>1003 W NORTH AV</u>	<u>ZAILOTI II LLC</u>		<u>Special Mercantile</u>	<u>\$ 1,500.00</u>

**Appendix F – Amortization Schedule for Sav A Lot Loan**

Amortization schedule - Customer					Updated 10/23/18		
Note: This amortization schedule is based on payment due date.							
Actual amounts may vary based on actual payment dates.							
Principal			<b>\$100,000.00</b>			<b>BID-32 (Save a lot)</b>	
Interest Rate			3.750%			Pymt.amt.per Comp. schedule	
Amortization			<b>20</b>			Imputed interest rate	
Calculated Pmt.			\$7,196.21				
Actual Pmt.			\$7,200.00				
#	Date	Date Paid	Beg. Balance	Payment	Interest	Principal	Ending Balance
1	2019	5/16/2019	\$100,000.00	\$7,200.00	\$1,325.34	\$5,874.66	\$94,125.34
2	2020	4/13/2020	\$94,125.34	\$7,200.00	\$3,529.70	\$3,670.30	\$90,455.04
3	2021		\$90,455.04	\$7,200.00	\$3,392.06	\$3,807.94	\$86,647.11
4	2022		\$86,647.11	\$7,200.00	\$3,249.27	\$3,950.73	\$82,696.37
5	2023		\$82,696.37	\$7,200.00	\$3,101.11	\$4,098.89	\$78,597.49
6	2024		\$78,597.49	\$7,200.00	\$2,947.41	\$4,252.59	\$74,344.89
7	2025		\$74,344.89	\$7,200.00	\$2,787.93	\$4,412.07	\$69,932.83
8	2026		\$69,932.83	\$7,200.00	\$2,622.48	\$4,577.52	\$65,355.31
9	2027		\$65,355.31	\$7,200.00	\$2,450.82	\$4,749.18	\$60,606.13
10	2028		\$60,606.13	\$7,200.00	\$2,272.73	\$4,927.27	\$55,678.86
11	2029		\$55,678.86	\$7,200.00	\$2,087.96	\$5,112.04	\$50,566.82
12	2030		\$50,566.82	\$7,200.00	\$1,896.26	\$5,303.74	\$45,263.07
13	2031		\$45,263.07	\$7,200.00	\$1,697.37	\$5,502.63	\$39,760.44
14	2032		\$39,760.44	\$7,200.00	\$1,491.02	\$5,708.98	\$34,051.46
15	2033		\$34,051.46	\$7,200.00	\$1,276.93	\$5,923.07	\$28,128.39
16	2034		\$28,128.39	\$7,200.00	\$1,054.81	\$6,145.19	\$21,983.20
17	2035		\$21,983.20	\$7,200.00	\$824.37	\$6,375.63	\$15,607.57
18	2036		\$15,607.57	\$7,200.00	\$585.28	\$6,614.72	\$8,992.85
19	2037		\$8,992.85	\$7,200.00	\$337.23	\$6,862.77	\$2,130.09
20	2038		\$2,130.09	<u>\$2,209.96</u>	\$79.88	\$2,130.09	\$0.00
				\$139,009.96			

**Appendix G**

**Marketplace Business Improvement District 32  
2022 Board of Directors**

**Steven DeVougas, Chair**

Haywood Group  
2100 W. Fond Du Lac Ave  
Milwaukee, WI 53205  
414-236-7478  
[sdevougas@haywood-group.com](mailto:sdevougas@haywood-group.com)

**Ezzard White**

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**Vacant, Vice-Chair**

**Jeremy Davis, Treasurer**

The Historic Wally Schmidt Building  
1848 W. Fond du Lac Avenue  
Milwaukee, WI 53205  
678-770-7647  
[jdeezay@gmail.com](mailto:jdeezay@gmail.com)

**Terese Cano**

Legacy Redevelopment Corporation  
1536 W. North Avenue  
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[tcaro@lrcmke.com](mailto:tcaro@lrcmke.com)

**Vacant, Secretary**

**Larry Adams**

Adams Garden Park, Co-Owner  
BID area property owner  
2247 N. 17th Street  
Milwaukee, WI 53205  
414-336-5073  
[larry@hn-dev.com](mailto:larry@hn-dev.com)

**Kulbir Sra**

BID area property owner  
19315 Compton Lane  
Brookfield, WI 53045,  
414-737-3902  
[mrsksra@gmail.com](mailto:mrsksra@gmail.com)

**Sharon Adams**

Adams Garden Park, Co-Owner  
BID area property owner  
2247 N. 17<sup>th</sup> St.  
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**Joann Harris-Commodore**

Residential Living Services  
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[Joann1rls@sbcglobal.net](mailto:Joann1rls@sbcglobal.net)

**Sister Edna Lonergan**

St. Ann Center  
2450 W. North Ave.  
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**North Avenue Fond du Lac Marketplace BID 32  
Financial Statements and Supplementary Information**

**For the Nine Months Ended September 30th, 2022**

**(unaudited)**

(Unaudited)

**North Avenue Fond du Lac Marketplace BID 32**  
**Statement of Financial Position**  
**at September 30 th, 2022**

	<u>September 30, 2022</u>	<u>December 31, 2021</u>
<b>ASSETS</b>		
Cash & Equivalents	183,285	144,862
Accounts Receivable	-	2,241
		2,550
Prepaid Expenses	2,500	486
Security Deposits	700	1,700
Property and Equipment	5,735	5,735
Web-site	10,940	10,940
Accumulated Depreciation	<u>(16,033)</u>	<u>(15,013)</u>
Net Property and Equipment	642	1,662
<b>Total Assets</b>	<u>187,127</u>	<u>153,501</u>
<b>LIABILITIES AND NET ASSETS</b>		
Current Liabilities:		
Accounts Payable	1,250	900
Accrued Expenses	-	900
Payroll Liabilities	-	1,756
Deferred Revenue	81,620	-
Total Current Liabilities:	<u>82,870</u>	<u>3,556</u>
Long Term Liabilities		
Long-term Debt	82,696	86,647
Total Long Term Liabilities	<u>82,696</u>	<u>86,647</u>
Total Liabilities	<u>165,566</u>	<u>90,203</u>
<b>NET ASSETS</b>		
Unrestricted	(71,689)	(61,018)
Restricted	<u>93,250</u>	<u>124,316</u>
Total Net Assets	21,561	63,298
<b>Total Liabilities and Net Assets</b>	<u>187,127</u>	<u>153,501</u>

**North Avenue Fond du Lac Marketplace BID 32**  
**Statement of Activities**  
**For the Nine Months Ended September 30th, 2022**

Current Month				Year to Date			Prior	2022 Annual
Actual	Budget	Variance		Actual	Budget	Variance	Year	Budget
6,438	6,394	44	Grant - City of Milwaukee	57,919	57,550	369	57,263	76,733
-	3,333	3,333	Foundation Grants	257	30,000	(29,743)	5,406	40,000
-	833	(833)	Sponsorship	5,000	7,500	(2,500)	-	10,000
41,645	8,333	33,312	Brew City March Grant	72,459	75,000	(2,541)	9,810	100,000
-	-	-	Miscellaneous Revenue	64	-	64	538	-
<b>48,083</b>	<b>18,894</b>	<b>29,189</b>	<b>Total Revenue</b>	<b>135,699</b>	<b>170,050</b>	<b>(34,351)</b>	<b>73,017</b>	<b>226,733</b>
-	4,725	4,725	Salaries & Wages	-	42,525	42,525	38,317	56,700
-	667	667	Payroll Taxes & Benefits	-	6,000	6,000	3,334	8,000
550	333	(217)	Professional Fees	4,950	3,000	(1,950)	8,750	4,000
6,400	1,125	(5,275)	Contract Services	45,170	10,125	(35,045)	8,983	13,500
258	208	(50)	Public Relations/Marketing	818	1,875	1,057	321	2,500
49	150	101	Insurance	486	1,350	864	482	1,800
-	125	125	Telephone & Internet	369	1,125	756	927	1,500
-	53	53	Program Supplies	-	473	473	-	631
72	92	20	Office Supplies/Postage	4,686	825	(3,861)	347	1,100
500	1,000	500	Occupancy	6,527	9,000	2,473	9,000	12,000
-	-	-	Meeting Expenses	60	-	(60)	-	-
-	83	83	Travel	-	750	750	-	1,000
-	83	83	Conferences & Meetings	-	750	750	-	1,000
-	625	625	Interest Expenses	3,249	5,625	2,376	3,392	7,500
62	-	(62)	License, Permit & Fees	569	-	(569)	410	-
-	59	59	Dues/Publications & Subscriptions	-	527	527	-	702
-	142	142	Website Develop. & Maintenance	1,500	1,275	(225)	-	1,700
41,345	7,500	(33,845)	Sponsorships/Grants to Business	76,345	67,500	(8,845)	3,300	90,000
-	50	50	Board & Staff Development	-	450	450	-	600
-	625	625	Community Outreach	260	5,625	5,365	-	7,500
15	1,250	1,235	Miscellaneous Expense	177	11,250	11,073	47	15,000
<b>49,251</b>	<b>18,894</b>	<b>(30,357)</b>		<b>145,166</b>	<b>170,050</b>	<b>24,884</b>	<b>77,610</b>	<b>226,733</b>
<b>(1,168)</b>	<b>-</b>	<b>(1,168)</b>	<b>Operational Surplus (Deficit)</b>	<b>(9,467)</b>	<b>-</b>	<b>(9,467)</b>	<b>(4,593)</b>	<b>-</b>
			Non-Operational Items:					
113	-	(113)	Depreciation	1,020	-	(1,020)	1,191	-
-	-	-	Other Expense	-	-	-	-	-
<b>(1,281)</b>	<b>-</b>	<b>(1,281)</b>	<b>Net Surplus (Deficit)</b>	<b>(10,487)</b>	<b>-</b>	<b>(10,487)</b>	<b>(5,784)</b>	<b>-</b>

**North Avenue Fond du Lac Marketplace BID 32  
Statements of Cash Flow  
For the Nine Months Ended September 30th, 2022**

	<i>Month</i>	<i>Month</i>	<i>Month</i>	<i>Month</i>	<i>Month</i>	<i>Month</i>	<i>Month</i>	<i>Month</i>	<i>Month</i>	<i>YTD</i>
	1/31/2022	2/28/2022	3/31/2022	4/30/2022	5/31/2022	6/30/2022	7/31/2022	8/31/2022	9/30/2022	9/30/2022
<b>Cash Inflows from Operations:</b>										
Grant City of Milwaukee	-	-	76,233	-	-	-	-	-	-	76,233
Grant - Corporate	-	-	-	-	-	-	5,000	-	64,000	69,000
Program Income	-	-	-	-	-	-	-	-	-	-
Grant Receivable	-	-	1,000	-	41,500	-	-	-	-	42,500
Refund from IRS & Security deposit	2,271	-	-	-	-	-	1,000	-	-	3,271
	2,271	-	77,233	-	41,500	-	6,000	-	64,000	191,004
<b>Cash Outflows from Operations:</b>										
Accounts Payable	(8,589)	(6,386)	(16,426)	(7,785)	(38,707)	(5,769)	(10,206)	(3,321)	(55,392)	(152,581)
Total Outflows	(8,589)	(6,386)	(16,426)	(7,785)	(38,707)	(5,769)	(10,206)	(3,321)	(55,392)	(152,581)
<b>Non-Operating Inflow(Outflow):</b>										
Loan Repayment	-	-	-	-	-	-	-	-	-	-
Capital Expenditures	-	-	-	-	-	-	-	-	-	-
Total Non-Operating changes	-	-	-	-	-	-	-	-	-	-
Net Change in Cash	(6,318)	(6,386)	60,807	(7,785)	2,793	(5,769)	(4,206)	(3,321)	8,608	38,423
Cash Beginning Balance	144,862	138,544	132,158	192,965	185,180	187,973	182,204	177,998	174,677	144,862
Ending Cash Balance	138,544	132,158	192,965	185,180	187,973	182,204	177,998	174,677	183,285	183,285