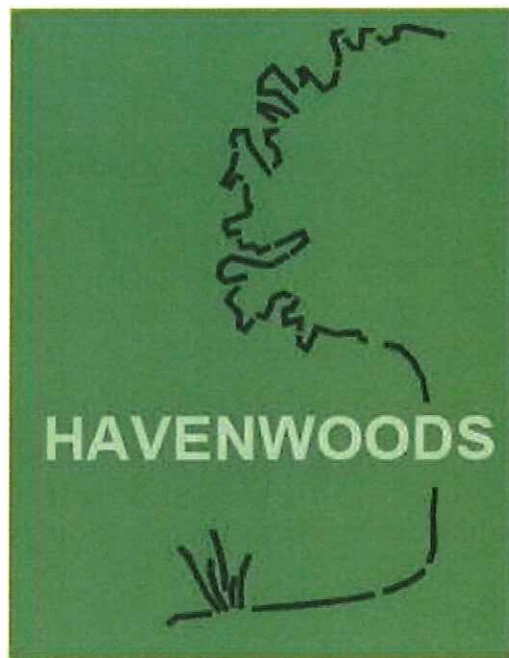


BUSINESS IMPROVEMENT DISTRICT NO. 31

Havenwoods

OPERATING PLAN

2018



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 2016 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. 52nd 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 2018 will include:

- a. Market the Havenwoods business community to developers, realtors and various investors for the potential for new industry.
- b. Promote Façade, Sign and Landscape Grant programs for Havenwoods commercial building owners.
- c. Promote and assist with commercial property improvements via grant programs
- d. Serve as Liaison between city service providers such as DNS, Milwaukee Police and DPW.
- e. Build the Employer Assisted Homeownership Program
- f. Liaison with owner of private and public property to encourage quality maintenance of said property.
- g. Liaison with economic development programs from public and private institutions.
- h. Explore better transit options such as extended bike paths and mass transit options
- i. Explore better healthcare options for residents and businesses
- j. Support HEDC Initiatives such as:
 - 1) Promote Homeownership
 - 2) Participate in quality of life initiatives
 - 3) Crime Prevention
 - 4) Seek out partners to deliver Workforce Development services

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.

Revenue	
Revenue Carry Over from 2017 (projected approx.)	\$90,000.00
BID Assessments for 2018	\$202,000.00
Total Revenue	\$292,000.00
Expenses	
Administrative Services to HEDC	\$100,000.00
Annual audit	\$2000.00
D&O Insurance	\$1,600.00
Liability Insurance	\$2,500.00
Security and Safety Grant Program	\$10,000.00
Façade Grant Program	\$20,000.00
Sign Grant Program	\$20,000.00
Landscape Grant Program	\$10,000.00
Maintenance Costs for Silver Spring Drive and N. 76 th St. (to include debris pick up)	\$40,000.00
Light Pole Neighborhood Signs	\$ 5,000.00
Workforce Development/Employer Assisted Homeownership Program	\$35,000.00
Total Expenses	\$241,100.00
Contingent Fund for future development and business assistance	\$50,900.00

D. Finance Method

It is proposed to raise \$202,000.00 through BID assessments (see Appendix C). Block Grant funding of \$45,000.00, \$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.

E. 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 five members and that a majority of the board members be owners or occupants of property within the district.

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

1. Board Size – Five
2. Composition - At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to the 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 ASSESSMENT

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.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$7,000 for retail parcel and a maximum assessment of \$5,000 per industrial parcel will be applied. A minimum of \$400.00 will be required of retail parcels and \$300.00 for industrial parcels.

These amounts translate to \$1.00 per \$1,000 in assessed value for industrial parcels and \$1.20 per \$1,000 in assess value for retail parcels.

As of September, 2017 the property in the proposed district had a total assessed value of over 202,000.00 to be determined.

This plan proposes to assess the property in the district at a rate of .12% of assessed value for retail property and a rate of .10% for industrial property, subject to the maximum assessment, for the purposes of the BID.

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
- C. 2018 PROJECTED ASSESSMENTS

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.

(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 an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit 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 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.

(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.

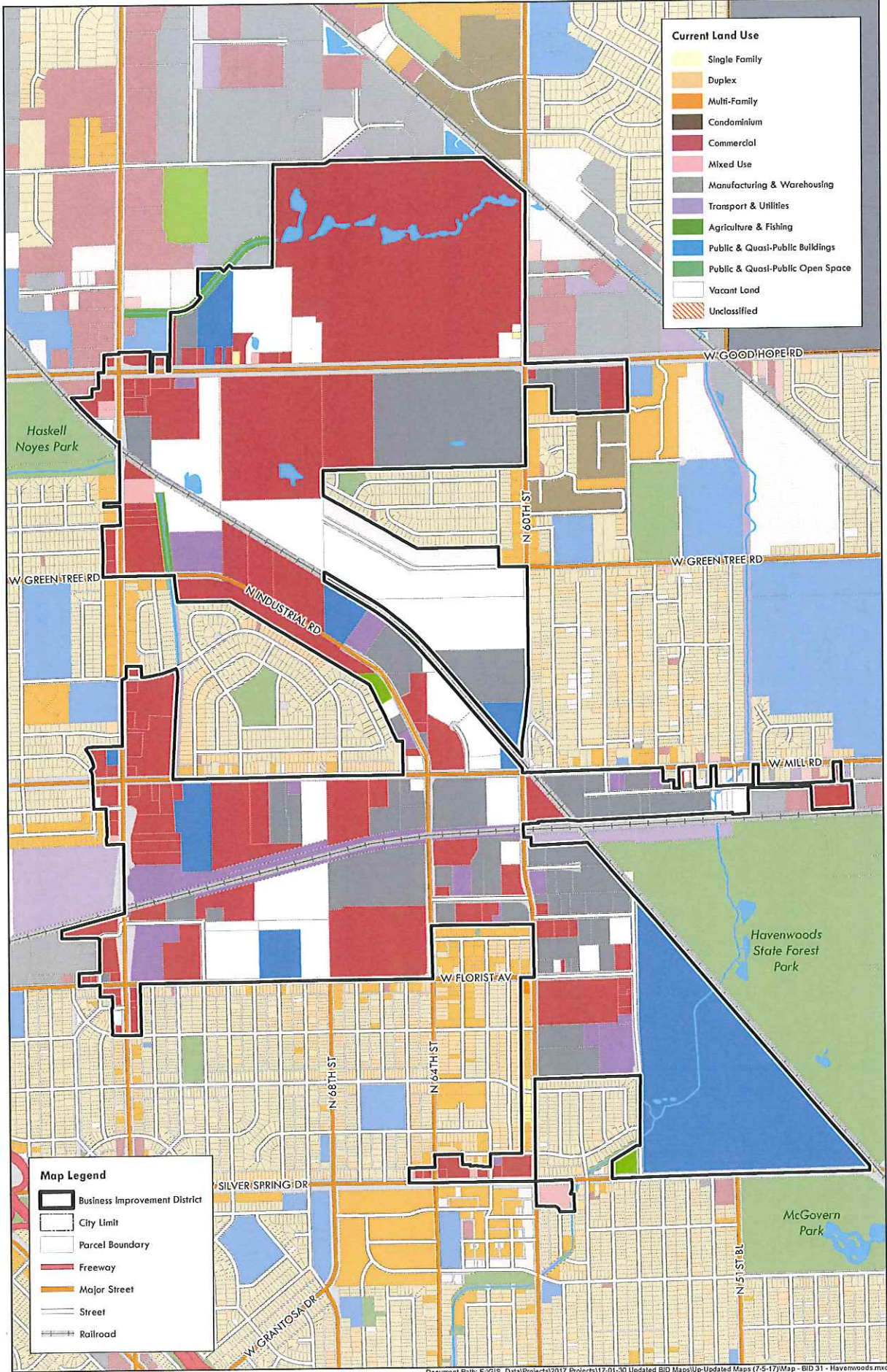
(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

History: [1983 a. 184](#); [1989 a. 56 s. 258](#); [1999 a. 150 s. 539](#); Stats. 1999 s. 66.1109; [2001 a. 85](#).

BID NO. 31: HAVENWOODS

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



Current Land Use

- Single Family
- Duplex
- Multi-Family
- Condominium
- Commercial
- Mixed Use
- Manufacturing & Warehousing
- Transport & Utilities
- Agriculture & Fishing
- Public & Quasi-Public Buildings
- Public & Quasi-Public Open Space
- Vacant Land
- Unclassified

Map Legend

- Business Improvement District
- City Limit
- Parcel Boundary
- Freeway
- Major Street
- Street
- Railroad

rem_taxkey	addr	rem_owner1	propclass	rem_curr_total	Assesment
1050002000	6808 W GOOD HOPE	WISCONSIN CLUB HOLDINGS	Local Commercial	292400	350.88
1050011000	6200 W GOOD HOPE	WISCONSIN CLUB HOLDINGS LLC	Local Commercial	2544900	3053.88
1050012000	7255 N 60TH	WISCONSIN CLUB HOLDINGS LLC	Residential	11600	0
1050013000	7253 N 60TH	WISCONSIN CLUB HOLDINGS LLC	Residential	116900	0
1050014000	6150 W GOOD HOPE	WISCONSIN CLUB HOLDINGS LLC	Local Commercial	49300	400
1060001000	7500 W GOOD HOPE	FIRSTAR BANK MILWAUKEE NA	Special Mercantile	1068000	1281.6
1060013000	7420 W GOOD HOPE	GOOD HOPE PROPERTY LLC	Special Mercantile	499000	598.8
1060052000	7120 W GOOD HOPE	THREE STOOGES LLC	Local Commercial	339000	406.8
1060081000	7100 W GOOD HOPE	ROBERT A FEUTZ	Local Commercial	695000	834
1060082000	7030 W GOOD HOPE	ROBERT A FEUTZ	Local Commercial	461600	553.92
1060091000	7200 W GOOD HOPE	GET IT OFF MY PLATE III LLC	Local Commercial	322000	400
1060092100	7132 W GOOD HOPE	MT ZION ASSEMBLY OF	Exempt	0	0
1060101000	7240 W GOOD HOPE	STROLI REAL ESTATE LLC	Local Commercial	166000	400
1060111000	7334 W GOOD HOPE	7338 GOOD HOPE LLC	Special Mercantile	526000	400
1060112000	7330 W GOOD HOPE	RED DOT STORAGE 43	Special Mercantile	1986000	2383.2
1069991116	7320 W GOOD HOPE	NATIONAL RETAIL PROPERTIES L	Local Commercial	562000	674.4
1069992121	7110 W GOOD HOPE	THOMAS A BRUNKA	Local Commercial	151500	400
1069993211	7020 W GOOD HOPE	CHARLES J OSOWSKI	Local Commercial	97900	400
1069994211	7000 W GOOD HOPE	SHAM INVESTMENTS LLC	Local Commercial	398000	477.6
1069995211	6922 W GOOD HOPE	JGS HOLDINGS LLC	Local Commercial	216200	400
1070233000	7630 W Good Hope Road			550000	660
1079994210	7600 W GOOD HOPE	MOHAMMED GHAFAR	Special Mercantile	511000	613.2
1180271000	6863 N 76TH	JOYE A PETERSON	Local Commercial	140000	400
1180272000	6835 N 76TH	THE ROBERT & SARAH BOSCHI	Local Commercial	400000	480
1180273000	6829 N 76TH	HARSHINER P BHATIA	Special Mercantile	514000	616.8
1189991200	7125 N 76TH	THE WARREN V JONES & JOYCE	Local Commercial	153000	400
1189992200	7111 N 76TH	CHEE MOUA	Local Commercial	284000	400
1189994223	7141 N 76TH	7141 LLC	Special Mercantile	2216000	2659.2
1189995111	7101 N 76TH	7101 GH LLC	Local Commercial	109100	400
1190001000	7201 W GOOD HOPE	MILWAUKEE COUNTY	Exempt	0	0
1190004000	7519 W GOOD HOPE	BRODERSEN PROPS OF MILW LLC	Special Mercantile	688000	825.6
1190011000	7515 W GOOD HOPE	J HORTON FOODS LLC	Special Mercantile	1192000	1430.4
1190012000	7140 N 76TH	SPECPROP LLC	Special Mercantile	427000	512.4
1190013000	7130 N 76TH	WRS MILWAUKEE LLC	Special Mercantile	1242000	1490.4
1190021000	6900 N 76TH	GEORGE SALVAT	Local Commercial	226000	400
1190031000	6920 N 76TH	DANIEL J & BARBARA A RIVA	Local Commercial	594000	712.8
1190032000	6930 N 76TH	EMMA M ERDMANN	Local Commercial	730500	876.6
1190041100	6940 N 76TH	MARK HALBMAN	Local Commercial	311600	400
1190042000	7000 N 76TH	TRIANGLE PARK LLC	Local Commercial	125000	400
1190051000	7401 W GOOD HOPE	BOULDER VENTURE 34 LLC	Special Mercantile	10630000	7000
1190052000	7455 W GOOD HOPE	GENUINE PARTS CO	Local Commercial	616000	739.2
1190053000	7335 W GOOD HOPE	VCP GOOD HOPE LLC	Local Commercial	1916000	2299.2
1199990120	7016 N 76TH	RONALD I PACHEFSKY LIVING	Local Commercial	488000	585.6
1199991211	7050 N 76TH	TKT REALTY LLC	Manufacturing	1799100	1799.1

1199995100	7016 N 76TH	STATE OF WISCONSIN	Exempt	0	0
1199996211	7300 W GREEN TREE	LAKESIDE BUSES OF WISCONSIN	Local Commercial	1140000	1140
1199996213	7300 W GREEN TREE	CITY OF MILWAUKEE	Exempt	0	0
1199996222	6800 N 76TH	TYBK MILWAUKEE LLC	Special Mercantile	3012000	3614.4
1199997110	7003 W GOOD HOPE	SWP PROPERTIES LLC	Local Commercial	85800	400
1199999110	7101 W GOOD HOPE	MILWAUKEE COUNTY	Exempt	0	0
1200311000	6665 N 60TH	UNITED STATES OF AMERICA	Exempt	0	0
1200312000	6767 N 60TH	CITY OF MILW REDEV AUTH	Exempt	0	0
1200313000	6112 W GREEN TREE	CITY OF MILW REDEV AUTH	Exempt	0	0
1209993000	6601 W BRIGGS	STATE OF WISCONSIN	Exempt	0	0
1209996110	6701 W GOOD HOPE	HELLERMANNNTYTON CORP	Manufacturing	8484100	5000
1209997111	6321 W GOOD HOPE	BRADY USA INC	Manufacturing	9416600	5000
1210031000	5909 W GOOD HOPE	ALPHA PETRO LLC	Special Mercantile	771000	925.2
1210042000	5801 W GOOD HOPE	AREC I LLC	Special Mercantile	1066000	1279.2
1210680000	5555 W GOOD HOPE	MILWAUKEE LODGE OF ELKS	Exempt	0	0
1210681000	5651 W GOOD HOPE	AREC 1 LLC	Special Mercantile	3248000	3897.6
1219991123	5701 W GOOD HOPE	AREC 1 LLC	Special Mercantile	1482000	1778.4
1400211000	6580 N INDUSTRIAL	DENTOM LLC	Local Commercial	617000	617
1400212000	6540 N INDUSTRIAL	SELLARS ABSORBENT	Manufacturing	1016100	1016.1
1400251000	6565 N INDUSTRIAL	JUDITH R STANO RAUCH & ROMANSHEK, A PTNRSHIP	Local Commercial	391000	391
1400253000	6471 N INDUSTRIAL	JUDITH R STANO	Local Commercial	540900	540.9
1400261000	6541 N INDUSTRIAL	RONALD HEGWOOD	Local Commercial	50000	300
1400262000	6501 N INDUSTRIAL	LISA & RANDY MILLER LLC	Local Commercial	170000	300
1400271000	6433 N INDUSTRIAL	CONTINENTAL A1 CORP	Local Commercial	105000	300
1400272000	6418 W MILL	GPT INDUSTRIAL DRIVE OWNER L	Local Commercial	42000	400
1400281000	6600 N INDUSTRIAL	CITY OF MILWAUKEE	Manufacturing	3935200	3935.2
1400291100	6660 N INDUSTRIAL	RDP INVESTMENTS LLC	Exempt	0	0
1400292000	6650 N INDUSTRIAL	MILWAUKEE ECONOMIC	Special Mercantile	608000	608
1400301000	6120 W MILL	MILWAUKEE ECONOMIC	Exempt	0	0
1400304000	6440 N 62ND	MILWAUKEE ECONOMIC	Exempt	0	0
1400311000	6300 W MILL	CINTAS CORP MILWAUKEE ECONOMIC DEV CORP	Special Mercantile	4164000	4164
1400312000	6500 N 62ND	SELLARS ABSORBENT MATERIALS	Exempt	0	0
1409985123	6565 N 60TH	BRENTWOOD CHURCH OF CHRIST	Manufacturing	1802700	1802.7
1409985136	6425 N 60TH	RANDY MILLER	Exempt	0	0
1409988100	6438 W MILL	CLIFF DETEMPLE	Local Commercial	83700	300
1409989212	6480 N INDUSTRIAL	SCHROEDER REAL ESTATE	Local Commercial	238000	300
1409989220	6452 N INDUSTRIAL	TRUE BIBLE MISSION FOR JESUS	Local Commercial	180000	300
1409995110	6010 W MILL	SELLARS ABSORBENT	Exempt	0	0
1409998100	6324 W MILL	METROPOLITAN MILL ROAD	Local Commercial	11000	300
1410001112	6404 N 76TH	EXCHANGERIGHT NET LEASED	Local Commercial	264000	316.8
1410002110	6574 N 76TH	VISION LAND LLC	Local Commercial	1935000	2322
1410048100	6610 N 76TH	CITY OF MILWAUKEE	Local Commercial	198000	400
1410722110	6710 N INDUSTRIAL	NORTH INDUSTRIAL	Exempt	0	0
1410751100	6780 N INDUSTRIAL		Special Mercantile	945300	945.3

1410752100	6750 N INDUSTRIAL	MIDWEST PARK LLC	Local Commercial	1253400	1253.4
1410781100	6550 N 76TH	KIMLAND LLC	Special Mercantile	3023000	3627.6
1410791000	6544 N 76TH	BURGER KING CORP #3019	Special Mercantile	960000	1152
1410813000	6406 N 76TH	MAIN-WHITMAN PARTNERS LLC	Special Mercantile	3776000	4531.2
1410814000	6442 N 76TH	RIVER TOWER ASSOC LLC	Special Mercantile	2543000	3051.6
1410821000	6633 N INDUSTRIAL	KJ GREENTREE LLC	Special Mercantile	18997000	5000
1419980000	6730 N INDUSTRIAL	STATE OF WISCONSIN DEPT OF	Exempt	0	0
1429984115	7610 W MILL	JEFFREY C STEGGEMAN &	Special Mercantile	332000	400
1429984118	7630 W MILL	CITY OF MILWAUKEE	Exempt	0	0
1429984119	6431 N 76TH	CITY OF MILWAUKEE	Exempt	0	0
1530168100	7625 W. Mill Road			162000	400
1530169000	7638 W. Winfield			23,800	300
1530170100	6375 N 76TH	O'REILLY AUTOMOTIVE INC	Local Commercial	883000	1059.6
1530365100	6325 N 76TH	KHAHRA 1 LLC	Special Mercantile	1077000	1292.4
1530369100	6309 N 76TH	6309N76 LLC	Local Commercial	263500	400
1530370100	6267 N 76TH	LEI HOLDINGS LLC	Local Commercial	264000	400
1530431100	6030 N 77TH	CARL KRUEGER PROPERTIES LLC	Local Commercial	622000	622
1539983110	6001 N 77TH	FATIMA OF WISCONSIN, LLC	Local Commercial	117000	300
1539984100	7740 W FLORIST	FATIMA OF WIS LLC	Local Commercial	194000	300
1539986110	7626 W FLORIST	INTEGRITY SOUND	Local Commercial	622000	622
1539988111	6005 N 76TH	PACHEFSKY PROPERTY LLC	Local Commercial	143400	400
1539998100	6103 N 76TH	FLEX AUTOMATION LLC	Special Mercantile	797800	797.8
1540002100	6330 N 76TH	SCP 2006-C23-124 LLC	Special Mercantile	2737000	2737
1540011111	6122 N 76TH	SOUTH STAR HOLDING CO LLC	Local Commercial	245400	400
1540022100	7400 W DOUGLAS	7400 DOUGLAS AVENUE LLC	Local Commercial	615000	738
1540041000	7320 W FLORIST	7320 INDUSTRIAL LLC	Special Mercantile	1285000	1285
1540042000	6000 N 76TH	76TH STREET INDUSTRIAL LLC	Special Mercantile	2324000	2788.8
1540052000	7200 W FLORIST	HOLY CATHEDRAL CHURCH	Local Commercial	156800	300
1540053000	6150 N 73RD	HOLY CATHEDRAL CHURCH	Local Commercial	26300	300
1540061000	7000 W FLORIST	CHARTER DEVELOPMENT 6 LLC	Local Commercial	1682000	2018.4
1540062000	6900 W FLORIST	HOLY CATHEDRAL CHURCH OF	Local Commercial	250900	301.08
1549970110	6130 N 76TH	CHICAGO & NORTH WESTERN	Exempt	0	0
1549973110	6170 N 76TH	WISCONSIN ELECTRIC POWER CO	Exempt	0	0
1549976000	7216 W DOUGLAS	HORNE PUTTERMAN LLC	Local Commercial	6800	300
1549978111	7240 W DOUGLAS	HORNE PUTTERMAN LLC	Local Commercial	104600	300
1549979100	7000 W DOUGLAS	ROSE MARY OBYRNE	Local Commercial	105500	300
1549981110	6300 N 76TH	PAI YANG	Special Mercantile	3145000	3774
1549982100	7415 W MILL	TUCKER'S GARAGE LLC	Local Commercial	353000	423.6
1549983100	6366 N 76TH	TARUNPREET LLC	Special Mercantile	434000	520.8
1549984200	7427 W MILL	ERNESTO SILVA	Local Commercial	170000	400
1549986110	6270 N 76TH	REMY BATTERY COMPANY, INC	Local Commercial	190000	400
1549987111	6260 N 76TH	ROBERSON FAMILY DAY CARE	Local Commercial	409000	490.8
1549988121	6230 N 76TH	ABDUL M MOTLANI	Special Mercantile	717400	860.88
1549989110	7225 W MILL	STATE OF WISCONSIN	Exempt	0	0
1549989210	7323 W MILL	KUMOVI INVESTMENTS LLC	Special Mercantile	132000	400
1549991121	7111 W MILL	KJ CONDOR LLC	Local Commercial	626200	751.44

1549993100	7029 W MILL	LIEBERMAN PROPERTIES LLC	Manufacturing	2075100	2075.1
1549994110	6937 W MILL	MILL ROAD COMPANY	Manufacturing	1565500	1565.5
1549995110	6925 W MILL	HENTZEN COATINGS INC	Manufacturing	468200	468.2
1549995210	6913 W MILL	MILL ROAD COMPANY	Manufacturing	41200	300
1549996100	6815 W MILL	HENTZEN FARBENWERKE LLC	Local Commercial	307900	307.9
1550301000	6601 W MILL	GFG CI-1 LLC MOLECULAR BIOLOGY RESOURCES	Special Mercantile	3462000	4154.4
1550404000	6143 N 60TH		Manufacturing	1247800	1247.8
1550411100	6555 W MILL	MILL ROAD PROPERTIES LLC	Special Mercantile	1282000	1538.4
1550412100	6551 W MILL	T RYAN II LLC	Special Mercantile	1581000	1581
1550421000	6121 W DOUGLAS	SHERWIN-WILLIAMS	Special Mercantile	649000	778.8
1550422000	6105 W DOUGLAS	WISCONSIN ELECTRIC POWER CO	Exempt	0	0
1550431100	6180 N 64TH	WILLIAM E HERGET & PATRICIA	Local Commercial	147000	400
1550441000	6333 W DOUGLAS	TJW PROPERTIES LLC	Manufacturing	512400	512.4
1550442100	6301 W DOUGLAS	PAW INVESTMENTS LLP	Local Commercial	924000	924
1550452110	6210 W DOUGLAS	EFM INVESTMENTS INC	Local Commercial	368500	368.5
1550461000	6200 N 64TH	CHARTWELL REAL ESTATE	Local Commercial	497000	497
1550462000	6300 W DOUGLAS	IMPFLAV LLC	Manufacturing	575000	575
1559980000	6001 W MILL	STATE OF WISCONSIN	Exempt	0	0
1559983100	6101 N 64TH	T & M INDUSTRIAL PROP LLC	Special Mercantile	4938000	4938
1559983200	6161 N 64TH	BROADWAY EQUITIES LLC	Manufacturing	3286900	3286.9
1559984111	6401 W MILL	MAAS REVOCABLE MARITAL	Local Commercial	31000	300
1559984311	6353 N 64TH	MAAS REVOCABLE MARITAL	Manufacturing	936400	936.4
1559984411	6305 N 64TH	MAN ON THE MOON PROPERTIES	Manufacturing	855100	855.1
1559985300	6239 N 60TH	STARLINE MFG CO INC	Local Commercial	86500	300
1559987110	6242 N 64TH	RITEWAY BUS LLC	Local Commercial	425000	425
1559989134	6060 W DOUGLAS	STARLINE MFG CO INC NKA	Manufacturing	1445300	1445.3
1559989135	6120 W DOUGLAS	LALLEMAND USA INC	Manufacturing	1151500	1151.5
1559998000	6242 N 64TH	CHICAGO & NORTH WESTERN	Exempt	0	0
1559999111	6301 W MILL	RITEWAY BUS LLC	Local Commercial	858000	858
1559999211	6101 W MILL	MILWAUKEE ECONOMIC	Exempt	0	0
1560002110	5901 W BENDER	GEN 5 LLC	Manufacturing	493800	493.8
1560003100	5801 W BENDER	FREDMAN BAG COMPANY	Manufacturing	602500	602.5
1560006100	5709 W BENDER	BRIDGE HOLDINGS LLC	Special Mercantile	2863000	2863
1560007100	5720 W BENDER	BRIDGE HOLDINGS LLC	Special Mercantile	246400	300
1560012100	5920 W BENDER	SAZMO PROPERTIES LLC	Local Commercial	493000	493
1560021100	6140 N 60TH	60TH LLC	Local Commercial	176000	300
1560022100	6160 N 60TH	PECO LLC	Manufacturing	240300	300
1560024111	6192 N 60TH	STARLINE MFG CO INC	Manufacturing	103500	300
1560031000	5737 W MILL	GROSSMANN S6 FAMILY REAL	Manufacturing	1217100	1217.1
1560041000	5225 W MILL	ROMBOY INVESTMENTS LLC	Local Commercial	90000	400
1560042000	5214 W WOOLWORTH	ULRICH H ROMBOY	Local Commercial	61000	400
1560043000	5235 W MILL	ROMBOY INVESTMENTS LLC	Local Commercial	11700	400
1569964115	5501 W MILL	DDE ENTERPRISES LLC	Manufacturing	535900	535.9
1569964120	5515 W MILL	BUILDERS ROOFING & SUPPLY LL	Local Commercial	23500	300
1569964130	5521 W MILL	TRYAN II LLC	Manufacturing	44000	300

1569965113	5611 W MILL	TRYAN II LLC	Manufacturing	758000	758
1569965120	5611 W WOOLWORTH	DONALD J MICHALSKI REV TRUST	Special Mercantile	733000	733
1569973120	5629 W WOOLWORTH	DONALD J MICHALSKI REV TRUST	Local Commercial	241000	300
1569980130	5101 W WOOLWORTH	MILWAUKEE METROPOLITAN MILW METRO SEWERAGE DISTRICT	Exempt	0	0
1569981120	5111 W WOOLWORTH	MILWAUKEE METROPOLITAN	Exempt	0	0
1569982120	5125 W WOOLWORTH	MILWAUKEE METROPOLITAN	Exempt	0	0
1569983120	5135 W WOOLWORTH	MILWAUKEE METROPOLITAN	Exempt	0	0
1569989110	5302 W WOOLWORTH	5302 W WOOLWORTH AVE LLC	Local Commercial	106000	300
1569991125	5320 W WOOLWORTH	SUPERIOR DEVELOPMENT LLC	Local Commercial	144000	300
1569993110	5407 W MILL	DDE ENTERPRISES LLC	Manufacturing	50900	300
1569993211	5341 W WOOLWORTH	WOOLWORTH INDUSTRIAL	Special Mercantile	1417000	1417
1569994121	5409 W WOOLWORTH	DCS COLOR & SUPPLY CO INC	Manufacturing	468200	468.2
1569995110	5519 W WOOLWORTH	BUILDERS ROOFING AND	Special Mercantile	981000	981
1569996114	5724 W FLORIST	DURAL COMPANY INC	Manufacturing	187500	300
1569996116	5714 W FLORIST	LONGYARD INVESTMENTS II LLC	Local Commercial	142000	300
1569996117	5600 W FLORIST	UNITED PROCESS CONTROLS INC	Manufacturing	456800	456.8
1569996122	5800 W DOUGLAS	JONCO PROPERTIES LLC	Manufacturing	467400	467.4
1569996124	5700 W DOUGLAS	5700 DOUGLAS AVE	Manufacturing	449300	449.3
1569996126	5730 W DOUGLAS	5730 W DOUGLAS AVENUE LLC	Manufacturing	390900	390.9
1569996132	5711 W DOUGLAS	OLYMPIC SUPPLY CO	Local Commercial	339800	339.8
1569996133	5632 W FLORIST	UNITED PROCESS CONTROLS INC	Manufacturing	96200	300
1569996135	5607 W DOUGLAS	JORDAN CONTROLS INC	Manufacturing	598000	598
1569996138	5635 W DOUGLAS	VELLA PROPERTIES LLC	Local Commercial	305000	305
1569996141	6030 N 60TH	CUTTING EDGE REALTY LLP	Manufacturing	1282900	1282.9
1569996143	6000 N 60TH	CHAMORRO PROPERTIES LLC	Local Commercial	307000	307
1569996144	5800 W FLORIST	CHAMORRO PROPERTIES LLC	Local Commercial	19000	300
1569996145	5734 W FLORIST	MICHAEL J BYKOWSKI	Manufacturing	161600	300
1569996148	5529 W DOUGLAS	JORDAN CONTROLS INC	Manufacturing	95100	300
1569996149	5500 W FLORIST	SONAG I LLC	Special Mercantile	827000	827
1569996157	5500 W DOUGLAS	KALLAS BROTHERS PROPERTIES	Manufacturing	615100	615.1
1569996163	5600 W DOUGLAS	BARRY H GLANDT &	Manufacturing	545500	545.5
1569996164	5901 W DOUGLAS	ROBERT E QUINN JR &	Local Commercial	371000	371
1569996165	5777 W DOUGLAS	FLORIST REALTY CO INC	Local Commercial	652000	652
1569997100	6360 N 60TH	NOHL REAL ESTATE INV LLC	Manufacturing	1327700	1327.7
1579966100	4609 W WOOLWORTH	PHOENIX WOOLWORTH LLC	Special Mercantile	1672000	1672
1579977110	5001 W MILL	MAGNOLIA REALTY I LLC	Local Commercial	385000	462
1579980210	5021 W WOOLWORTH	WOOLWORTH DEVELOPMENT	Special Mercantile	58500	300
1579989000	4618 W WOOLWORTH	ABOVE AND BEYOND	Local Commercial	102200	300
1729991000	5300 W SILVER SPRING	UNITED STATES OF AMERICA	Exempt	0	0
1730301000	5901 N 55TH	STUDENT TRANSPORTATION CO	Local Commercial	29200	300
1730321111	5873 N 55TH	STUDENT TRANSPORTATION CO TIME WARNER CABLE MIDWEST LL	Local Commercial	864800	864.8
1730322000	5889 N 55TH	MWC FAMILY LLC	Local Commercial	82600	300
1730331000	5515 W FLORIST	JM INVESTMENTS OF MILW LLC	Manufacturing	458300	458.3
1730332000	5933 N 55TH		Local Commercial	475000	475

1730351000	5500 W SILVER SPRING	GROWING POWER INC	Exempt	0	0
1739992111	5960 N 60TH	B & B REALTY %	Special Mercantile	1689000	1689
1739993111	5840 N 60TH	PERELES BROS INC	Manufacturing	867600	867.6
1739994110	5880 N 60TH	THE SALVATION ARMY	Exempt	0	0
1739994124	5915 N 55TH	B C MILLER HOLDING LLC	Manufacturing	230800	300
1740769000	6432 W SILVER SPRING	ZIAD W KAID	Local Commercial	106000	400
1740770000	6414 W SILVER SPRING	ZIAD W KAID	Local Commercial	163000	400
1740771000	6410 W SILVER SPRING	MULTANI REAL ESTATE 64 SS LL	Special Mercantile	523000	627.6
1741017112	5620 N 62ND	SILVER SPRING SHOPPING	Special Mercantile	34800	400
1741017113	6000 W SILVER SPRING	SILVER SPRING SHOPPING	Special Mercantile	1628000	1953.6
1741020110	6120 W SILVER SPRING	BRODERSEN PROPS OF MILW LLC	Special Mercantile	447000	536.4
1749990100	6350 W SILVER SPRING	AHNCO LLC	Special Mercantile	1118000	1341.6
1749995100	6204 W SILVER SPRING	JIHAD ZABLAH	Local Commercial	333000	400
1749996110	6220 W SILVER SPRING	JYOTSNA & K PROPERTIES LLC	Local Commercial	249000	400
1749999000	6330 W SILVER SPRING	MULTANI REAL ESTATE 63 SS LL	Special Mercantile	392000	470.4
1750201110	7525 W FLORIST	THOMAS A BERGER	Local Commercial	174000	400
1750205100	5950 N 76TH	WILLY BRAND LLC	Local Commercial	173600	400
1750207110	5902 N 76TH	AYESH REAL ESTATE LLC	Local Commercial	722000	866.4
1750537110	5656 N 76TH	SILVER SPRING ROAD	Special Mercantile	784000	940.8
1760299000	5903 N 76TH	KRF INVESTMENT LLC	Local Commercial	152000	400
1760301110	5925 N 76TH	MURPHY OIL USA INC	Local Commercial	69300	400
1760365111	7605 W FLORIST	DONALD HARMON SR	Local Commercial	335000	402
1760365112	5959 N 76TH	DONALD HARMON SR	Local Commercial	72000	400
1901701100	5803 W SILVER SPRING	R&D SILVER TERRACE LLC	Local Commercial	2309600	2771.52
					206995.9

Business Improvement District #31 2017 Annual Report

The Business Improvement District #31 was approved in November of 2003 and began a partnership with Havenwoods Economic Development Corporation in February of 2004 to implement the BID's operating plan.

Finances:

BID #31 has contracted with the auditing firm of Krause & Associates to provide auditing services to the BID.

BID #31 supplemented the operating expenses for Havenwoods Economic Development Corporation. Per its operating plan, the BID paid \$100,000 to HEDC to implement the BID's operating plan. This fee covers a portion of salary expense, general supplies, and professional fees to include audits and insurance.

The BID Board will be completing its fiscal year with a balance of approximately \$80,000.00.

Capital Improvements:

The Business Improvement District has invested year to date over \$90,000.00 in infrastructure improvements for the retail corridors. These improvements include bridge painting, boulevard landscape maintenance, holiday lights, and civic planters.

Business Grants:

BID #31 implements three grant programs to include sign grants, landscape grants and façade grants. In 2017 we will have awarded \$20,000.00 in business grants by end of year.

Workforce Development:

BID #31 has launched for the second year The Engine Makers and Manufacturers Conference. Through a partnership with NeWaukee the BID hosts a week long event promoting workforce development, up and coming makers and manufacturers and seasoned manufacturers. This is done through professional networking events, conferences with topics around changing workplace culture for talent retention and hosting a job fair. In 2017 the BID hosted two community job fairs connecting local businesses with local job seekers. More information can be found at theenginewi.com

The BID also manages a community job board site to better connect local residents with local jobs. This job board can be found at havenwoods.org.

The BID hosts three Human Resource Round Table lunch and learns per year to bring together workforce development professionals to share best practices, learn about services available for workforce recruitment and assistance and to provide a space for networking among the companies.

Employer Assisted Homeownership Program:

The BID is excited to share that we have launched a workforce homeownership program in Havenwoods. We currently have partnered with four companies in Havenwoods to provide down

payment assistance to employees that are interested in purchasing a home in Havenwoods. The program launched in June this year and we currently have 25 potential homeowners that have applied for the program. We have closed on one home purchase.

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. The BID also hosts quarter Business Crime and Safety meetings to discuss crime prevention techniques and police services for our business corridors.

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:

In 2009 BID #31 and HEDC launched and/or completed the following initiatives:

- Silver Spring Drive beautification decorative lighting project.
- Human Resource Roundtables
- New website launched featuring the Havenwoods Community and the initiatives taking place.
- Online inventory of available properties developed and an online business directory encouraging more business to business activity in Havenwoods.
- E-newsletter for the business community
- Painted rusted railroad bridge 76th & Good Hope Road.
- Havenwoods Connection initiative allowing Havenwoods employees to connect with viable landlords to provide quality, affordable housing within walking distance of their employment.
- Developed the Havenwoods Landlord Breakfast series effectively connecting landlords with expertise, city officials, and city services.
- Developed/managed 25 new block watch/neighborhood groups
- Villard Library Job Search assistance providing one on one assistance with resume building and introduction to internet job searching.

Healthy Neighborhoods Initiative, a partnership with the Greater Milwaukee Foundation:

Solar Lighting Project: Residents of the Light House Block Watch assisted one another in lighting up their ally and back yards.

Planter Project: Hawkeye came together in a showing of unity to plant uniform planters to be displayed on their front porches

KANDO Landlord Compact

Healthy Neighborhoods Initiative

- Homeownership
- Public Art

- Neighborhood Newsletter Distribution
- Beautification
- Resident Engagement

Neighborhood Safety

- Block Watch Development
- Neighborhood Walks
- Neighborhood Clean Ups

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

**FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REPORT
DECEMBER 31, 2016 AND 2015**

HAVENWOODS BUSINESS IMPROVEMENT DISTRICT #31
MILWAUKEE, WISCONSIN

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Independent Auditor's Report

Board of Directors
Havenwoods Business Improvement District #31
Milwaukee, Wisconsin

We have audited the accompanying financial statements of Havenwoods Business Improvement District #31, which comprise the statements of financial position as of December 31, 2016 and 2015, and the related statements of activities and cash flows for the years then ended, and the related notes to financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

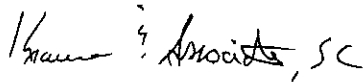
An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion.

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, financial statements referred to above present fairly, in all material respects, the financial position of the Havenwoods Business Improvement District #31 as of December 31, 2016 and 2015 and the changes in its net assets and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.



Krause & Associates, SC
Grafton, Wisconsin
July 6, 2017

HAVENWOODS BUSINESS IMPROVEMENT DISTRICT #31
 STATEMENTS OF FINANCIAL POSITION
 DECEMBER 31, 2016 AND 2015

	<u>2016</u>	<u>2015</u>
<u>ASSETS</u>		
Cash and cash equivalents	\$ 69,166	\$ 89,531
Accounts receivable	-	3,950
Prepaid expenses	<u>35,201</u>	<u>25,201</u>
 TOTAL ASSETS	 <u>\$ 104,367</u>	 <u>\$ 118,682</u>
 <u>LIABILITIES AND NET ASSETS</u>		
Accounts payable	\$ <u>8,916</u>	\$ <u>2,200</u>
 TOTAL LIABILITIES	 8,916	 2,200
NET ASSETS		
Unrestricted	<u>95,451</u>	<u>116,482</u>
 TOTAL NET ASSETS	 <u>95,451</u>	 <u>116,482</u>
 TOTAL LIABILITIES AND NET ASSETS	 <u>\$ 104,367</u>	 <u>\$ 118,682</u>

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

HAVENWOODS BUSINESS IMPROVEMENT DISTRICT #31
 STATEMENTS OF ACTIVITIES
 FOR THE YEAR ENDED DECEMBER 31, 2016 AND 2015

	<u>2016</u>	<u>2015</u>
REVENUE		
City of Milwaukee assessment	\$ 181,361	\$ 206,167
Interest and other	<u>670</u>	<u>75</u>
Total revenue	<u>182,031</u>	<u>206,242</u>
EXPENSES		
Management fees – Havenwoods Economic Development Corporation	\$ 100,000	\$ 100,000
Capital improvements	29,024	38,235
Landscaping	22,221	31,456
Holiday decorations	18,236	10,597
Professional fees	3,985	3,505
Neighborhood Ambassador Program	4,775	2,000
Contract services	9,750	9,093
Insurance	2,414	2,282
Travel and meetings	3,922	3,573
Refund of assessment overcharge	-	-
Other	<u>8,735</u>	<u>2,063</u>
Total expenses	<u>203,062</u>	<u>202,804</u>
Changes in net assets	(21,031)	3,438
Net assets, beginning of year	<u>116,482</u>	<u>113,044</u>
Net assets, at end of year	<u>\$ 95,451</u>	<u>\$ 116,482</u>

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

HAVENWOODS BUSINESS IMPROVEMENT DISTRICT #31
 STATEMENTS OF CASH FLOWS
 FOR THE YEAR ENDED DECEMBER 31, 2016 AND 2015

	<u>2016</u>	<u>2015</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Changes in net assets	\$ (21,031)	\$ 3,438
Adjustments to reconcile changes in net assets to net cash provided by operating activities		
(Increase) decrease in accounts receivable	3,950	(3,950)
Increase (decrease) in prepaid expenses	(10,000)	(25,132)
Increase (decrease) in accounts payable	<u>6,716</u>	<u>(2,392)</u>
Net cash provided by (used in) operating activities	<u>(20,365)</u>	<u>(28,036)</u>
Net increase (decrease) in cash and cash equivalents	(20,365)	(28,036)
Cash and cash equivalents at beginning of year	<u>89,531</u>	<u>117,567</u>
Cash and cash equivalents at end of year	<u>\$ 69,166</u>	<u>\$ 89,531</u>
Cash paid for interest	<u>\$ -</u>	<u>\$ -</u>

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

HAVENWOODS BUSINESS IMPROVEMENT DISTRICT #31
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2016 AND 2015

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

The Havenwoods 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 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.

Business improvement districts are financed by special assessments on properties within the district and are organized in accordance with Wisconsin Statutes. The City of Milwaukee collects assessments on property within the district based on an annual budget established by the BID. Property assessments are based on \$1 per \$1,000 of assessed value for industrial parcels to a maximum of \$5,000 and \$1.20 per \$1,000 of assessed value for retail parcels to a maximum of \$7,000. Minimum assessments are \$300 and \$400 for industrial and retail parcels, respectively.

2. Accounting method

The BID follows the accrual method of accounting in accordance with accounting principles generally accepted in the United States of America, wherein revenues and expenses are recorded in the period earned or incurred. Net assets and revenues, expenses, gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the BID are classified and reported as follows:

Unrestricted net assets - Net assets that are not subject to donor-imposed restrictions.

Temporarily Restricted net assets - Net assets subject to donor-imposed restrictions that may or may not be met, either by actions of the BID and/or the passage of time. When a restriction is met, restricted net assets are transferred to unrestricted net assets and reported in the statements of activities as net assets released from restrictions. As of December 31, 2016 and 2015, the BID has no temporarily restricted net assets.

HAVENWOODS BUSINESS IMPROVEMENT DISTRICT #31
NOTES TO FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2016 AND 2015

A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

2. Accounting method – continued

Permanently Restricted net assets – Net assets subject to a donor imposed restriction that they be maintained permanently by the BID. As of December 31, 2016 and 2015, the BID has no permanently restricted net assets.

3. Cash and cash equivalents

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

4. Prepaid expenses

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

5. Accounts receivable

The BID considers all accounts receivables to be fully collectible; accordingly, no provision for doubtful accounts is included. If amounts become uncollectible, they will be charged to operations when that determination is made.

6. 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.

HAVENWOODS BUSINESS IMPROVEMENT DISTRICT #31
NOTES TO FINANCIAL STATEMENTS - CONTINUED
DECEMBER 31, 2016 AND 2015

A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

7. Use of estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

8. Subsequent Events

Management has evaluated subsequent events for recognition and disclosure in the financial statements through July 6, 2017, which is the date that the financial statements were available to be issued.

B – CONCENTRATION OF RISK

The BID, receives substantially all of its revenue from the City of Milwaukee assessments.

C – RELATED PARTY TRANSACTIONS

The BID shares similar management with Havenwoods Economic Development Corporation (HEDC). The BID paid a management fee to HEDC of \$100,000 and \$100,000 per year for the years ended December 31, 2016 and 2015. As of December 31, 2016 and 2015, respectively, included in prepaid expenses on the statements of financial position is \$35,000 and \$25,000 of management fees paid in advance for the subsequent fiscal year.

BID #31 (Havenwoods) Board Member Sheet

Board Organization: 5, at least 3 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 year terms

<u>Board Member</u>	<u>Title</u>	<u>Start Date</u>	<u>End Date</u>
David Mitchell	Member	12/06/2013	12/06/2016*
Julie McNamara	Member	05/26/2016	05/26/2019
Keith Raskin	Member	04/08/2016	04/08/2019
Mark Krueger	Member	01/30/2017	01/30/2020
Steven Hentzen	Member	11/10/2014	11/10/2017

* Currently in the reappointment process

