



THE MENOMONEE VALLEY
BUSINESS IMPROVEMENT
DISTRICT NO. 26
2018-19 OPERATING PLAN
August 17, 2018

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INTRODUCTION

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.)

In 1998, The City of Milwaukee developed a Master Plan for the Valley, with the support of the Menomonee Valley Business Association. The City of Milwaukee received a petition from property owners that requested the creation of a Business Improvement District for the purpose of revitalizing and improving the Menomonee Valley business area, which is located in the heart of Milwaukee (see Appendix A). The Menomonee Valley Business Improvement District (BID #26) was formed (Resolution #990931) in 1999.

The BID law requires that every district have an annual Operating Plan. This document serves as the Operating Plan for the proposed Menomonee Valley district. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

PHYSICAL SETTING

The Menomonee Valley is comprised of approximately 1,200 acres in the heart of Milwaukee, along the lower three miles of the Menomonee River. Historically a wild rice marsh, then the industrial core of the city, the Valley today is a unique mix of manufacturing businesses, parks and trails, and some of the largest entertainment destinations in Wisconsin.

DISTRICT BOUNDARIES

The Menomonee Valley’s boundaries are I-94 on the north, the confluence of the Menomonee and Milwaukee Rivers on the East, Bruce Street and the Soo Line railroad tracks on the south, and WI-175 on the west. Boundaries of the Menomonee Valley Business Improvement District (“district”) are shown on the map in Appendix A of this plan. A listing of the properties included in the district is provided in Appendix B.

OPERATING PLAN OBJECTIVES

2018-19 PLAN OBJECTIVES

The objective of the BID is to contribute to the redevelopment of the Menomonee Valley and provide important business services to the businesses within the district.

Large-scale activities to be engaged in by the district during its 2018-19 fiscal year of operation will include:

- ✓ *Predevelopment planning for the 40+ acres of vacant or underutilized land along the Menomonee River, five sites which were the focus of the 2018 Menomonee Valley Design Charrette.*
- ✓ *Develop Menomonee Valley RiverWalk Design Standards and adopt them through the City of Milwaukee Common Council. The Design Standards will result in development standards and an overall aesthetic for future RiverWalk along the Menomonee River.*

- ✓ *Plan for streetscaping and other improvements along St. Paul Avenue.*
- ✓ *Coordinate the expansion of Business Improvement District #26 to include interested properties along Virginia, Bruce, and Pierce Streets.*
- ✓ *Implement recommendations of the Menomonee Valley Workforce and Transportation Survey, which aims to make jobs in the Valley more easily accessible to residents in surrounding neighborhoods as well as alleviate parking issues throughout the Valley.*
- ✓ *Support the 100+ employers of the Menomonee Valley by developing workforce strategies to help employers build a pipeline to new workers, retain current workers, and gain better connections to the local workforce surrounding the Menomonee Valley, including the orchestration of Menomonee Valley Career Days Programs for all industries to encourage youth interest in high-demand careers that can be found within the Valley business district.*
- ✓ *Develop a new logo, website, branding strategy for the Menomonee River Valley. The BID will explore the development of gateway signage, banners, flags, and streetscaping improvements to develop a cohesive placemaking and wayfinding strategy..*
- ✓ *Recognize and celebrate the accomplishments of the Menomonee Valley's redevelopment efforts over the past 20 years as the BID celebrates its 20th anniversary this year.*
- ✓ *Promote the Menomonee Valley by hosting special events year-round, such as Valley Week, Food Truck Wednesdays, kayak and bike tours, Walk with the Mayor and additional programming to engage Valley employees, area residents and visitors to discover and explore the opportunities and amenities in the Valley.*
- ✓ *Implement the BID's business service programs, which include facade improvements, graffiti removal, public space maintenance, public safety and overall marketing of the district.*

PROPOSED DISTRICT BUDGET

INCOME AND EXPENSES

INCOME	AMOUNT
2018 Special Assessments	181,952.32
Menomonee Valley Business Association Dues	500.00
Total Income	\$182,452.32
EXPENSES	
Annual contract w/ Menomonee Valley Partners. to staff activities outlined above	125,000
Riverwalk Design	30,000
St. Paul Exterior Enhancements Grant	25,000
Workforce Development Programming	4,000
Marketing	6,500
Friends of the Hank Aaron State Train Run/Walk	3,000
Valley Week	2,500
Graffiti Removal	2,000
Valley Maintenance	2,000
Insurance	1,450
Audit	1,250
Total Expenses	\$202,700
Net Assets as of June 30, 2018	\$169,354.54

It is proposed to raise \$182,452.32 through BID assessments and fees collected (see Appendix B); expenses are projected to be \$202,700, drawing from the BID's reserves for special projects this year. 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.

ORGANIZATION OF DISTRICT BOARD

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

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

1. Board Size – Nine
2. Composition – The majority of 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.
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 will contract with Menomonee Valley Partners to staff implementation of the Operating Plan.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall follow rules of order (“by laws”) to govern the conduct of its meetings.

The board's primary responsibility will be oversight of the 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; and to ensure district compliance with the provisions of applicable statutes and regulations.

The 2018-2019 BID Board is comprised of the following members:

Chairman:

Art Downey
Taylor Dynamometer
artd@taylordyno.com

John Brennan
J.M. Brennan, Inc.
johnb@jmbrennan.com

Larry Stern
Standard Electric Supply Company
lstern@standardelectricsupply.com

Vice-Chair:

Joyce Koker
Harley-Davidson Museum
Joyce.Koker@harley-davidson.com

David Brien
Potawatomi Hotel & Casino
dbrien@paysbig.com

Treasurer:

Jeff Morgan
Allied Insulation Supply Co.
jmorgan@alliedinsulation.com

Tracey Heber
Stamm Technologies
theber@stammtech.com

Secretary:

Dan Sterk
Rexnord Industries
Dan.Sterk@rexord.com

Dan Henkhaus
Vulcan Global Manufacturing
dhenkhaus@vulcangms.com

METHOD OF ASSESMENT

ASSESSMENT RATE AND METHOD

To support the District Board's budget for calendar year 2018, the City of Milwaukee shall levy in 2018 and carry into the tax rolls for inclusion in tax bills to be sent out in December 2018 special assessments on all properties in the District subject to special assessment. Property that is not tax-exempt shall be included in the property subject to special assessment. The District Board uses a special assessment formula, whereby each tax key number parcel is assessed the rate of \$1.65 per \$1,000 in assessed property value, subject to a minimum assessment per tax key number parcel of \$400 and a maximum assessment per tax key number parcel of \$4,000.

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 various assessment methods, the BID Board 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 rate based 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 \$4,000 per parcel will be applied, and a minimum assessment of \$400 per parcel will be applied.

As of January 1, 2018, the property in the proposed district had a total assessed value of more than \$278.2 million. This plan proposed to assess the property in the district at a rate of \$1.65 per \$1,000.00 of assessed value, subject to the maximum and minimum assessments, for the purposes of the BID.

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

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.

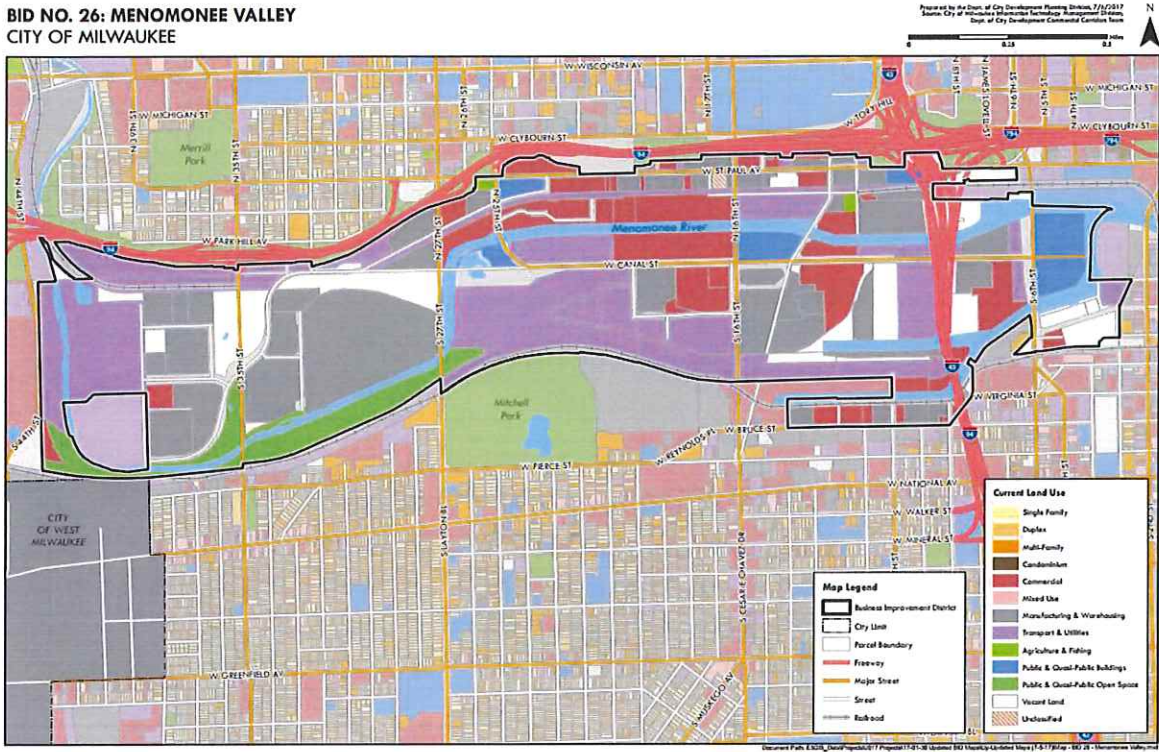
1. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix B, as revised each year.
2. In accordance with the interpretation of the City Attorney regarding State Statute 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.

APPENDICES

- A. DISTRICT BOUNDARIES
- B. 2018 PROJECTED ASSESSMENTS
- C. 2017-18 ANNUAL REPORT
- D. 2017 AUDIT

APPENDIX A: DISTRICT BOUNDARIES

BID NO. 26: MENOMONEE VALLEY
CITY OF MILWAUKEE



APPENDIX B: 2018 PROJECTED ASSESSMENTS, SORTED BY TAX KEY

Taxkey	Property Class	Owner 1	Total ASMT	BID #26 ASMT
3611587116	Exempt	STATE OF WISCONSIN	0	\$0.00
3611611110	Exempt	MILWAUKEE COUNTY	0	\$0.00
3611617200	Exempt	CITY OF MILWAUKEE	0	\$0.00
3612142000	Exempt	STATE OF WISCONSIN	0	\$0.00
3612143000	Exempt	CITY OF MILW REDEV AUTH	0	\$0.00
3970001113	Local Commercial	HD MILW LLC	12030000	\$4,000.00
3978006000	Exempt	CITY OF MILWAUKEE	0	\$0.00
3980181100	Manufacturing	JRB VIII LLC	73000	\$400.00
3980184100	Exempt	STATE OF WISCONSIN DEPT OF	0	\$0.00
3980303110	Special Mercantile	ST MARY'S CEMENT INC	1632000	\$2,692.80
3980305112	Local Commercial	ST MARY'S CEMENT	117000	\$400.00
3980403100	Manufacturing	JRB VIII LLC	1790700	\$2,954.66
3980405112	Exempt	STATE OF WISCONSIN	0	\$0.00
3980406200	Exempt	MILWAUKEE COUNTY	0	\$0.00
3980410100	Exempt	SOO LINE RAILROAD COMPANY	0	\$0.00
3980411111	Exempt	WISCONSIN ELECTRIC POWER CO	0	\$0.00
3980698100	Local Commercial	CREAM CITY YARDS LLC	640300	\$1,056.50
3980700100	Local Commercial	READCO	114000	\$400.00
3980702000	Local Commercial	CALEDONIA PROPS 1635 LLC	728400	\$1,201.86
3980705110	Manufacturing	STONE PROPERTIES LLC	453500	\$748.28
3980705120	Local Commercial	GARNET ABRASIVE & WATER	222000	\$400.00
3980707000	Local Commercial	PATRICIA J OLIVOTTI TRUSTEE	346000	\$570.90
3980713000	Local Commercial	HENRY ALBERT & SANDRA ALBERT	280000	\$462.00
3980803112	Manufacturing	CR INTERNATIONAL INC	1183400	\$1,952.61
3980803210	Exempt	MILWAUKEE COUNTY	0	\$0.00
3980805000	Special Mercantile	ANCHOR ENTERPRISES II	690400	\$1,139.16
3980903100	Exempt	CITY OF MILWAUKEE	0	\$0.00
3980904000	Exempt	CITY OF MILWAUKEE	0	\$0.00
3980906111	Local Commercial	GIUFFRE I LLC	1373300	\$2,265.95
3980917110	Exempt	CITY OF MILWAUKEE	0	\$0.00
3980920110	Exempt	MARQUETTE UNIVERSITY	0	\$0.00
3981211000	Local Commercial	WISCONSIN ELECTRIC POWER CO	37900	\$400.00
3981212110	Local Commercial	CANAL STREET YACHT CLUB LLC	809000	\$1,334.85
3981221100	Local Commercial	H D MILW LLC	677282	\$1,117.52
3981232100	Manufacturing	481DA LLC	700300	\$1,155.50
3981241000	Local Commercial	MYRIAD PROPERTY GROUP LLC	655000	\$1,080.75
3981242000	Special Mercantile	ASTOR APTS LTD PTN	3785000	\$4,000.00
3981261000	Local Commercial	MV3, LLC	620000	\$1,023.00
3981291000	Special Mercantile	STANDARD ELECTRIC SUPPLY CO	2030000	\$3,349.50
3981292000	Exempt	CITY OF MILWAUKEE	0	\$0.00

3990013110	Manufacturing	WISC INVESTMENT CO LLC	929600	\$1,533.84
3990026000	Manufacturing	MONITOR CORP	505400	\$833.91
3990213111	Local Commercial	1922 WEST ST PAUL LLC	70300	\$400.00
3990215110	Manufacturing	RML HOLDINGS LLC	136500	\$400.00
3990229110	Local Commercial	PAIN ENTERPRISES INC	236000	\$400.00
3990231111	Local Commercial	LCM FUNDS 30 ST PAUL LLC	34000	\$400.00
3990271000	Local Commercial	SOBELMANS 1900 LLC	303000	\$499.95
3990272000	Local Commercial	YVONNE M ZAFFIRO IRR	22000	\$400.00
3990281100	Local Commercial	CANAL ST LLC	1627000	\$2,684.55
3990291000	Special Mercantile	LCM FUNDS 30 ST PAUL LLC	750000	\$1,237.50
3990292000	Special Mercantile	HENRY ALBERT &	272000	\$448.80
3990311000	Local Commercial	CCK PROPERTIES III LLC	346000	\$570.90
3990312000	Local Commercial	PRUNE LLC	702000	\$1,158.30
3998001000	Exempt	CITY OF MILWAUKEE	0	\$0.00
3998002000	Exempt	CITY OF MILWAUKEE	0	\$0.00
3999984000	Exempt	SOO LINE RAILROAD COMPANY	0	\$0.00
3999988200	Exempt	MILWAUKEE COUNTY	0	\$0.00
3999990100	Manufacturing	CR INTERNATIONAL INC	91800	\$400.00
3999991100	Manufacturing	CR INTERNATIONAL INC	1203500	\$1,985.78
3999991200	Exempt	MILWAUKEE COUNTY	0	\$0.00
3999996000	Exempt	SOO LINE RAILROAD COMPANY	0	\$0.00
3999997100	Local Commercial	1435 CORPORATION	198800	\$400.00
3999997200	Special Mercantile	READCO	561000	\$925.65
3999999110	Local Commercial	MARQUETTE UNIVERSITY	2519000	\$4,000.00
4000401110	Local Commercial	DOGS WORLD LLC	359000	\$592.35
4000774110	Special Mercantile	2326 LLC	1189200	\$1,962.18
4000784110	Local Commercial	HENRY ALBERT & SANDRA ALBERT	597000	\$985.05
4000786110	Local Commercial	RET PROPERTY DEVELOPEMENT LL	483000	\$796.95
4000788100	Local Commercial	KI 2045 W. ST PAUL AVE LLC	439000	\$724.35
4000789110	Local Commercial	BRENNAN FAMILY	2522000	\$4,000.00
4000931000	Exempt	CITY OF MILWAUKEE	0	\$0.00
4000971000	Local Commercial	GIUFFRE VIII LLC	5412000	\$4,000.00
4000972000	Local Commercial	GIUFFRE VIII LLC	965000	\$1,592.25
4001011000	Local Commercial	FFN HOLDINGS	973000	\$1,605.45
4001012000	Exempt	MILWAUKEE METROPOLITAN	0	\$0.00
4009990000	Local Commercial	ALMACEN DEVELOPMENT LLC	291000	\$480.15
4009991110	Local Commercial	ALMACEN DEVELOPMENT LLC	474000	\$782.10
4009991213	Exempt	CITY OF MILWAUKEE	0	\$0.00
4009991215	Special Mercantile	2612 GREVES LLC	1070000	\$1,765.50
4009992000	Exempt	SOO LINE RAILROAD COMPANY	0	\$0.00
4009995115	Exempt	WIS DEPT OF TRANSPORTATION	0	\$0.00
4009995118	Special Mercantile	GIUFFRE I LLC	641000	\$1,057.65
4009998111	Manufacturing	DIEDRICH ACQUISITIONS LLC	1140500	\$1,881.83
4009999222	Exempt	CITY OF MILWAUKEE	0	\$0.00
4009999300	Exempt	CITY OF MILWAUKEE	0	\$0.00
4010403120	Exempt	WISCONSIN ELECTRIC POWER CO	0	\$0.00

4010406100	Exempt	WISCONSIN ELECTRIC POWER CO	0	\$0.00
4010407200	Exempt	MILWAUKEE COUNTY	0	\$0.00
4010409111	Exempt	CITY OF MILWAUKEE	0	\$0.00
4011238000	Exempt	WISCONSIN ELECTRIC POWER CO	0	\$0.00
4011249110	Exempt	WISCONSIN ELECTRIC POWER CO	0	\$0.00
4011401113	Exempt	STATE OF WISCONSIN		\$0.00
4011703100	Exempt	WISCONSIN ELECTRIC POWER CO	0	\$0.00
4011703200	Exempt	MILWAUKEE COUNTY	0	\$0.00
4011705000	Exempt	MILWAUKEE COUNTY	0	\$0.00
4019998000	Exempt	SOO LINE RAILROAD COMPANY	0	\$0.00
4019999110	Manufacturing	THIELE TANNING CO	634800	\$1,047.42
4020026000	Exempt	MILWAUKEE COUNTY	0	\$0.00
4020718100	Exempt	WISCONSIN ELECTRIC POWER CO	0	\$0.00
4020902110	Exempt	STATE OF WIS DEPT OF	0	\$0.00
4230001000	Local Commercial	JOHN F STIMAC JR	535800	\$884.07
4230012000	Exempt	CITY OF MILW REDEV AUTH	0	\$0.00
4230014000	Manufacturing	MULHANEY PROPERTIES LLC	1586700	\$2,618.06
4230016000	Special Mercantile	CALEFFI NORTH AMERICA INC	2600000	\$4,000.00
4230021000	Manufacturing	VALTAY LLC	2872900	\$4,000.00
4230031000	Special Mercantile	HSI INDUSTRIAL I LLC	7535000	\$4,000.00
4230032000	Manufacturing	INGETEA INC	7117400	\$4,000.00
4230041000	Exempt	REDEVELOPMENT AUTHORITY	0	\$0.00
4230042000	Manufacturing	CAM-JWM LLC	10786000	\$4,000.00
4230051000	Manufacturing	53RD STREET IP LLC	3597300	\$4,000.00
4230052000	Exempt	CITY OF MILWAUKEE REDEV AUTH	0	\$0.00
4230053000	Exempt	CITY OF MILWAUKEE REDEV AUTH	0	\$0.00
4239999013	Exempt	SOO LINE RAILROAD COMPANY	0	\$0.00
4239999017	Exempt	THE SE WI PROFESSIONAL	0	\$0.00
4240311100	Manufacturing	PALERMO PROPERTIES , LLC	14395900	\$4,000.00
4240321000	Manufacturing	BRIOHN VENTURES III LLC	3219300	\$4,000.00
4240322000	Special Mercantile	TRIONY MILWAUKEE LLC	5373000	\$4,000.00
4240331000	Exempt	CITY OF MILWAUKEE REDEV AUTH	0	\$0.00
4240332000	Exempt	CITY OF MILWAUKEE REDEV AUTH	0	\$0.00
4240333000	Exempt	CITY OF MILWAUKEE REDEV AUTH	0	\$0.00
4249998111	Manufacturing	REXNORD INDUSTIES LLC	9921700	\$4,000.00
4249999400	Exempt	CITY OF MILWAUKEE	0	\$0.00
4249999410	Exempt	CITY OF MILWAUKEE	0	\$0.00
4250001000	Local Commercial	FOREST COUNTY POTAWATOMI	806300	\$1,330.40
4250002000	Local Commercial	FOREST COUNTY POTAWATOMI	175800	\$400.00
4250003000	Local Commercial	FOREST COUNTY POTAWATOMI	160000	\$400.00
4259981111	Exempt	SOO LINE RAILROAD COMPANY	0	\$0.00
4260022100	Manufacturing	ALDRICH CHEMICAL CO INC	1164400	\$1,921.26
4260033120	Manufacturing	EMMPACK FOODS INC	2823200	\$4,000.00
4260061110	Local Commercial	FOREST COUNTY POTAWATOMI	532000	\$877.80
4260071113	Local Commercial	FOREST COUNTY POTAWATOMI	3052000	\$4,000.00
4260072110	Local Commercial	FOREST COUNTY POTAWATOMI	195000	\$400.00

4260111000	Special Mercantile	FOREST COUNTY POTAWATOMI	59500000	\$4,000.00
4260112000	Exempt	US OF AMERICA IN TRUST FBO	0	\$0.00
4260131000	Local Commercial	PFC INC	57800	\$400.00
4260132100	Special Mercantile	CANAL ST INVESTMENTS LLC	10986000	\$4,000.00
4260132200	Special Mercantile	WISCONSIN ELECTRIC POWER CO	467500	\$771.38
4260133000	Manufacturing	EMMPACK FOODS INC	980100	\$1,617.17
4260141000	Local Commercial	FOREST COUNTY POTAWATOMI	35891000	\$4,000.00
4269934122	Exempt	SOO LINE RAILROAD COMPANY	0	\$0.00
4269958112	Local Commercial	FOREST COUNTY POTAWATOMI	386700	\$638.06
4269958200	Local Commercial	FOREST COUNTY POTAWATOMI	14900	\$400.00
4269965111	Exempt	SOO LINE RAILROAD COMPANY	0	\$0.00
4269965112	Local Commercial	SOO LINE RAILROAD COMPANY	325000	\$536.25
4269985000	Manufacturing	MID-CITY FOUNDRY CO	355500	\$586.58
4269986000	Special Mercantile	GRAYMONT WESTERN LIME INC	738000	\$1,217.70
4270101100	Local Commercial	754 PARKING LLC	211800	\$400.00
4270103100	Special Mercantile	LCM FUNDS 21 BOTTLING	29900	\$400.00
4270103210	Exempt	MILWAUKEE COUNTY	0	\$0.00
4270103220	Exempt	CITY OF MILWAUKEE	0	\$0.00
4270104100	Special Mercantile	AHMED A KAHIN	303500	\$500.78
4270203111	Local Commercial	WISCONSIN ELECTRIC POWER CO	352800	\$582.12
4270203120	Exempt	STATE OF WI	0	\$0.00
4270204000	Exempt	SOO LINE RAILROAD COMPANY	0	\$0.00
4270207100	Local Commercial	BERNARD KLEIN	124200	\$400.00
4270210111	Exempt	SOO LINE RAILROAD COMPANY	0	\$0.00
4270210112	Local Commercial	SOO LINE RAILROAD COMPANY	57400	\$400.00
4270401110	Special Mercantile	ARCHER-DANIELS-MIDLAND CO	625000	\$1,031.25
4270403100	Exempt	WISCONSIN ELECTRIC POWER CO	0	\$0.00
4270406110	Special Mercantile	WISCONSIN ELECTRIC POWER CO	40000	\$400.00
4270409121	Special Mercantile	RNC CANAL ST PROPERTY LLC	2039000	\$3,364.35
4270411110	Exempt	SOO LINE RAILROAD COMPANY	0	\$0.00
4270411120	Local Commercial	SOO LINE RAILROAD COMPANY	294300	\$485.60
4270417110	Local Commercial	TRIPLE S AUTO PARTS INC	164500	\$400.00
4270418100	Special Mercantile	KIN TRUCKING LLC	141300	\$400.00
4270422100	Local Commercial	CRUZ M ACOSTA PEDROZA	49000	\$400.00
4270422200	Local Commercial	DOMINGO MUNOZ	64400	\$400.00
4270425000	Local Commercial	AKSS, LLC	647000	\$1,067.55
4270426000	Local Commercial	BERNARD KLEIN	206200	\$400.00
4270427000	Special Mercantile	BRUCE STREET PROPERTIES LLC	604000	\$996.60
4270531100	Local Commercial	H D MILW LLC	761500	\$1,256.48
4270541000	Local Commercial	WISCONSIN ELECTRIC POWER CO	412200	\$680.13
4270542111	Special Mercantile	LONE STAR INDUSTRIES AKA	2400000	\$3,960.00
4270571100	Local Commercial	CREATIVE WAREHOUSING	396000	\$653.40
4270581000	Exempt	THE COMMUNITY WAREHOUSE INC	0	\$0.00
4270582000	Local Commercial	RIVER FUTURES LLC	434000	\$716.10
4270591000	Mercantile	BUILDING 41 LLC	423000	\$697.95

	Apartment			
4281021000	Special Mercantile	BUILDING 41 LLC	995300	\$1,642.25
4281024000	Special Mercantile	BUILDING 41 LLC	55700	\$400.00
4281051000	Special Mercantile	BUILDING 41 LLC	228900	\$400.00
4281052000	Special Mercantile	BUILDING 41 LLC	857400	\$1,414.71
4281061000	Special Mercantile	BUILDING 41 LLC	1846100	\$3,046.07
4281062000	Special Mercantile	REXNORD INDUSTRIES LLC	16688000	\$4,000.00
4288001000	Exempt	CITY OF MILWAUKEE	0	\$0.00
4310312000	Exempt	CITY OF MILWA REDEV AUTH	0	\$0.00
		Total	\$278,291,482.00	\$181,952.32

Menomonee Valley Business Improvement District (BID #26)

Annual Report, July 2017 – June 2018

BID #26 Financial Relationship with Menomonee Valley Partners

In August 2017, BID #26 renewed its annual contract with Menomonee Valley Partners, Inc. (MVP) entering into an agreement through which MVP staffs and implements the BID's annual Operating Plan.

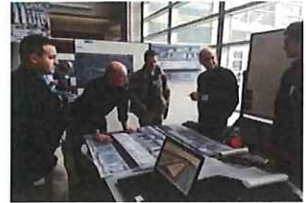
Total Assessed Value of Properties within District

The total assessed value of Valley properties had an increase of \$7.4M over the past year to \$278,291.482. The increase is attributed primarily to redevelopment of several properties this year.

Impact of the BID this year:

Economic Development

- Nine businesses moved to the Valley or are under construction in the Valley this year, including Automation Arts, Bence Build, Brew City Crossfit, Christopher Kidd Architects, Guardian Fine Arts, Milsco, ProStar Surfaces, Riverview Antiques, and Stamm Technologies.
- Three existing businesses undertook expansions, including Potawatomi Hotel & Casino's \$80M hotel expansion, Third Space Brewing's expansion, and Palermo Villa.
- MVP, the City of Milwaukee, and UWM's Community Design Solutions hosted the **Valley Design Charette**, which brought together architects, developers, Valley property owners, city officials, to work in small groups to create design concepts for six key Valley sites. Designs developed show the potential for new development, job growth, and public access to the Menomonee River.
- Twenty-two buildings along St. Paul Avenue were successfully submitted as the state's largest industrial historic district. The **West St. Paul Avenue Industrial Historic District** is now listed on both the State Register of Historic Places and the National Register of Historic Places. The contributing properties are now eligible for historic tax credits at 20% at the state level, up to \$3.5 million, and 20% at the federal level of the building's eligible renovation costs, which help offset costs associated with restoring historic buildings.
- **The Menomonee Valley Sustainable Design Guidelines** were updated for the first time since they were adopted in 2004; this will ensure that current design standards are in sync with the goals for development sites in the Valley 2.0 Plan.
- Plum Media was awarded \$30,000 through the **St. Paul Exterior Enhancement Grant** to complete façade improvements as part of their building renovation.
- A traffic study determined the need for signals at Canal Street and Roundhouse Road intersection. Thanks to the Department of Public Works, getting out onto Canal Street, especially at shift change times, is now much easier for the companies here.
- A zoning overlay district was adopted for the **Menomonee Valley Riverwalk**, which extends two miles along the Menomonee River from the Milwaukee Riverwalk to Three Bridges Park. Design Standards for the Riverwalk are now being developed.



Events

- MVP hosted the first **Valley Week** in late September with **10 events in eight days** designed to attract new audiences and highlighted all there is to do in the Valley. **More than 600 people attended** events that attracted nature lovers, history enthusiasts, job seekers, and those looking for unique experiences that showcased why the Valley is a great place to work and play.
- **The 2nd Annual Urban Candlelight Hike in Three Bridges Park** encouraged more than 2,000 people to explore urban nature in winter along the Hank Aaron State Trail, Three Bridges Park, and the Menomonee River. Campfires, hot cocoa, food trucks, REI's s'mores, Wheel & Sprocket's fat tire bike demos, and an after party at Third Space Brewing made for a perfect night.
- **Menomonee Valley Food Truck Wednesdays** encouraged employees and neighbors to eat lunch together in the Menomonee Valley Community Park on the second and fourth Wednesdays of the month from May to October. Roughly 150-200 employees come out each week to grab lunch.

- **Menomonee Valley soccer fields began programming** through a partnership with the Milwaukee Torrent Community Foundation, which has a 1yr. license with the Redevelopment Authority to program fields beneath the 35th Street Viaduct and provide no cost soccer for neighborhood youth. The Torrent partnered with Boys & Girls Clubs to provide afterschool soccer to children at 10 MPS Schools, and a Valley Business League was has 12 Valley companies playing every week in a fun neighborhood rivalry.
- The **Menomonee Valley Business Association** meets 4 times per calendar year as a valuable networking and resource tool for Valley businesses. These events provide an opportunity to educate Valley businesses on local services, new businesses, and Valley developments.

Workforce Initiatives

- **Valley Career Days** connected Valley employers to youth in a variety of ways to build the talent pipeline and position local youth to be competitive for upcoming career opportunities.
 - 36 Valley employers / 70 employees participated in Career Days programming
 - 340 neighborhood youth participated in Career Days programming
 - 12 Valley employers (15 representatives) and two neighborhood groups participated in the youth employment/internship resource program to learn how to better connect to local youth workforce programs
- To better understand the transportation role in workforce challenges faced by Valley businesses, MVP partnered with MetroGo to develop the **Menomonee Valley Workforce Transit Survey**. There were 36 employers that completed the workforce survey, representing 5,500 employees. As a part of the planning we surveyed and conducted a series of listening session with residents of neighborhoods surrounding the Valley. The data collected positions us to determine workforce and transit recommendations for improving accessibility to Menomonee Valley jobs.
- **Valley Circles** were formed this year to bring together employees in various fields meet monthly to discuss issues that affect them, develop a neighborhood network of peers, and serve as a professional development opportunity. Currently, there are about 70 employees participating in the HR, Marketing, IT, and Facilities Circles.



District Safety and Beautification

- **Stew Crews**, teams of volunteers dedicated to land stewardship, provide a crucial community service in picking up litter to beautify the Valley and Hank Aaron State Trail for all to enjoy. This year 15 company/community groups signed up to lead Stew Crews, the largest of any season to date.
- More than 80 people volunteered to do some outdoor spring cleaning on **Earth Day** in the Menomonee Valley Community Park and along the Hank Aaron State Trail.
- The **Menomonee Valley Public Safety** committee meets quarterly for both businesses that are in MPD District 2 and those in District 3, as each district has different issues. Homelessness continues to be the largest issue for the area and thus we are thankful for the continued support from our safety partners.
- The BID managed **graffiti removal** for buildings and park structures throughout the district.

Recognition

- **Menomonee Valley received the first ever Chase Economic Development Award** at Milwaukee Awards for Neighborhood Development Innovation (MANDI), which "honors outstanding programs that stimulate economic and business development on a neighborhood scale."
- The Valley BID #26 was honored by the Southside Organizing Center **for its contributions in neighborhood development**.
- **Menomonee Valley recognized as a model in Water Infrastructure** in the *Naturally Stronger* report conducted by American Rivers and Clean Water for All Campaign Partners.
- The **Menomonee Valley Marketing Committee** has improved awareness of the Menomonee Valley by increasing our presence on social media sites (current followers: Facebook = 1,503, Twitter = 1,622, and Instagram = 262) and are actively engaged in a rebranding effort and development of a new Menomonee Valley website.

BUSINESS IMPROVEMENT DISTRICT NO. 26
FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2017
(With Summarized Totals for the Year Ended June 30, 2016)

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Independent Auditor's Report

Board of Directors
Business Improvement District No. 26

We have audited the accompanying financial statements of Business Improvement District No. 26 which comprise the balance sheet as of June 30, 2017, and the related statements of activities and cash flows for the year then ended, and the related notes to the 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 misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit 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 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 purposes 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, the financial statements referred to above present fairly, in all material respects, the financial position of Business Improvement District No. 26 as of June 30, 2017, and the changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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Board of Directors
Business Improvement District No. 26

Report on Summarized Comparative Information

We have previously audited Business Improvement District No. 26's 2016 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated October 27, 2016. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2016, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of functional expenses is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.



RITZ HOLMAN LLP
Certified Public Accountants

Milwaukee, Wisconsin
January 30, 2018

**BUSINESS IMPROVEMENT DISTRICT NO. 26
BALANCE SHEET
JUNE 30, 2017
(With Summarized Totals for June 30, 2016)**

	2017	2016
ASSETS		
CURRENT ASSETS		
Cash and Cash Equivalents	\$ 147,436	\$ 108,878
Accounts Receivable	98	---
Prepaid Expenses	2,804	2,804
TOTAL ASSETS	\$ 150,338	\$ 111,682
LIABILITIES AND NET ASSETS		
NET ASSETS		
Unrestricted		
Operating	\$ 150,338	\$ 111,682
Total Net Assets	\$ 150,338	\$ 111,682
TOTAL LIABILITIES AND NET ASSETS	\$ 150,338	\$ 111,682

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

BUSINESS IMPROVEMENT DISTRICT NO. 26
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2017
(With Summarized Totals for the Year Ended June 30, 2016)

	Unrestricted	
	2017	2016
REVENUE		
Assessment Income	\$ 179,003	\$ 153,960
Membership Dues	600	500
Other Income	---	12,500
Total Revenue	\$ 179,603	\$ 166,960
EXPENSES		
Transfer to Menomonee Valley Partners, Inc.	\$ 125,000	\$ 125,000
Grants and Sponsorships	4,500	8,853
Other Program Expenses	8,026	3,983
Management and General	3,421	3,084
Total Expenses	\$ 140,947	\$ 140,920
CHANGE IN NET ASSETS	\$ 38,656	\$ 26,040
Net Assets, Beginning of Year	111,682	85,642
NET ASSETS, END OF YEAR	\$ 150,338	\$ 111,682

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

BUSINESS IMPROVEMENT DISTRICT NO. 26
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2017
(With Summarized Totals for the Year Ended June 30, 2016)

	<u>2017</u>	<u>2016</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ 38,656	\$ 26,040
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
(Increase) Decrease in Accounts Receivable	\$ (98)	\$ ---
(Increase) Decrease in Prepaid Expenses	---	(3)
(Increase) Decrease in Grants Payable	---	(65,647)
	<u>\$ 38,558</u>	<u>\$ (39,610)</u>
Net Cash Provided (Used) by Operating Activities		
Net Increase (Decrease) in Cash and Cash Equivalents	\$ 38,558	\$ (39,610)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>108,878</u>	<u>148,488</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>\$ 147,436</u>	<u>\$ 108,878</u>

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

BUSINESS IMPROVEMENT DISTRICT NO. 26

NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2017

BUSINESS IMPROVEMENT DISTRICT NO. 26
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2017

NOTE A - Summary of Significant Accounting Policies

Organization

Business Improvement District No. 26 ("BID No. 26") was organized under Wisconsin State Statute 66.608. This statute provides for the formation of Business Improvement Districts (BIDs) upon the petition of at least one property owner in the district. The purpose of a BID is to allow businesses within the district to develop, manage and promote their districts and to establish an assessment to fund these activities. BID No. 26 was organized in 1999 to promote the planned development in the Menomonee Valley area of the city.

BID No. 26 is exempt from tax as an affiliate of a governmental unit under Section 501(a) of the Internal Revenue Code.

Accounting Method

The financial statements of BID No. 26 have been prepared on the accrual basis of accounting.

Cash and Cash Equivalents

For purposes of the statement of cash flows, cash and cash equivalents include all highly liquid debt instruments with original maturities of three months or less.

Basis of Presentation

BID No. 26 reports information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. Assets of the restricted classes are created only by donor-imposed restrictions.

At June 30, 2017, the Organization's net assets were all unrestricted.

MVBA Associates Dues

In October 2008, the Menomonee Valley Business Association (MVBA) joined BID No. 26 as an advisory committee. BID No. 26 now hosts networking events, a function that was previously performed by the MVBA. Businesses that are not within the boundaries of BID No. 26 can pay membership dues to participate in networking events of BID No. 26.

Estimates

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

**BUSINESS IMPROVEMENT DISTRICT NO. 26
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE B - Comparative Financial Information

The financial information shown for 2016 in the accompanying financial statements is included to provide a basis for comparison with 2017. The comparative information is summarized by total only, not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity to generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Organization's financial statements for the year ended June 30, 2016, from which the summarized information was derived.

NOTE C - Concentration of Revenue

Business Improvement District No. 26 receives property assessment income and grants from the City of Milwaukee. BID No. 26's operations rely on the availability of these funds. Approximately 99.67% of the Organization's revenue was from the City of Milwaukee for the year ended June 30, 2017.

NOTE D - Related Party Transactions

BID No. 26 has an agreement with Menomonee Valley Partners, Inc. (MVP) to transfer the amount approved annually in the Operating Plan. MVP, in turn, must use the funds in a manner consistent with their stated objectives. The Chairman of the Board and another BID No. 26 director also serve as directors of MVP.

BID No. 26 transferred \$125,000 to MVP as payment for the agreement during the year ended June 30, 2017.

BID No. 26 also reimbursed MVP the following operating expenses during the year ended June 30, 2017:

	<u>Amount</u>
Shared Insurance Policy	\$1,286
Program Events	<u>1,628</u>
Total	<u>\$2,914</u>

The Executive Director of MVP serves as a member of the Board of Directors of Friends of Hank Aaron State Trail (FOHAST).

NOTE E - Assessment Income

In order to provide revenues to support the Organization's mission, the Common Council of the City of Milwaukee enforced an assessment on property located within a specified area of the Menomonee Valley. The assessment levied on properties was \$1.65 for every \$1,000 in assessed property value, subject to a minimum assessment per tax key number parcel of \$400 and a maximum assessment per tax key number parcel of \$4,000 for the year ended June 30, 2017.

**BUSINESS IMPROVEMENT DISTRICT NO. 26
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE F - Subsequent Events

The Organization has evaluated events and transactions occurring after June 30, 2017, through January 30, 2018, the date the financial statements are available to be issued, for possible adjustments to the financial statements or disclosures. The Organization has determined that no subsequent events need to be disclosed.

**BUSINESS IMPROVEMENT DISTRICT NO. 26
SCHEDULE OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED JUNE 30, 2017
(With Summarized Totals for the Year Ended June 30, 2016)**

	Program Services	Management and General	2017 Total	2016 Total
Transfer to Menomonee Valley Partners, Inc.	\$ 125,000	\$ ---	\$ 125,000	\$ 125,000
Grants and Sponsorship	4,500	---	4,500	8,853
Graffiti Removal	868	---	868	1,485
Events	2,158	---	2,158	1,456
Other Program Expenses	5,000	---	5,000	1,042
Administrative Expenses	---	3,421	3,421	3,084
TOTALS	<u>\$ 137,526</u>	<u>\$ 3,421</u>	<u>\$ 140,947</u>	<u>\$ 140,920</u>