## BUSINESS IMPROVEMENT DISTRICT NO. 21 MILWAUKEE DOWNTOWN YEAR TWENTY-NINE OPERATING PLAN

**SEPTEMBER 18, 2025** 

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#### I. INTRODUCTION

Under Wisconsin Statutes section 66.1109, cities are authorized to create Business Improvement Districts ("BIDs") upon the petition of at least one property owner within the proposed district. The purpose of the BID statute 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 Wis. Act 184, Section 1, legislative declaration. See <u>Appendix A</u>.

On or about July 16, 1997, the City of Milwaukee (the "City") received a petition from property owners which requested creation of a BID known as the Milwaukee Downtown Management District (the "District"). On October 14, 1997, the Common Council of the City adopted resolution no. 970900, creating the District and approving the initial operating plan for the District (the "Initial Operating Plan"). On November 4, 1997, the Mayor of the City appointed members to the board of the District (the "Board") in accordance with the requirements set forth in Article III.D. of the Initial Operating Plan.

On or about August 20, 2008, owners of additional properties on the fringes of the District's original boundaries petitioned the City to expand the District to include their properties. On October 29, 2008, the Common Council of the City adopted resolution no. 080617, expanding the District boundaries.

The original purpose of the District was to sustain the competitiveness of Downtown and ensure a safe, clean environment conducive to business activity. In connection with strategic planning conducted in 2011, updated in 2014 and reimagined again in 2023, a refined mission and vision for the District emerged. The District's current mission is "to lead and inspire believers in Milwaukee to engage in efforts that build Downtown as the thriving, sustainable, inclusive, innovative and vibrant heart of the community". The District's vision is "to be an economic catalyst creating opportunities for all. . ." causing Downtown to continue to be a premier destination of choice to live, work, learn, play, and stay. Milwaukee is a renowned world-class city adding value to the region and the state.

Pursuant to the BID statute, this Year Twenty-Nine Operating Plan (the "Operating Plan") for the District has been prepared to establish the services proposed to be offered by the District, proposed expenditures by the District and the special assessment method applicable to properties within the District for its twenty-ninth year of operation. This Plan has been developed by the District Board with technical assistance from the Department of City Development, the Department of Public Works and the Police Department.

#### II. DISTRICT BOUNDARIES

When created in 1997, the District boundaries covered approximately 120 square blocks and encompassed the City's Downtown. The original District boundaries extended to North 4th Street and North 10th Street to the west; West St. Paul Avenue, the Menomonee River, and West Clybourn Street to the south; Lake Michigan to the east and Schlitz Park to the north. As a result of an expansion in 2008 and subsequent adjustments of taxable parcels, the District's current boundaries include expansion areas adjacent to its original boundaries and approximately 110 square blocks. The District's current boundaries extend to I-43 on the west; West St. Paul Avenue, the Menomonee River and West Clybourn Street to the south; Lake Michigan and North Van Buren Street to the east; and Schlitz Park to the north, as shown in Appendix B of this Operating Plan. A narrative listing of the properties now included in the District is set forth in Appendix C.

#### III. PROPOSED OPERATING PLAN

#### A. <u>Plan Objectives</u>

The historic objectives of the District are to increase pedestrian traffic Downtown and to better enable Downtown to compete for customers with suburban residential and commercial areas. Post COVID, the District refocused on its core "clean, safe and welcoming" services to encourage workers to return to Downtown offices. In addition, as a result of 2023 strategic planning, the District has committed to elevate its role in Downtown economic growth and place-making, to grow and leverage strategic partnerships and to seek to diversify its funding sources.

Since its inception, the District has attempted to achieve its objectives by, among other methods, supplementing the maintenance and security services provided by the City in order to increase the safety and cleanliness (and the perceived safety and cleanliness) of Downtown. The City will continue to provide its current level of maintenance and policing services. The City and the District have entered into the cooperation agreement on file in the District's office (the "Cooperation Agreement"). For several years, the District also has sought to achieve its objectives by marketing Downtown as a great place to live, work and play and by working with like-minded associates to attract and retain businesses.

The District's 2023 strategic planning update and its leadership efforts in updating the City of Milwaukee's comprehensive plan identified new objectives, including: (1) to reposition the District as a driver of economic

prosperity in Downtown; (2) to play a leadership role on catalytic projects, such as place-making and public art projects, development and enhancement of entertainment districts and the HOP MKE Streetcar; and (3) to harness the energy and vibrancy of diverse Downtown residents, young professionals and other Downtown believers to position them for leadership roles in the Downtown community. A summary of the District's objectives and priorities arising out of its 2023 strategic plan are attached hereto as <u>Appendix E</u>. The District also has led efforts to update the City of Milwaukee's comprehensive plan for Downtown.

In addition, since its creation in 1997, the District has championed Downtown's diversity, equity and inclusion. The District will continue to advocate, listen and build bridges to help end systemic racism and to create an exceptional quality of life environment for all members of its community regardless of age, race, gender or sexual orientation. The District pledges to do its part in advancing and advocating for a community of tolerance, peace and understanding.

### B. <u>Proposed Activities</u>

The District offers Downtown owners and occupants additional safety personnel, enhanced sidewalk cleaning, supplemental public space maintenance and integrated marketing and promotional services to complement the base level of services currently being provided by the City. As a supplement to City services, the District retains and manages its own safety and maintenance contracts and develops and implements its own marketing initiatives. The District has hired a chief executive officer (or CEO), who reports to the Board, to implement and manage the day to day activities of the District, to supervise all District staff and to spearhead updated strategic planning objectives. District staff supervised by the CEO may include a chief operating officer (or COO), director of communications, an economic development director, a marketing/events/social media director, a program and placemaking manager, an administrative operations manager and/or up to four interns or other support staff. The following are the activities proposed by the District for calendar year 2026. The District may, from time to time and as it deems necessary, adjust the size and scope of the activities and staffing levels described below, but only so long as such adjustments in activities and staff are part of the activities identified in this Operating Plan. The District may not undertake new activities except as included in duly approved operating plans for future years.

1. <u>Public Service Ambassadors Program</u>. The District will continue to sponsor a Public Service Ambassador Program to provide safety and goodwill services to Downtown, supplemental to existing City police services. The aim of the program is to increase the public's comfort and sense of security through a visible, uniformed presence in addition to law enforcement.

The District may implement this program either by hiring staff directly or by hiring independent contractors to provide staff. In either case, a PSA director, who will report to the COO, will be hired to manage this program, hire and supervise staff and maintain communications with police. Public Service Ambassadors ("PSAs"), including shift supervisors and a homeless outreach coordinator, will be retained to provide approximately 27,872 on-duty hours subject to dictates from the District. The District, in cooperation with the City Police Department, Visit Milwaukee and other City departments and resources, will develop an intensive initial training program, as well as on-going in-service and field training, for PSAs. Training will focus on available City services, preventing and reporting crime, deterring nuisance behaviors, dealing with panhandlers and the homeless, applicable sanitation and building codes, radio and smart phone communications, first aid and CPR, Milwaukee history and local attractions, general retailing, communications skills and interactions with residents and visitors. For a portion of their training PSAs may be paired with police officers or experienced PSAs patrolling their beats. Training will be supplemented by a book of Operating Rules and Procedures serving as a guide for handling both common and unusual incidents.

Following their training, uniformed but unarmed PSAs will be assigned "beats" to patrol on foot. Beat assignments will be based on the amount of foot traffic in the area, hours of business operation, special event schedules, police beat assignments, crime statistics and trends, and Responsible Hospitality Task Force recommendations for night-time economy management. Generally, PSAs will be deployed on beats to maximize the provision of security services during peak hours like weekday lunch hours, before and after business hours at burgeoning nighttimes and for special events. PSAs shall employ smart phone/GIS tracking technology to determine appropriate PSA deployment. A schedule for deploying PSAs on their beats shall be developed by the District's COO together with the PSA director and altered as appropriate for

weather, redeployment for special events and for changing circumstances.

PSAs' primary responsibilities will be to assist and direct workers, shoppers, diners, sports fans, club-goers and visitors, and to observe and report suspicious behavior. PSAs must familiarize themselves with the businesses and residents in their beats and be able to recognize suspicious behavior. PSAs will be supplied with uniforms to create an official but approachable appearance and will be equipped with smart phone-type devices to report any incidents to a PSA supervisor/dispatcher linked directly to the City Police Department. One PSA supervisor/dispatcher shall be on duty or on call whenever PSAs are on patrol. Using handheld smart phone-type devices, the PSA supervisor will maintain communications among PSAs, other Downtown security personnel and City police. Also using handheld smart phone-type devices, PSAs shall document and report public infrastructure related maintenance issues to the City of Milwaukee Department of Public Works.

The City Police Department shall provide the District with the ability to monitor police calls for service. The District will permit any on-duty police officers assigned to the Downtown area to work out of the District office. The agreement between the District and the City Police Department regarding services to be provided is more fully described in the letter from Chief of Police Arthur L. Jones dated July 17, 1997 on file in the District's office.

The District will pursue partnerships with other service providers, including Milwaukee County Housing Services and the Wisconsin Department of Justice. These partnerships may include development and implementation of policies to deter nuisance behaviors and to house the homeless and/or working with other Downtown security resources to share information and develop response strategies. As noted above, the District has designated two PSA positions specifically to coordinate homelessness outreach.

2. <u>Clean Sweep Ambassadors Program</u>. The District will continue to sponsor a Clean Sweep Ambassador Program to provide additional sidewalk cleaning and public space maintenance, to implement special projects and, more generally, to introduce an active, positive force in Downtown.

The District may provide cleaning, maintenance, graffiti removal and landscaping services in any manner deemed reasonable by the District Board, including hiring staff directly or hiring independent contractors to provide staff. In any event, a CSA director will be selected, who will report to the District's COO, to manage this program, hire and supervise staff and serve as a liaison among City departments and property owners and businesses. During the summer months, a minimum of 11 full-time equivalent Clean Sweep Ambassadors ("CSAs") will report directly to the CSA director. Full-time CSA staff will be trained in maintenance, safety and informational services and furnished with identifiable uniforms. In addition, the District may retain other staff and/or independent contractors as it deems reasonable to perform the tasks necessary to implement the program.

The maintenance efforts of CSAs, other staff and independent contractors retained, paid and uniformed by the District will complement the efforts of the City Department of Public Works. CSAs will manually sweep sidewalks and riverwalks, pick up litter and remove graffiti each day. Weather permitting, CSAs will mechanically sweep public sidewalks and riverwalks in a rotation consistent with the City's street sweeping schedule--with approximately one fifth of the District being swept each working day. From April through October, CSAs will also power wash and steam clean sidewalks and clean, maintain, water, plant and weed tree wells and planters. CSAs will be assigned "beats" depending on the public use of the area and the need for services. A schedule for deploying CSAs and their tasks, shall be developed by the District's CEO and the CSA director and altered as appropriate for restrictions imposed by weather and redeployment as necessary in the judgment of District staff.

In addition to their daily cleaning and maintenance duties, the District may deploy CSAs to accomplish special projects. These projects may range from the installation and removal of holiday lights to set up and clean up for special events to "Super-Block" clean up. Additional CSA staffing shall be provided to prepare for and service special events as requested by the District's COO from time to time.

In servicing all aspects of the CSA program, CSAs and other staff servicing this program will maintain a friendly and helpful presence Downtown. Working during busy hours in recognizable uniforms, they will create an aura, not only of cleanliness, but also of safety. CSAs will be trained in crime resistance and to furnish helpful information and directions to residents and visitors. CSAs will remain in contact with the District office and its other resources using handheld PDA-type devices.

3. Economic Development; Marketing; Business Recruitment and Retention. In furtherance of its 2023 strategic planning objectives, District staff shall strive to attract, retain and grow businesses paying family-supporting wages in Downtown Milwaukee. District efforts shall include, but not be limited to, maintaining relevant market and demographic data, linking business and government resources, providing and/or identifying expertise to assist in business growth and/or serving as project manager for Board-endorsed catalytic special projects.

District staff, in general, and the director of communications, in particular, will coordinate and/or contract to implement public relations programming to promote the cleaner, safer, more welcoming Downtown being created through District efforts. Marketing and programming will aim to encourage increased use of Downtown, to attract businesses to locate, remain and expand in Downtown and to convince both constituents of the District and potential users that Downtown is a positive destination with unique qualities and amenities.

District staff will continue the District's marketing campaign based on a fresh "Downtown" theme. District staff will continue an internal communications program to inform members about District activities and benefits. Internal communications may include a semi-annual newsletter, an annual report, various print and e-mail notices and increased social media. District staff will maintain an umbrella-advertising theme, graphics package and media relations program. District staff will cross sell Downtown's assets with various seasonal promotions.

In addition, District staff will develop and/or contract for other marketing initiatives, attractions and/or events promoting Downtown. These marketing initiatives may include a comprehensive marketing campaign targeted at appropriate constituencies and/or traveling information kiosks and/or similar devices which may be staffed and deployed at various events (inside

and outside of Downtown) to increase District visibility and outreach.

District staff will strive to attract and retain synergistic businesses. District staff will administer, together with the City of Milwaukee, a program of grants and forgiveable loans for retailers and landlords to upgrade storefront spaces within the District. The District also will allocate up to \$90,000 in additional funding for catalytic economic development and placemaking special projects, provided that each project must be approved by the District Board consistent with criteria adopted and applied by the Board.

The District may also sponsor or co-sponsor recurring special events such as the Holiday Lights Festival, Downtown Dining Week, Taste and Toast, Downtown Employee Appreciation Week and Tunes at Noon as well as one-day special events such as Big Truck Day and Jack-O-Lantern Jubilee.

The District will continue its sponsorship of the annual holiday lighting each November. Each year, the District will cause lighting purchased by the District in previous years and remaining in good condition to be reinstalled. In addition, the District may spend and/or solicit additional money as it deems necessary to purchase additional and/or replacement holiday lighting. For the winter of 2025-2026, the District will sponsor the twenty-seventh annual Holiday Lights Festival in Downtown. This festival will continue previous year's street lighting efforts and implement intense lighting displays in select Downtown parks such as Pere Marquette Park, Zeidler Union Square, Red Arrow Park, and Cathedral Square.

The District may undertake other economic development and/or marketing initiatives and programming reasonably estimated to attract and retain businesses, residents and tourists to Downtown as deemed appropriate by the District Board.

The District may contract with Milwaukee Downtown, Inc. to coordinate and implement the marketing initiatives described above, as well as related activities. In connection with contracting with Milwaukee Downtown, Inc., the District intends to donate approximately \$1,970,579 to Milwaukee Downtown, Inc. to provide operating funds necessary to implement marketing initiatives and related activities.

- 4. <u>Initiative to Combat Homelessness</u>. Based on concerns raised by its stakeholders, the District spearheaded initiatives to address chronic homelessness and aggressive panhandling. Such initiatives include funding and raising funds to support a Downtown Homeless Outreach Coordinator, a Downtown Community Prosecutor and two PSA positions dedicated to homelessness outreach.
- 5. Contracting to Extend Activities/Services Outside of the District. Given the District's success, various constituencies periodically request the District to extend activities or provide services outside of the District boundaries. The District is authorized to contract to extend its activities and/or services outside District boundaries and/or to area residents so long as, by majority vote of the Board, any such contract is deemed to (a) advance the District's objectives and (b) provide activities and/or services on a revenue-neutral basis such that the District avoids incurring any costs not directly benefiting properties within the District.

## C. <u>Proposed Expenditures and Financing Method</u>

The 2026 proposed annual operating budget for the District is \$5,145,229. \$5,060,229 will be the amount received from District assessments from properties within the District. \$25,000 will be allotted from cash carryover and \$60.000 is additional income that is anticipated to come from several sources. See Appendix D. Of these amounts, \$1,014,085 will finance the Public Service Ambassadors Program, \$1,340,865 will fund the Clean Sweep Ambassadors Program, \$2,533,081 will pay for economic development, marketing, promotions and business retention and recruitment efforts, including placemaking efforts, and \$257,198 will be reserved for administrative expenses, fundraising and a contingency (including, without limitation, the salaries of a full-time CEO, a COO, a director of communications, a marketing/events/social media director, a placemaking and program manager, an administrative operations manager, interns and other District staff, legal fees, insurance costs and office expenses). In the event that the Board reasonably determines that amounts allocated to any particular program are not needed for that program, unneeded amounts for one program may be used for another program. In addition, any funds collected but unspent pursuant to previous years' operating plans and any unanticipated voluntary contributions or other income will be made available in 2026 (for any purpose set forth in this Operating Plan, including without limitation for core services, public information, marketing, promotions and/or economic development efforts). The Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

The Board shall approve an annual operating budget for the District each year. Prior to approving any annual operating budget, the District will mail a public hearing notice and make available a copy of the proposed annual operating plan and budget to all owners of real property within the District. In addition, a Class 2 notice of the public hearing will be published in a local newspaper of general circulation, and the notice, annual operating plan and budget will be posted on the District's website. The District Board will hold a public hearing and approve the annual operating plan and budget for the District for that year. If any year's annual operating budget exceeds the prior year's annual operating budget by 4% or more, such budget must be approved by a 2/3 majority of the entire District Board. (This Year Twenty-Nine Operating Plan was unanimously approved by

Board members in attendance at the Board meeting of September 18, 2025.) Any capital improvements costing more than \$15,000 each or \$40,000 in the aggregate for any one year must be approved by a 2/3 majority of the entire District Board. For the purposes of this Operating Plan, "capital improvement" means any physical item that is permanently affixed to real estate including, without limitation, street lighting and sidewalk improvements. The term "capital improvement" shall not include, among other things, any maintenance equipment or supply, any communications equipment, any vehicles, any seasonal improvement or any holiday lighting or decorations. After the District Board has approved the annual operating plan and budget, they will be sent to the City for approval, adoption and inclusion in the City's annual budget for that year.

The 2025 assessed valuation of all property subject to assessment within the original District boundaries was approximately \$3,353,287,835. The method of assessing annual operating expenses against properties located within the District is set forth in Article IV of this Operating Plan. Any change in the method of assessing annual operating expenses against properties located within the District must be approved by a 3/4 majority of the entire District Board and a majority of the Common Council of the City. Subsequent revisions to this Operating Plan will specify any additional assessment methodologies and amounts for operating expenses. In addition, if any year's annual aggregate assessment to property owners exceeds the prior year's annual aggregate assessment by 6% or more, such increased assessment must be approved by the owners of property assessed by the District having a property tax assessed valuation equal to at least 3/4

of the aggregate property tax assessed valuation of all property assessed by the District.

The District may not borrow funds without approval of a 2/3 majority of the entire District Board.

### D. Organization of the District Board

The Mayor shall appoint members to the District Board. The Board shall be responsible for implementation of this Operating Plan. This requires the Board to negotiate with providers of services and materials to carry out the Operating Plan; to enter into various contracts; to monitor the effectiveness of the District's activities; to ensure compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of District assessments.

Wisconsin Statutes section 66.1109(3)(a) 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.

The Board shall be structured and operate as follows:

- 1. Board size Up to 19 members.
- 2. Composition -
  - (a) Three members shall be representatives of each of the three largest (as measured by assessed valuation) multi-tenant office buildings in the District. In 2026, U.S. Bank Center (777 and 811 East Wisconsin Avenue), 411 East Wisconsin Avenue and 790 North Water Street are the three largest office buildings.
  - (b) Two members shall be representatives of the fourth through the ninth largest (as measured by assessed valuation) multi-tenant office buildings in the District. In 2026, 833 East Michigan Street, Schlitz Park (at the intersection of 2nd and Pleasant Streets), The Associated Bank Rivercenter Center (107 East Kilbourn Avenue), 875 East Wisconsin Avenue, Plaza East (330 East Kilbourn Avenue) and Cathedral Place (555 East Wells Street) are the fourth through the ninth largest multi-tenant office buildings.

- (c) Three members shall be representatives of any multi-tenant office buildings in the District.
- (d) Three members shall be representatives of owner-occupied or single tenant buildings in the District with assessed valuations in excess of \$5,000,000. One member from this category shall be a representative of The Northwestern Mutual Life Insurance Company.
- (e) One member shall be an owner or operator of a street-level retail business located within the District (which business may, but need not, be a restaurant).
- (f) Two members shall be representatives of hotels located within the District. Such hotels shall not be owned or controlled by the same or related entities or individuals.
- (g) One member shall be a representative of a tax-exempt entity making a voluntary contribution to the District of not less than \$45,000 annually.
- (h) Two members shall be "at large" members who shall not represent any particular constituency but who shall be owners or occupants of real property located within the District used for commercial purposes.
- (i) Two members shall be the immediate two past chairs of the District Board.

For purposes of measuring the assessed valuations of any building or site set forth above, all contiguous buildings and/or sites connected above- or below-ground, separated only by an intervening street and with identical ownership shall be included as one building or site. (For example, the U.S. Bank Center, consisting of property located at 777 and 811 East Wisconsin Avenue, constitutes one site.) Each year, the Board shall reconfirm the assessed valuations, ownerships and occupancies of all properties located within the District. If the assessed valuation, ownership or occupancy of any particular building or site in any year ceases to satisfy the criteria set forth above, the Board shall rearrange such building or site in the appropriate category. In addition to the composition requirements set forth above, one member of the Board (who may be a nonvoting member) may also be a member of the board of directors of

Westown Association as long as the Westown Association remains in existence, and one member of the Board (who may be a nonvoting member) may also be a member of the board of directors of the East Town Association as long as the East Town Association remains in existence. In satisfying the categories for Board members set forth above, the geographic representation of Board members shall be varied to the extent possible.

- 3. Term Appointments to the Board shall generally be for a period of three years. To the extent possible, the terms of members representing each of the categories set forth in subparagraph (2) above shall be staggered so that the terms of not more than 60% of the representatives of any one category shall expire simultaneously. Despite the expiration of a Board member's term, the member shall continue to serve, subject to the by-laws adopted by the Board, until the member's successor is appointed.
- 4. Compensation None.
- 5. Meetings All meetings of the Board shall be governed by the Wisconsin Open Meetings Law if and as legally required.
- 6. Record Keeping Files and records of the Board's affairs shall be kept pursuant to public record requirements.
- 7. Staffing and Office The Board may employ staff and/or contract for staffing services pursuant to this Operating Plan and subsequent modifications thereof. In 2026, the Board may employ a full-time CEO, COO, a director of communications, a full-time administrative operations manager, , a marketing/events/social media director, a placemaking and program manager and/or up to four interns and other support staff. The Board shall maintain an office for the District, which shall be centrally located in Downtown. The District's current office is located at 301 West Wisconsin Avenue, Suite 106. All District staff, including PSAs and CSAs, may work out of the District office or other approved spaces.
- 8. Meetings The Board shall meet regularly, at least once quarterly. The Board has adopted rules of order (by-laws) to govern the conduct of its meetings. In the event of a tie in any matter on which an even number of Board Members vote, the vote of the Chair shall be deemed the tie-breaker.

- 9. Executive Committee - The Board shall elect from its members a chair, a vice-chair, a secretary, a treasurer and an assistant secretary who, together with the immediate past Chair of the Board, shall comprise an Executive Committee of the Board. At least one member of the Executive Committee shall be elected from the category of members set forth in subparagraphs (2)(a) or (b) above. Moreover, the member representing The Northwestern Mutual Life Insurance Company under subparagraph (2)(d) above shall be elected to some office on the Executive Committee. The immediate past chair of the Board shall serve on the Executive Committee until the current Chair ceases to serve as Chair, in which case the immediately past serving Chair shall become immediate past Chair. The Executive Committee shall be authorized to oversee the day to day operations of the District, subject to the by-laws adopted by the Board. In the event of a tie in any matter on which all officers vote, the vote of the Chair shall be deemed the tie-breaker.
- 10. Non-voting Members At the option of a majority of the members of the Board, representatives of Visit Milwaukee, the Milwaukee Development Corporation, the Metropolitan Milwaukee Association of Commerce, the Wisconsin Center District and one or more significant Milwaukee arts venues (and/or similar organizations) may be invited to attend meetings of the Board or Executive Committee as nonvoting members.
- 11. Emeritus Members By resolution of a majority of the members of the Board, former Board members who have demonstrated extraordinary service to the District may be appointed "emeritus" members in honor and recognition of their exceptional contributions.
- 12. No public bidding Notwithstanding anything herein to the contrary and/or any contrary decisions by the Board relative to specific contracts, the District shall not be subject to any prevailing wage and/or public bidding requirements under either Wisconsin Statutes and/or City of Milwaukee ordinances.
- E. RELATIONSHIP TO MILWAUKEE DOWNTOWN, INC. AND ALLIANCE FOR DOWNTOWN PARKING AND TRANSPORTATION, INC.

The District is a separate entity from Milwaukee Downtown, Inc., a private, not for profit corporation, exempt from taxation under section 501(c)(3) of the Internal Revenue Code, notwithstanding the fact that some or all of the

members, officers and directors of each entity may be shared. Milwaukee Downtown, Inc. shall remain a private organization, not subject to the open meeting law, and not subject to the public records law except for its records generated in connection with the Board. The Board may contract with Milwaukee Downtown, Inc. to provide marketing and promotional services to the District and to retain an economic development director. The Board shall donate operating funds to Milwaukee Downtown, Inc. to facilitate the provision of such services and staffing, all in accordance with this Operating Plan.

The District and Milwaukee Downtown, Inc. are also separate entities from Alliance for Downtown Parking and Transportation, Inc. (the "Alliance"), a private, not for profit corporation, notwithstanding the fact that the District Board appoints all members to the board of directors of the Alliance. The Alliance shall remain a private organization, not subject to the open meeting law, and not subject to the public records law except for its records generated in connection with the Board. The Board may work in tandem with the Alliance and other Downtown commercial organizations to improve and mitigate adverse parking and transportation issues impacting Downtown Milwaukee and to promote positive parking and transportation options within the area, consistent with the purposes of this Operating Plan.

### IV. METHOD OF ASSESSMENT

#### A. Annual Assessment Rate and Method

The annual assessment for District operating expenses will be levied against each property within the District in direct proportion to the commercial assessed value of each property for real property tax purposes on record with the District as of the date the District held the public hearing regarding its Year Twenty-Ninth Operating Plan (September 18, 2025). No owner of property within the District shall be eligible to receive or be subject to any reductions or increases in its assessment as a result of a decrease or increase in the assessed value for their property occurring after such date. The Board may, however, at its sole option, consider updated assessment information until the Common Council approves this Operating Plan. In addition, the amount of an assessment against a particular property may change from year to year if that property's assessed value changes relative to other properties within the District.

Appendix C identifies each property included in the District and shows the proposed BID assessment for each property for the twenty-ninth year of

operation. Such proposed assessments are based on the assessed value and classification estimated in 2026 pursuant to the foregoing formula.

In addition, any amounts due to the District from a property owner pursuant to a contract between the District and the property owner may, at the option of the District Board, become a special assessment or special charge against that property upon 30 days' prior written notice to the property owner.

### B. <u>Excluded and Exempt Property</u>

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

- 1. Wisconsin Statutes section 66.1109(l)(f)(1m): 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 Operating Plan because it is assumed that they will benefit from development in the District.
- 2. Wisconsin Statutes section 66.1109(5)(a): Property used exclusively for residential purposes will not be assessed. Mixed use properties containing some residential use will be assessed by the District consistent with applicable law.
- 3. Consistent with Wisconsin Statutes section 66.1109(5)(a), property within the District boundaries but exempt from general real estate taxes under Wisconsin Statutes section 70.11 may not be specially assessed by the District but will be asked to make a financial contribution to the District on a voluntary basis. Funds collected in this manner in any given year may be used in any manner deemed appropriate by the Board. In addition, consistent with Wisconsin Statutes section 66.1109(1)(b), those tax exempt properties within the original or amended boundaries of the District which later become taxable shall automatically become included within the District and subject to assessment under any current operating plan without necessity to undertake any other act.

#### V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY

### A. Enhanced Safety and Cleanliness

Under Wisconsin Statutes section 66.1109(1)(f)(4), this Operating Plan is required to specify how the creation of the District promotes the orderly development of the City. The District will enhance the safety and cleanliness of Downtown and, consequently, encourage commerce in the City. Increased business activity in the City will increase sales tax revenues and property tax base.

### B. City Role in District Operation

The City has committed to assisting owners and occupants in the District to promote its objectives. To this end, the City has played a significant role in creation of the District and in the implementation of this Operating Plan. In furtherance of its commitment, the City shall:

- 1. Perform its obligations and covenants under the Cooperation Agreement.
- 2. Provide technical assistance to the District in the adoption of this and subsequent operating plans and provide such other assistance as may be appropriate.
- 3. Collect assessments, maintain the same in a segregated account and disburse monies to the Board.
- 4. Receive annual audits as required per Wisconsin Statutes section 66.1109(3)(c).
- 5. Provide the Board, through the Office of Assessment, on or before July 1 of each year, and periodically update, with the official City records on the assessed value of each tax key number within the District as of January 1 of each year for purposes of calculating the District assessments.
- 6. Promptly appoint and confirm members to the Board, consistent with this Operating Plan.

### VI. PLAN APPROVAL PROCESS

### A. Public Review Process

The BID statute establishes a specific process for reviewing and approving operating plans. Pursuant to the statutory requirements, the following process will be followed:

- 1. The District shall submit its proposed Operating Plan to the Department of City Development.
- 2. The Community and Economic Development Committee of the Common Council will review the proposed Operating Plan at a public meeting and will make a recommendation to the full Common Council.
- 3. The Common Council will act on the proposed Operating Plan.
- 4. If adopted by the Common Council, the proposed Operating Plan is sent to the Mayor for his approval.
- 5. If approved by the Mayor, this Year Twenty-Nine Operating Plan for the District is approved and the Mayor will appoint, in accordance with Article III.D., new members to the Board to replace Board members whose terms have expired or who have resigned.

#### VII. FUTURE YEAR OPERATING PLANS

#### A. <u>Changes</u>

It is anticipated that the District will continue to revise and develop this Operating Plan annually, in response to changing needs and opportunities in the District, in accordance with the purposes and objectives defined in this Operating Plan.

Wisconsin Statutes section 66.1109(3)(b) 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 proposed activities, information on specific assessed values, budget amounts and assessment amounts are based solely upon current conditions. Greater detail about subsequent years' 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 Operating Plan and the BID statute.

In later years, the District 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 approval of a 3/4 majority of the entire District Board and consent of the City of Milwaukee. In addition, if any year's annual aggregate assessment to property owners exceeds the prior year's annual aggregate assessment by 6% or more, such increased assessment must be approved by the owners of property assessed by the District having a property tax assessed valuation equal to at least 3/4 of the aggregate property tax assessed valuation of all property assessed by the District. Further, as set forth in Article III.C. above, a 2/3 majority of the entire District Board must approve increases in the District operating budget exceeding 4% of the prior year's budget and capital improvement expenditures of over \$15,000 in any one instance or of \$40,000 in the aggregate in any one year.

#### B. Early Termination of the District

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

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

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

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

## C. Amendment, Severability and Expansion

This District has been created under authority of Wisconsin Statutes section 66.1109. Except as set forth in the next sentence, should any court find any portion of this statute invalid or unconstitutional its decision will not invalidate or terminate the District and this Operating Plan shall be amended to conform to the law without need of re-establishment. Should any court find invalid or unconstitutional the organization of the entire District Board, any requirement for a 2/3 or 3/4 majority vote of the District Board, the budgeting process or the automatic termination provision of this or any subsequent Operating Plan, the District shall automatically terminate and this Operating Plan shall be of no further force and effect.

Should the legislature amend the statute to narrow or broaden the definition of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this Operating Plan may be amended by a 2/3 majority of the entire District Board and a majority of the Common Council of the City of Milwaukee as and when they conduct their annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under section 66.1109(3)(b).

### D. Automatic Termination Unless Affirmatively Extended.

The District Board shall not incur obligations extending beyond thirty years from the date on which the District was created. At the end of the twenty-ninth year of the District's existence, the District Board shall prepare an operating plan for the thirtieth year that contemplates termination of the District at the commencement of the thirtieth year as set forth in Wisconsin Statutes section 66.1109(3)(b), unless the owners of property assessed by the District having a valuation equal to 60% of the valuation of all property assessed by the District affirmatively vote to continue the District.

In addition, the Board may elect by majority vote to terminate the District if the City is in default of any obligation or covenant of the City set forth in the Cooperation Agreement. In such event, the District shall terminate as set forth in Wisconsin Statutes section 66.1109(4m).

# APPENDIX A

Wisconsin Statutes section

#### 167 Updated 17-18 Wis. Stats.

- (b) Designation by the planning commission of the boundaries of a reinvestment neighborhood or area recommended by it to be designated and submission of the recommendation to the local legislative body.
- (c) Adoption by the local legislative body of a resolution which:
- 1. Describes the boundaries of a reinvestment neighborhood or area with sufficient definiteness to identify with ordinary and reasonable certainty the territory included in the neighborhood or area. The boundaries may, but need not, be the same as those recommended by the planning commission.
- Designates the reinvestment neighborhood or area as of a date provided in the resolution.
- 3. Contains findings that the area to be designated constitutes a reinvestment neighborhood or area.
- History: 1977 c. 418; 1979 c. 361 s. 112; 1985 a. 29 s. 3200 (14); 1999 a. 150 s. 479; Stats. 1999 s. 66.1107; 2001 a. 104.

# **66.1108** Limitation on weekend work. (1) DEFINITIONS. In this section:

- (a) "Construction project" means a project involving the erection, construction, repair, remodeling, or demolition, including any alteration, painting, decorating, or grading, of a private facility, including land, a building, or other infrastructure that is directly related to onsite work of a residential or commercial real estate development project.
- (b) "Political subdivision" means a city, village, town, or county.
- (2) CONSTRUCTION PROJECTS; WEEKEND WORK. (a) A political subdivision may not prohibit a private person from working on the job site of a construction project on a Saturday. A political subdivision may not impose conditions that apply to a private person who works on a construction project on a Saturday that are inapplicable to, or more restrictive than the conditions that apply to, such a person who works on a construction project during weekdays.
- (b) If a political subdivision has enacted an ordinance or adopted a resolution before April 5, 2018, that is inconsistent with par. (a), that portion of the ordinance or resolution does not apply and may not be enforced.

  History: 2017 a. 243.

# 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.

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- The kind, number and location of all proposed expenditures within the business improvement district.
- A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
- 4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
- 5. A legal opinion that subds. 1. to 4. have been complied with
- (g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.
- (2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:
- (a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.
- (b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.
- (c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.
- (d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.
- (e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.
- (2m) A municipality may annex territory to an existing business improvement district if all of the following are met:
- (a) An owner of real property used for commercial purposes and located in the territory proposed to be annexed has petitioned the municipality for annexation.
  - (b) The planning commission has approved the annexation.
- (c) At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.
- (d) Within 30 days after the hearing under par. (c), the owners of property in the territory to be annexed that would be assessed under the operating plan having a valuation equal to more than 40 percent of the valuation of all property in the territory to be

2017–18 Wisconsin Statutes updated through 2019 Wis. Act 186 and through all Supreme Court and Controlled Substances Board Orders filed before and in effect on August 1, 2020. Published and certified under s. 35.18. Changes effective after August 1, 2020, are designated by NOTES. (Published 8–1–20)

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annexed that would be assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property in the territory to be annexed that would be assessed under the operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property in the territory to be annexed that would be assessed under the operating plan, have not filed a petition with the planning commission protesting the annexation.

- (3) (a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.
- (b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.
- (c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include one of the following:
- 1. If the cash balance in the segregated account described under sub. (4) equaled or exceeded \$300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.
- 2. If the cash balance in the segregated account described under sub. (4) was less than \$300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.
- (cg) For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. (c) 1. and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. (c) 2. shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of \$10 if the revised amount is not a multiple of \$10 or, if the revised amount is a multiple of \$5, such an amount shall be increased to the next higher multiple of \$10.
- (cr) The municipality shall obtain an additional independent certified audit of the implementation of the operating plan upon termination of the business improvement district.
- (d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.
- (4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than

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

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

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under s. 70.11 may not be specially assessed for purposes of this section.

- (b) A municipality may terminate a business improvement district at any time.
- (c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.
- (d) If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. 70.11 or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax—exempt or residential. This paragraph applies only to a 1st class city.

History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85; 2017 a. 59, 70, 189.

## 66.1110 Neighborhood improvement districts. (1) In this section:

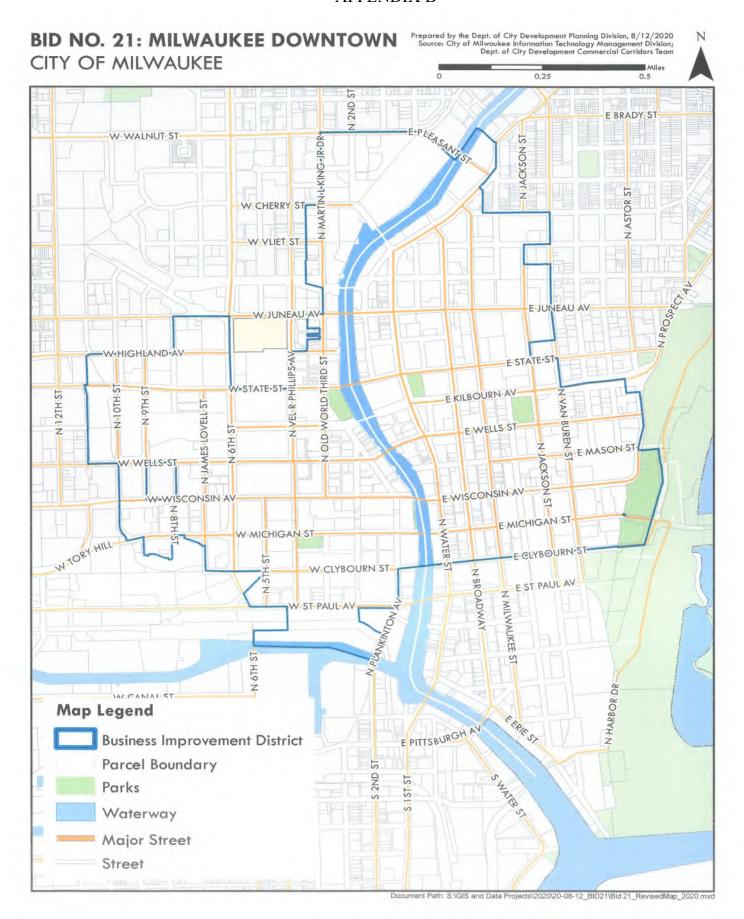
- (a) "Board" means a neighborhood improvement district board elected under sub. (4) (a).
- (b) "Chief executive officer" means a mayor, city manager, village president, or town chairperson.
- (c) "Local legislative body" means a common council, village board of trustees, or town board of supervisors.
  - (d) "Municipality" means a city, village, or town.
- (e) "Neighborhood improvement district" means an area within a municipality consisting of nearby but not necessarily contiguous parcels, at least some of which are used for residential purposes and are subject to general real estate taxes, and property that is acquired and owned by the board if the local legislative body approved acquisition of the property under sub. (4) (d) as part of its approval of the initial operating plan under sub. (3) (e).
- (f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation, and promotion of a neighborhood improvement district.
- (g) "Owner" means the owner of real property that is located within the boundaries, or the proposed boundaries, of a neighborhood improvement district.
- (h) "Planning commission" means a plan commission under s. 62.23 or, if none exists, a board of public land commissioners or, if none exists, a planning committee of the local legislative body.
- (2) An operating plan shall include at least all of the following elements:
- (a) The special assessment method applicable to the neighborhood improvement district.
- (b) The kind, number, and location of all proposed expenditures within the neighborhood improvement district.
- (c) A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
- (d) A description of how the creation of the neighborhood improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
- (e) A statement as to whether the local legislative body authorizes the board to own real property and, if so, a description of the real property to be owned, the purpose of the ownership, and a statement of to whom the real property will be transferred if the neighborhood improvement district is terminated.
- (f) A legal opinion that pars. (a) to (e) have been complied with.
- (3) A municipality may create a neighborhood improvement district and adopt its operating plan if all of the following conditions are met:
- (a) An owner of real property subject to general real estate taxes and located in the proposed neighborhood improvement dis-

trict designated under par. (b) has petitioned the municipality for creation of a neighborhood improvement district.

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- (b) The planning commission has designated a proposed neighborhood improvement district and adopted its proposed initial operating plan.
- (c) At least 30 days before creation of the neighborhood improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed neighborhood 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 neighborhood improvement district, shall be sent by certified mail to all owners of real property within the proposed neighborhood improvement district. The notice shall state the boundaries of the proposed neighborhood 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), one of the following has not filed a petition with the planning commission protesting the proposed neighborhood improvement district or its proposed initial operating plan:
- 1. 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.
- 2. 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.
- (e) The local legislative body has voted to adopt the proposed initial operating plan for the neighborhood improvement district. The local legislative body shall publish a class 2 notice under ch. 985 regarding the meeting at which the local legislative body will vote on whether to adopt the proposed initial operating plan for the neighborhood improvement district. Before publication, a copy of the notice shall be sent by certified mail to all owners of real property within the proposed neighborhood improvement district.
- (4) (a) 1. If the local legislative body adopts the proposed initial operating plan under sub. (3) (e), it shall determine the size of board, which shall consist of at least 5 members, all of whom shall own or occupy real property in the neighborhood improvement district.
- 2. The number of board members who represent commercial and residential property, respectively, shall be set by the local legislative body, as closely as possible, in the same proportion as is the aggregate valuation of commercial property in the neighborhood improvement district to the total assessed value of all property in the district, and the aggregate valuation of residential property in the district to the total assessed value of all property in the district.
- 3. The local legislative body shall set the time and place for a meeting at which members of the board will be elected, and shall publish a class 2 notice under ch. 985 that contains this information. The notice shall specify that all individuals who either own or occupy real property within the neighborhood improvement district are eligible to serve on the board and vote at the election.
- 4. At the meeting, the individuals who own or occupy real property shall be divided into 2 groups. One group shall consist of those individuals who own or occupy commercial property, and one group shall consist of those individuals who own or occupy residential property. Each group shall elect from among its members the number of board members set to represent its group by the local legislative body under subd. 2.
- 5. Board members elected under subd. 4. shall serve a one year term, and may be reelected. Annually, the number of board members who represent commercial and residential properties,

### APPENDIX B



# APPENDIX C

Narrative listing of properties

Taxkey	Address	Owner1	Owner2	Class	Building Description	total	res comm	res saft so	mm bu	ild owner ft MIX address	owner city state owner zig	land       use   vacant   zoning	g land imprv	lot sqft	Percent obi Commercial		D 21 sessment
	635 N PLANKINTON AV	HAGGERO'S MALL LLC	C/O HEMPLE COMPANIES	Special Mercantile	Super Regional Shopping Center	Cotai	0 180		3900		S MINNEAPO 55402-21	1 9 C9E	0	0 0	100	\$0 \$	-
	627 N 2ND ST	HAGGERO'S MALL LLC	C/O HEMPLE CO	Special Mercantile	Super Regional Shopping Center	C	0	1 0	1614		CEDEN PRAI 55344-21	1 9 C9E	0	0 0	100	\$0 \$	-
3970765200	607 N 2ND ST	MILWAUKEE PARKING JV OWNER	1 LLC	Special Mercantile	Parking Garage, Parking Ramp	0	0	1 0	0	0 NO 200 N LA		7525 C9E	0	0 0	100		-
3970203000 3910763100	161 W WISCONSIN AV, Unit PC 606 W WISCONSIN AV, Unit 203	HAGGEROS MALL PLANKINTON SPE LLC  LYLE MEYER	SUZANNE MEYER	Special Mercantile Special Mercantile	Office Building - Class B	9900	0 0	0 0	626	0 NO 10050 CF	CEDEN PRAI 55344 ISMILWAUKI 53202	7 Vacant C9E 7400 C9F(A	0 10 3000 690		100	\$100 \$ \$9,900 \$	0.16 14.95
	360 W ST PAUL AV, Unit 2	PALMOLIVE BUILDING COMPANY	LIMITED PARTNERSHIP	Special Mercantile	Office Building - Class B	23800	0 0	1 0	606		FMILWAUKI53202-23				OBJ 100		35.92
3910762000	606 W WISCONSIN AV, Unit 202	WI TOWER CONDO ASSOC LTD		Special Mercantile	Office Building - Class B	47900	0	1 0	437	437 NO 606 W W	ISMILWAUKI 53203	7400 C9F(A	2600 4530			1 /	72.30
	413 N 2ND ST, Unit 160	ISLAND INVESTMENT HOLDINGS	LLC	Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	49800	0 1	1 0	280		D MILWAUKI 53203	9911 C9G	1500 4830	-		1 -, 1	75.17
3970544000 3970546000	633 N BROADWAY , Unit 4 637 N BROADWAY . Unit 6	DISTRICT SAVIOR LLC DISTRICT SAVIOR LLC		Special Mercantile Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc Store Bldg - Multi Story (Store & Apt, Store & Ofc	68500 70800	0 0	1 0	976 1015	976 NO 322 E MI 1015 NO 322 E MI		5932 C9F(A 7400 C9F(A				\$68,500 \$ \$70,800 \$	103.39 106.86
3970545000	635 N BROADWAY , Unit 5	DISTRICT SAVIOR LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	74000	0 0	1 0	1294	2695 NO 322 E MI	IMILWAUKI53202	5611 C9F(A				, ,,,,,,,	111.69
	631 N BROADWAY , Unit 3	DISTRICT SAVIOR LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	77000	0	1 0		2737 NO 322 E MI		5611 C9F(A				\$77,000 \$	116.22
3922872000	270 E HIGHLAND AV, Unit 3003	HIGHLAND AVE LLC		Special Mercantile	Store Building - Single tenant, 1 story	81200	0 :	1 0	660	660 NO 305 S BR		9911 C9B(A				1 . , ,	122.56
3930611000 3920671000	715-723 N MILWAUKEE ST, Unit 101 210 E MICHIGAN ST	G/S PARTNERSHIP GRAND AVENUE CLUB INC	C/O PHILIP CONNELLY	Special Mercantile Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc Office Building - Class C	82100 85000	0 0	7 0		21240 NO PO BOX 6 22620 NO 210 E MI		9999 C9F(C				1 - 7 1	123.91 128.29
	413 N 2ND ST, Unit 140	JAM HOLDINGS LLC	4,5 ************************************	Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	86400	0	1 0	570		DMILWAUKI 53203	9911 C9G			1 1		130.40
3970443300	413 N 2ND ST, Unit 130	JAM HOLDINGS LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	86400	0	1 0	570	3 NO 413 N 2N	DMILWAUKI53203	8811 C9G	3100 8330		1 1	\$86,400 \$	130.40
3970443400 3970550000	413 N 2ND ST, Unit 120 223 E WISCONSIN AV, Unit 10	JAM HOLDINGS LLC DISTRICT SAVIOR LLC		Special Mercantile Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc Store Bldg - Multi Story (Store & Apt, Store & Ofc	86400 86600	0 0	1 0	570 1236	3 NO 413 N 2N		9911 C9G 7400 C9F(A		_			130.40 130.71
3922561110	1150-1154 N WATER ST	MILWAUKEE SCHOOL OF ENGINEERING		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	1801700	120 6			24409 YES 1026 N B		8899 PD	213800 158790	_		\$90,085 \$	135.96
3970445000	413 N 2ND ST, Unit 175	ISLAND INVESTMENT HOLDINGS	LLC	Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	90500	0 :	2 0	0	3 NO 413 N 2N	D MILWAUKI 53203	9911 C9G				1 7 1	136.59
3970552000	217 E WISCONSIN AV, Unit 12	DISTRICT SAVIOR LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	91700	0 :	1 0	1320	1320 NO 322 E MI		7400 C9F(A				\$91,700 \$	138.40
3970441000 3610534000	413 N 2ND ST, Unit 100 324-326 W STATE ST	SECOND PROPERTY LLC 324 STATE LLC		Special Mercantile Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc Parking Lot	92200	0 0	5 0	621	3 NO 413 N 2N 2500 NO 4660 N A		9911 C9G 7699 C9G	1400 9080 100000 10		100	\$92,200 \$ \$100,100 \$	139.16 151.08
3922873000	270 E HIGHLAND AV, Unit 3004	HIGHLAND AVE LLC		Special Mercantile	Store Building - Single tenant, 1 story	102100	0	1 0	956		T UNION GR 53182	9911 C9B(A				\$102,100 \$	154.10
3922132000	1241-1243 N WATER ST	STEGGEMAN INVESTMENTS LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	207100	1	1 999	999	1998 YES 929 N AS	T MILWAUK 53202	8899 RED	120500 8660			\$103,550 \$	156.29
	627 N BROADWAY , Unit 1	DISTRICT SAVIOR LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	105600	0 0	1 0	2072	4143 NO 322 E MI		9960 C9F(A					159.38
3921189100 3970442200	145-151 E JUNEAU AV 413 N 2ND ST, Unit 115	HONEY BADGER DK LLC SECOND PROPERTY LLC		Special Mercantile Special Mercantile	Commercial Land Store Bldg - Multi Story (Store & Apt, Store & Ofc	106400	0 0	1 0	771		MILWAUK 53202 DMILWAUK 53203	7523 C9B(A 9911 C9G	106200 20 4200 10500			\$106,400 \$ \$109,200 \$	160.59 164.81
	108 W WELLS ST, Unit 0	THE CAWKER BUILDING CONDOMINIUM ASSOCIATION, INC.	PMI OF GREATER MILWAUKEE	Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	112500	0	1 0	7800	7800 NO 2665 S M		7336 C9E	32700 7980			\$112,500 \$	169.79
3922342000	144 E WELLS ST	PABST THEATER FOUNDATION INC		Special Mercantile	Theater	117000	0				MILWAUKI 53203	7922 C9D(A				\$117,000 \$	176.59
3923003000 3610536000	808 N MARTIN L KING JR DR, Unit 3	CENTURY BUILDING	MILWAUKEE LLC	Mercantile Apartments	Subsidized/Affordable Housing	2956000 124400	44	1 0	2498	62456 YES 230 OHIO		8850 C9E	96000 2840	_		\$118,240 \$	178.46
3970542000	316-318 W STATE ST 529 N BROADWAY , Unit 2	JOHN HINKEL BUILDING LLC DISTRICT SAVIOR LLC		Special Mercantile Special Mercantile	Parking Lot Store Bldg - Multi Story (Store & Apt, Store & Ofc	131900	0 0	1 0	2063	2063 NO 322 E MI	1	7523 C9G 9960 C9F(A		-		\$124,400 \$ \$131,900 \$	187.75 199.07
3922875000	270 E HIGHLAND AV, Unit 3009	HIGHLAND AVE LLC		Special Mercantile	Store Building - Single tenant, 1 story	135700	0	1 0	1434	1434 NO 305 S BR		9911 C9B(A			100	\$135,700 \$	204.81
3920660100	514 N WATER ST	C-SYSTEMS INC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	550000	3 :	2 5400	1800	7200 YES 6805 CHI		9999 C9F(A				\$137,500 \$	207.53
3922871000 3970549000	270 E HIGHLAND AV, Unit 3002 221 E WISCONSIN AV. Unit 9	HIGHLAND AVE LLC DISTRICT SAVIOR LLC		Special Mercantile Special Mercantile	Store Building - Single tenant, 1 story Store Bldg - Multi Story (Store & Apt, Store & Ofc	138300 144000	0 1	1 0	1471	1471 NO 305 S BR 3472 NO 322 E MI		9911 C9B(A 4225 C9F(A				\$138,300 \$ \$144,000 \$	208.73
3920659000	510-512 N WATER ST	BUTTON BLOCK HOLDINGS LLC	ATTN JOHN REINHART	Special Mercantile	Parking Lot	144100		2 0	0	4800 NO 4015 801		7523 C9F(A		-			217.34
3981301000	915 W MICHIGAN ST	MICHIGAN STREET APTS LLC		Mercantile Apartments	Subsidized/Affordable Housing	7207400	99	81306	3318 1	33507 NO 4011 801	H KENOSHA 53142	8772 C9G	574200 663320		2	\$144,148 \$	217.56
	723 N MILWAUKEE ST, Unit 104	G/S PARTNERSHIP		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	144400	0	1 0	1062		4 MILWAUKI 53201-10				1 1		217.94
3610430000 3970548000	1113-1115 N MARTIN L KING JR DR 225 E WISCONSIN AV, Unit 8	HIGHLAND BEACH SURFERS INC DISTRICT SAVIOR LLC	C\O IRGENS	Special Mercantile Special Mercantile	Parking Garage, Parking Ramp  Store Bldg - Multi Story (Store & Apt, Store & Ofc	150100 153400	0 1	-	2547	1038 NO 1401 DIS 4468 NO 322 E MI	CMILWAUK 53226 CMILWAUK 53202	7523 RED 5992 C9F(A				\$150,100 \$ \$153,400 \$	226.54 231.52
	413 N 2ND ST, Unit 125	SECOND PROPERTY LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	161400		<del></del>	1139		DMILWAUKI53202	9911 C9G		_		,,,	243.60
	413 N 2ND ST, Unit 110	JAM HOLDINGS LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	166000	0	1 0	1021	3 NO 413 N 2N	DMILWAUKI53203	9911 C9G	5600 16040			\$166,000 \$	250.54
3970551000	219 E WISCONSIN AV, Unit 11	DISTRICT SAVIOR LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	166200	0 1	1 0	1647	3432 NO 322 E MI		5944 C9F(A				, , , .	250.84
3610438000 3930871000	316 W HIGHLAND AV 768 N MILWAUKEE ST	316 HIGHLAND, LLC WILSON BLDG LLC		Special Mercantile Special Mercantile	Parking Lot Parking Lot	170100 172600	0 1	5 0	0	2550 NO 117 N JE	FMILWAUK 53202 FMILWAUK 53202	7523 RED 7523 C9F(A	102000 6810 172500 10			\$170,100 \$ \$172,600 \$	256.73 260.50
3610432000	1105-1107 N MARTIN L KING JR DR	THE CARMELINO R. CAPATI, JR. AND CONCEPCION C CAPA		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	347100	1	1 1775	1775		FRIVER HILL 53217	8899 RED	150000 19710	_		\$173,550 \$	261.93
3922874000	270 E HIGHLAND AV, Unit 3005	HIGHLAND AVE LLC		Special Mercantile	Store Building - Single tenant, 1 story	179900	0	1 0	2083	2083 NO 305 S BR	T UNION GR 53182	9911 C9B(A	48300 13160	0 966	100	\$179,900 \$	271.52
3610279100	319 W CHERRY ST	MILWAUKEE PLATING COMPANY		Local Commercial	Parking Lot	180100	0 :	<del></del>	15000	0 NO 1434 N V		7523 IL2	180000 10	_		\$180,100 \$	271.82
	1401-1407 N MARTIN L KING JR DR 413 N 2ND ST, Unit 150	PARK EAST ESSENTIAL HOUSING LLC JAM HOLDINGS LLC		Mercantile Apartments Special Mercantile	Subsidized/Affordable Housing Store Bldg - Multi Story (Store & Apt, Store & Ofc	9231000 189600	85	1 9418	2093 10 778	04647 YES 2 COOPE 3 NO 413 N 2N	CAMDEN N08102 D MILWAUK 53203	8899 PD 9911 C9G	895100 833590 8300 18130			\$184,620 \$ \$189,600 \$	278.64 286.16
3920661000	524 N WATER ST	WATER STREET DEVT GROUP LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	766100	3	1 6600	2200	8800 YES 524 N W		8899 C9F(A		_		\$191,525 \$	289.06
3970547000	227 E WISCONSIN AV, Unit 7	DISTRICT SAVIOR LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	195100	0	1 0	3807	5682 NO 322 E MI	OMILWAUK 53202	9960 C9F(A	195000 10	0 2600	100	\$195,100 \$	294.46
	746 N JAMES LOVELL ST 413 N 2ND ST, Unit 180	L & L RENTALS JOINT VENTURE LLC L SECOND PROPERTY LLC		Special Mercantile	Tavern	311500 205600	3 :		1251 1504	1986 YES 6831 N R		8899 C9F(A 9911 C9G	70000 24150 8300 19730			\$196,245 \$ \$205.600 \$	296.19 310.30
	224-226 E MASON ST	MAGLINVESTMENTS LLC		Special Mercantile Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc Store Bldg - Multi Story (Store & Apt, Store & Ofc	988800	_			9904 YES 111 E WI		8899 C9F(A				\$207,648 \$	313.40
	815-819 W WISCONSIN AV	TOWNE PETERSON LLC	C/O TOWNE REALTY INC	Special Mercantile	Parking Lot	210100	0 1	7 0			AI MILWAUKI 53203-32	1 7523 C9D(A	183000 2710			\$210,100 \$	317.10
	717 N MILWAUKEE ST, Unit 102	G/S PARTNERSHIP		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	210400					4 MILWAUKI 53201-10					7-10,100 7	317.55
	270 E HIGHLAND AV, Unit 3001 412 E CLYBOURN ST	BLATZ CONDOMINIUM ASSOC INC MVP MILW CLYBOURN LLC	C/O OGDEN & CO INC AS AGENT	Special Mercantile Special Mercantile	Store Building - Single tenant, 1 story  Parking Lot	226000 236200				2811 NO 1665 N V 2256 NO 250 E 5T	MILWAUKI 53202-22	7299 C9B(A 7523 C9F(A				,	341.09 356.49
	765 N WATER ST	DAVID D VOIGHT		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	238200	0 1	, ,		4000 NO 6122 W I		5812 C9F(B		_		\$238,200 \$	359.51
	1127 N WATER ST	1127 N WATER STREET LLC	C/O BIECK MANAGEMENT INC	Special Mercantile	Tavern	477800				2194 YES 9800 W		8899 C9B(A		-		\$238,900 \$	360.56
	771-773 N JEFFERSON ST	D&A INVESTMENT GROUP LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	598500	5 :			7144 YES PO BOX 1		8899 C9F(C			1 1	7-00,.00 7	361.32
	411 N 3RD ST 719 N MILWAUKEE ST, Unit 103	D F INVESTMENTS G/S PARTNERSHIP		Special Mercantile Special Mercantile	Multi Story Warehouse Store Bldg - Multi Story (Store & Apt, Store & Ofc	240900 243500	0 0			10692 NO 423 N 3R 21240 NO PO BOX	MILWAUK 53203 54 MILWAUK 53201-10	4225 C9G 6 7216 C9F(C				\$240,900 \$ \$243,500 \$	363.58 367.50
	1001 N MARTIN L KING JR DR	JOHN HINKEL BUILDING LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	762800	2			6666 YES W63 N67		5812 C9G	96800 66600	0 2420	1 1	\$251,724 \$	379.92
	104 E MASON ST	CITY HALL SQUARE	PROPERTIES LLC	Mercantile Apartments	Store Bldg - Multi Story (Store & Apt, Store & Ofc	12823300				23920 YES 104 E MA		8830	631100 1219220		OBJ 2	\$256,466 \$	387.07
	525 N JAMES LOVELL ST 759 N WATER ST	TOWNE PETERSON LLC RIVER WATER PROPERTIES LLC	C/O TOWNE REALTY INC	Special Mercantile Special Mercantile	Parking Lot Store Bldg - Multi Story (Store & Apt, Store & Ofc	257900 531400	0 2			7275 NO 710 N PL 3340 YES 5233 N L	AIMILWAUK 53203-32	1 7523 C9F(A 5999 C9F(B		_		\$257,900 \$ \$265,700 \$	389.24 401.01
	1331 N MARTIN L KING JR DR	RONNY THOMPSON		Local Commercial	Office Building - Multi Story ( Ofc & Apt)	1076600	2			8000 YES 1331 N D		8899 IL2	119300 95730	_		\$269,150 \$	401.01
3610530000	1005-1007 N MARTIN L KING JR DR	PULLUM TAIRI TOD		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	408500	1	2 1123	2499	3622 YES 6950 S A	HOAK CREEK53154	5661 C9G	79200 32930	0 1980	69	\$281,865 \$	425.41
	624 N WATER ST	ELK VI LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	580800	2	2 4150		8300 YES PO BOX 2	+	8899 C9F(A		_		\$290,400 \$	438.29
	401 N 3RD ST 815 N CASS ST	CULLEN OAKLAND INC EXCLUSIVE PAINTING LLC		Special Mercantile Special Mercantile	Parking Lot  Residence With Commercial Usage	291600 510800	0 1	0 0 5 1028		7500 NO 40 W PAI 5710 YES 9663 S H		7523 C9G 8899 C9A(A	41300 25030 210000 30080	_		\$291,600 \$ \$296,264 \$	440.10 447.14
	1009-1011 N MARTIN L KING JR DR	LENRAK LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	689400	3				E ELM GROV 53122-31	<del> </del>				\$296,442 \$	447.14
3612211000	205-219 W GALENA ST	SP MILWAUKEE PROPCO 1 LLC		Special Mercantile		297000	0	0 0	0	0 NO 301 COM	N FORT WOF 76102	8880 Vacant C9G	297000	0 0	100	\$297,000 \$	448.25
	1147 N EDISON ST	113 IRISH LLC		Special Mercantile	Parking Lot	300100	0 3	-		5000 NO 1122 N E		7523 C9B(A					452.93
3610326000 3610421000	1333-1335 N MARTIN L KING JR DR 1137 N MARTIN L KING JR DR	CREAM CITY AQUATICS LLC  RRD REAL ESTATE HOLDINGS I LLC		Local Commercial Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc Store Bldg - Multi Story (Store & Apt, Store & Ofc	418800 625600				5178 YES 1335 MA 5909 YES 4136 N P		8899 RED	56300 36250 114000 51160			\$305,724 \$ \$306,544 \$	461.42 462.65
3920663000	532-534 N WATER ST	HEZ MO PROPERTIES LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	1226900	6			16800 YES 532 N W		8899 C9F(A				\$306,725 \$	462.93
	1003 N MARTIN L KING JR DR	PULLUM TAIRI		Special Mercantile	Store Building - Single tenant, 1 story	307800	0			1800 NO 6950 S A		5812 C9G		-		\$307,800 \$	464.55
	1021 N MARTIN L KING JR DR	RICHARD WAGNER		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	318200	0 0			5576 NO 1021 N N		5091 C9G				\$318,200 \$	480.25
	1305 N BROADWAY 1029-1031 N MARTIN L KING JR DR	MILWAUKEE SCHOOL OF ENGINEERING SPICY MKE LLC		Special Mercantile Special Mercantile	Parking Garage, Parking Ramp Store Bldg - Multi Story (Store & Apt, Store & Ofc	321900 833800	0 69			76230 NO 1245 N B 6745 YES 2365 RO		7997 PD 8899 C9G	222200 9970 123000 71080		1 1	\$321,900 \$ \$325,182 \$	485.83 490.78
	718 E WELLS ST	SCHWARKWELLS LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	599300	2			5129 YES 16665 SH		8899 C9A(A				\$335,608 \$	506.52
	763 N MILWAUKEE ST	COLBY ABBOT BLDG LLP	C\O CHARLES F KAHN JR	Special Mercantile	Tavern	487600	1			3268 YES 3043 N S		8899 C9F(A		-		\$336,444 \$	507.78
	1207 N WATER ST 825-831 W WISCONSIN AV	C/O BIECK MANAGEMENT INC. ST JAMES COURT HISTORIC	ANDREA SHAFTON APARTMENTS LTD PTNRSHP	Special Mercantile  Mercantile Apartments	Store Bldg - Multi Story (Store & Apt, Store & Ofc  AP4 (Conv Apt with 21 or more Units)	1037100 3817100	18			12144 YES 9800 W I 37800 YES 831 W W		8899 RED 8899 C9D(A				\$342,243 \$ \$343,539 \$	516.53 518.49
	738-740 N JAMES LOVELL ST	HANSON & PAYNE LLC	DE MINIMIENTO LI DE LINGORE	Special Mercantile	Residence With Commercial Usage	346600				2661 NO 740 N JA		5731 C9F(A			1 1		518.49
	720 N JEFFERSON ST	ENDF3DK LLC		Special Mercantile	Parking Lot	360100	0 1			4512 NO 731 N JA		7523 C9F(B				\$360,100 \$	543.48
	532-636 N WATER ST	TOON CITY INC		Special Mercantile	Parking Lot	367400					MILWAUK 53202-24			_			554.50
3922511000	767 N WATER ST	767 WATER LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	556900	2 2	1980	3960	6000 YES 526 W N	MILWAUK 53204	8899 C9F(B	180100 37680	0 2001	66	\$367,554 \$	554.73

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3611901000 730 N PLANKINTON AV	MOSTREET III LLC	GLOBAL RESTAURANT SYSTEMS	Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	382000 0	3	0 3375			MILWAUK 53203-3			345500	405			6.53
3612301000 834 N PLANKINTON AV 3920705100 216-222 E MASON ST	TAG 834 LLC HUGO H DELPORTILLO	STELLA M MONTOYA DELPORTILLO	Special Mercantile Special Mercantile	Mansions With Commercial Usage	383500 0 385900 0	5	0 9410		10 1840 N FALI	MILWAUK 53202 MILWAUK 53207	5932 Vacant 8111	<del>                                     </del>	205900	7670 2400		3383,500 \$ 57 3385,900 \$ 58	2.42
3930532000   906 E MASON ST	920 E MASON LLC	STELLA MIMONTOTA DELFORTILLO	Special Mercantile	Parking Lot	417800 0	38	0 398		O 920 E MAS I		7523	C9A(A 417700	100	7956		3417,800 \$ 63	
3922143000 144 E JUNEAU AV	LYLE C MESSINGER TOD	C/O DOWNTOWN JUNEAU AVE INVESTMENTS LLC	Special Mercantile	Tavern	424300 0	3	0 3258			MILWAUKI 53225	5813		334300	1800			0.38
3601882000 459 E PLEASANT ST, Unit 202	NORTH END PHASE I LLC	C/O MANDEL GROUP INC	Local Commercial	Store Building - Single tenant, 1 story	425000 0	1	0 3663	0 N	IO 330 E KILBI	MILWAUKI 53202-2	231 5812	RED 38800	386200	0	100 \$	\$425,000 \$ 64	1.43
3921192000 1139 N WATER ST	HONEY BADGER DK LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	430600 0	6	0 2448			MILWAUKI53202		<del></del>	376600	1080			9.88
3910761000 606 W WISCONSIN AV, Unit 101 3920669000 625 N BROADWAY	SOBO & SOBO HOLDINGS LLC MICHAEL G IANNELLI AND ROSEMARY S IANNELLI REV LIV	ATTN ACCOUNTS PAYABLE	Special Mercantile	Store Building - Single tenant, 1 story	432900 0 433800 0	1	0 8716	00		MIDDLETO 10940 SHOREWO 53211	5812		406600 253800	525 2400			3.35
3921179100 100-110 E STATE ST	THE EDISON SPE LLC		Special Mercantile Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc Parking Lot	433800 0 450600 0	38	0 3625	3770 11			7523	C9F(A 180000 A		5875	100 γ	3433,800 \$ 65 3450,600 \$ 68	4.71
3930582000 710 N MILWAUKEE ST	PLANET DEVELOPMENT LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	659800 1	2 21				MILWAUKI 53202	8899	C35(/1 110000		2330			7.10
3920723000 792 N BROADWAY	BROADWAY PARKING CO LLC	C/O INTERSTATE PARKING	Special Mercantile	Parking Lot	464100 0	27	0 288			MILWAUKI 53203	7523	C9F(A 432000		7200			0.44
3960472000 319 E WISCONSIN AV	319 EAST WISCONSIN LLC		Special Mercantile	Office Building - Class B	470900 0	2	0 12961	13788 N			7011		348400	1633			0.71
3970193100 350 W ST PAUL AV, Unit 3	PALMOLIVE BUILDING COMPANY	LIMITED PARTNERSHIP	Special Mercantile	Office Building - Class B	471900 0	1	0 11097	11097 N			246 7400			4284 OBJ		471,900 \$ 71	_
3920821000 776-778 N MILWAUKEE ST 3970202000 161 W WISCONSIN AV. Unit LR	MKE-DT 780, LLC HAGGEROS MALL PLANKINTON SPE LLC		Special Mercantile Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc Super Regional Shopping Center	891100 1 480000 0	2 54	0 19520		-	DEN PRAI 55344	7400	\	414100 237100	6000			2.79 4.44
3970194100 350 W ST PAUL AV, Unit 4	PALMOLIVE BUILDING COMPANY	LIMITED PARTNERSHIP	Special Mercantile	Office Building - Class B	480900 0	1	0 11719			MILWAUKI 53202-2	1			4927 OBJ		,	5.80
3970195100 350 W ST PAUL AV, Unit 5	PALMOLIVE BUILDING COMPANY	LIMITED PARTNERSHIP	Special Mercantile	Office Building - Class B	480900 0	1	0 11330				246 7400			4927 OBJ			5.80
3970196100 350 W ST PAUL AV, Unit 6	PALMOLIVE BUILDING COMPANY	LIMITED PARTNERSHIP	Special Mercantile	Office Building - Class B	480900 0	1	0 11680	11680 N	IO 732 N JACH	MILWAUKI 53202-2	246 7400	C9G 24700 4	456200	4927 OBJ	100 \$	480,900 \$ 72	5.80
3922133100 1233 N WATER ST	PAGET ON WATER, LLC,		Special Mercantile	Parking Lot	482200 0	35	0 289			LM GROV 53122	1	RED 482100	100	9642			7.76
3970197100 350 W ST PAUL AV, Unit 7	PALMOLIVE BUILDING COMPANY	LIMITED PARTNERSHIP	Special Mercantile	Office Building - Class B	484800 0	1	_		10 732 N JACH		246 7400			4890 OBJ			1.68
3611852121 1542 N 2ND ST 3611722000 612-624 W WISCONSIN AV	SP MILWAUKEE PROPCO 1 LLC WISCONSIN AVENUE PROPERTY, LLC		Special Mercantile  Mercantile Apartments	Multi Story Warehouse  AP4 (Conv Apt with 21 or more Units)	485000 0 2556200 42	1	0 32904		O 301 COMNI ES 612 W WIII		4225			16872 13688 OBJ		5485,000 \$ 73 5485.678 \$ 73	3.01
3610634000 810 N PLANKINTON AV	PLANET DEVELOPMENT LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	487500 0	5	0 10402				9999			2520		5487,500 \$ 73	
3922142000 146-148 E JUNEAU AV	CREAM CITY ACQUISITIONS LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	489500 0	2	0 3352		IO 146 E JUNE		8899		429500	1200			8.78
3922482000 108 W WELLS ST, Unit 1	THE CAWKER BUILDING CONDOMINIUM ASSOCIATION, INC.	C/O PMI GREATER MILWAUKEE	Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	492000 0	3	0 8970	7800 N	IO 2665 S MO	NEW BERL 53151	5812	C9E 48800 4	443200	975	100 \$	\$492,000 \$ 74	2.55
3930541000 741 N MILWAUKEE ST	BRIAN CHARLES ZARLETTI		Special Mercantile	Sit Down Restaurant	495100 0	1	0 2300				044 5812		459800	470			7.23
3611718100 723 N 6TH ST	601723 LP		Special Mercantile	Parking Lot	498900 0	52	0 1200				7523			12000			2.96
3920816000 767-769 N JEFFERSON ST 3920818000 416-424 E MASON ST	CAROL HARTTER BMO HARRIS BANK NA		Special Mercantile	Single Tenant Multi Story Retail	523600 0 533300 0	3	0 12160	12160 N		MILWAUK 53202 CHICAGO I 60603	8899		283600 221300	4800 6240			0.24 4.88
3981281000   416-424 E MASON ST 3981281000   735 W WISCONSIN AV	WISCONSIN AVENUE LOFTS LLC		Special Mercantile  Mercantile Apartments	Bank, Savings & Loan  AP4 (Conv Apt with 21 or more Units)	17873800 144	3 66				ROSEMON 60018	7400	C9F(A 2422100 154		33827 OBJ		5533,300 \$ 80 5536,214 \$ 80	
3610431000   1109-1111 N MARTIN L KING JR DR	OLD WORLD THIRD	PROPERTIES LLC	Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	817900 1	J 00	28 4455			MILWAUKI 58322	8899		667900	3750		5539,814 \$ 81	
3921700000 900 E WELLS ST	ESG PROPERTIES LLC		Special Mercantile	Residence With Commercial Usage	544200 0	3	0 3232		IO 800 N MAF		8111			5040		544,200 \$ 82	
3610535000 322 W STATE ST	DEHNE BROTHERS PROP LLC	JAKE DEHNE	Special Mercantile	Tavern	1052600 3	4 20	25 4212	0200 11			8899		952600	2500			6.09
3923004000 808 N MARTIN L KING JR DR, Unit 4	230 WELLS STREET	COMMERCIAL LLC	Special Mercantile	Office Building - Class C	554500 0	3	0 11844			OSHKOSH 54902	7400			2095			6.88
3921618000 839 N MARSHALL ST 3610635000 808 N PLANKINTON AV	LPT 27 LLC ROBERT E JOHN	C/O THE BOOKSHOP	Mercantile Apartments Special Mercantile	AP4 (Conv Apt with 21 or more Units)  Store Bldg - Multi Story (Store & Apt, Store & Ofc	9443800 80 570900 0	3 46	0 12800	3230111	ES 1007 N CA I	IIIEIII IOIN SSECE	8899 5812			15063 OBJ 2560			5.18 1.63
3923002000 808 N MARTIN L KING JR DR, Unit 2	230 WELLS STREET	COMMERCIAL LLC	Special Mercantile	Office Building - Class C	570900 0	4	0 9970	9979 N		OSHKOSH 154902	9999			1775	200 Y	,	5.25
3921562000 819 N CASS ST	PRESERVE REDEVELOPMENT PARTNERS LLC	COMMENCE LEC	Special Mercantile	Residence With Commercial Usage	679000 1	7 6	3663		ES 819 N CAS		8899			3600		5577,150 \$ 87	
3612272000 1406 N WATER ST	HF OF2 LLC		Special Mercantile		584000 0	0	0 14600	0 N	IO 1400 N W/	MILWAUKI 53202	8880 Vacant	PD 584000	0 :	14600	100 \$		1.40
3920812000 787-789 N JEFFERSON ST	JEFFERSON STREET PROPERTIES MKE LLC	C/O TINO BATES	Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	584000 0	5	0 3094	3094 N	IO 1729 N CO	MILWAUKI 53222	8899	(-	404000	3600			1.40
3920744000 626-628 N BROADWAY	MBI PROPERTIES LLC	C/O ROBERT A LEVINE	Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	584800 0	4	0 13392				9999			3600 OBJ			2.61
3923005000 808 N MARTIN L KING JR DR, Unit 5 3610901100 400-410 N 3RD ST	230 WELLS STREET	COMMERCIAL LLC	Special Mercantile	Office Building - Class C	586100 0 586400 0	3	0 11843			OSHKOSH 54902 ATLANTA (30342	7400			2095			4.57
3612182000 700-738 W WISCONSIN AV	CULLEN OAKLAND INC LIBRARY HILL LLC	C/O MANDEL GROUP INC	Special Mercantile Special Mercantile	Parking Lot Store Building - Multiple Tenants, 1 story	586400 0 590900 0	3	0 7065		IO 40 W PARK		231 8899			15000 7024			5.02 1.81
3601472000 624-632 E OGDEN AV	PALAZZO LLC	C/O WANDLE GROOF INC	Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	2713700 12		04 3904			HOREWO 53211	8899			12160			1.04
3921622100 807-809 N MARSHALL ST	MARSHALL & WELLS LLC	C\O SIEGEL-GALLAGHER MGMT	Special Mercantile	Parking Lot	600200 0		0 360			MILWAUKI 53202-2	296 7523	C9A(A 600000		12000			5.85
3920923112 723 N VAN BUREN ST	GAS LIGHT MILWAUKEE PARKING LLC		Special Mercantile	Parking Lot	603100 0	24	0 (	0 N	IO 20 S CLARI	CHICAGO I 60603	7523	C9F(A 603000	100	8040	100 \$	6603,100 \$ 91	0.23
3610619000 836-838 N MARTIN L KING JR DR	GIORGIO FAZZARI	AKA GINO FAZZARI	Special Mercantile	Sit Down Restaurant	605900 0	1	0 3606			MILWAUKI53203	5812	<del></del>		3750			4.45
3920840100   522 E WISCONSIN AV 3612202000   1301 N MARTIN L KING IR DR	ENDF3DK LLC		Special Mercantile	Parking Lot	612400 0 618200 0	42	0 2800		O 731 N JACH	GREEN BA 54301	7523	C9F(B 603000 IM 254200	9400 364000	8040 8474			4.26 3.02
3612202000   1301 N MARTIN L KING JR DR 3610886000   423 N 3RD ST	ASSOCIATED BANK NATIONAL ASSOCIATION  DF INVESTMENT II	KENNETH F DETHLOFF, GEN PTNR	Special Mercantile Special Mercantile	Bank, Savings & Loan  Multi Story Warehouse	634200 0	6	0 24328				9999		592900	7500			7.16
3611721000 626-638 W WISCONSIN AV	THE CENTRAL MARKET PLACE CO	C/O ROBERT A TEPER	Special Mercantile	Parking Lot	652600 0	45	0 979			MILWAUKI 53202	7523	C9F(A 652500		16312			4.93
3921620000 829 N MARSHALL ST	DANIEL R MCCORMICK		Special Mercantile	Residence With Commercial Usage	658200 0	10	0 4698	3943 N	IO 829 N MAF	MILWAUKI 53202	8899	C9A(A 361000	297200	7219	100 \$	658,200 \$ 99	3.39
3922513000 761-763 N WATER ST	TAP PROPERTIES LLC	EAGANS ON WATER	Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	665500 0	4	0 4894	4617 N	IO 761 N WAT	MILWAUKI 53202	5812	C9F(B 162100 5	503400	1801		\$665,500 \$ 1,00	
3610621100 822 N MARTIN L KING JR DR	MVP MILWAUKEE OLD WORLD LLC		Special Mercantile	Parking Lot	675100 0	53	0 675			CINCINNAT 45202	7523	C9E 675000		11250		675,100 \$ 1,01	
3922442000 107-115 E WELLS ST 3920748000 322-330 E CLYBOURN ST	CHS ANNEX LLC IANNELLI SENIOR TRUST		Special Mercantile Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	676000 0 677400 0	49	0 13128			WILWAUK 53217 WIND LAK 53185	9999	(	185600 161400	5923 10320		6676,000 \$ 1,02 6677,400 \$ 1,02	
3921208000 1101-1107 N WATER ST	ROBERT C SCHMIDT JR		Special Mercantile	Parking Lot Store Bldg - Multi Story (Store & Apt, Store & Ofc	2627500 36					MILWAUKI 53202	8899			8100 OBJ		6683,150 \$ 1,02	_
3610657000 730-734 N MARTIN L KING JR DR	OLD WORLD THIRD STREET LLC		Mercantile Apartments	AP4 (Conv Apt with 21 or more Units)	3463200 37		008 6720			MILWAUKI 53202	8899		893400	7500 OBJ		6692,640 \$ 1,04	
3922422000 1040 N WATER ST	AAP PROPERTIES	RETAIL UNIT LLC	Special Mercantile	Office Building - Class A	692800 0	6	0 20095	20505 N	IO 1000 N WA	MILWAUKI 53202-2	266 9999	C9B(B 363100 3	329700	6051	100 \$	6692,800 \$ 1,04	5.61
3921183100 113 E JUNEAU AV	113 IRISH LLC		Special Mercantile	Tavern	694200 0	8	0 3430			MILWAUKI 53202		<del></del>		3590		\$694,200 \$ 1,04	
3930792000 722 N MILWAUKEE ST	PALERMATHEN LLC	C/O DEMETRIOS DIMITROPOULOS  C/O BENJAMIN ROSSI	Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	695700 0	3	0 6080			SHOREWO 53211-1		(-		2524		695,700 \$ 1,04	
3922146100   134 E JUNEAU AV 3922078110   1301 N WATER ST	ROSSI & ROSSI LLC MH EXCHANGE, LLC	C/O BENJAMIN KOSSI	Special Mercantile Local Commercial	Tavern	698100 0 698900 0	1	0 3592			MILWAUK 53202			335100	7259		6698,100 \$ 1,05 6698,900 \$ 1,05	
3921561000 827 N CASS ST	PAUL HANDLE		Special Mercantile	Residence With Commercial Usage		18	0 2625			MILWAUKI 53202			494900	4200		5704,900 \$ 1,05 5704,900 \$ 1,06	
3921389000 831-833 N JEFFERSON ST	833 N JEFFERSON LLC	C\O KARL KOPP	Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	705400 0	3	0 9240			MILWAUK 53202		\		4800		3705,400 \$ 1,06	_
3610528000 1013 N MARTIN L KING JR DR	WGS LAND LLC		Special Mercantile	Tavern	733800 0	2	0 3920			BROOKFIEI 53045				3000		733,800 \$ 1,10	
3601832000 1420 N MILWAUKEE ST	WI AVENIR PHASE II LLC		Special Mercantile	Company of the compan	746900 0	0	0 (			(IRKLAND 98034				18673		746,900 \$ 1,12	
3610661000   224-228 W WISCONSIN AV 3930791000   724-728 N MILWAUKEE ST	ROCK INVESTMENT GROUP LLC PALERMATHEN LLC	C\O DEMETRIOS DIMITROPOULOS	Special Mercantile Special Mercantile	Store Building - Multiple Tenants, 1 story  Store Bldg - Multi Story (Store & Apt, Store & Ofc	754000 0 1115400 2		0 9311 80 6348			MILWAUK 53216 HOREWO 53211-1				4900 4791		5754,000 \$ 1,13 5769,626 \$ 1,16	_
3601833000 406 E OGDEN AV	WI AVENIR PHASE II LLC	C O DEINIETTIOS DIINITTROPOULOS	Special Mercantile Special Mercantile	Store diag - Main Story (Store & Apt, Store & Oic	772400 0	0 13	0 0			(IRKLAND 98034				19311		5772,400 \$ 1,16	_
3610659000 720 N MARTIN L KING JR DR	GRAND WIS APARTMENTS LLC	C/O ALEX ROUDI	Mercantile Apartments	AP4 (Conv Apt with 21 or more Units)	19428900 108	2 48	806 6408			AJOLLA C 92037		C9E 987200 184		15000 OBJ		5777,156 \$ 1,17	_
3920742000 612 N BROADWAY	KOHANIM, LLC, A WISCONSIN LIMITED LIABILITY COMPAN		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	784300 0	5				MILWAUKI 53202		C9F(A 270000 5	514300	3600 OBJ		784,300 \$ 1,18	_
3920660200 518-522 N WATER ST	HORATIO PROPERTIES II, LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	1754200 7	6 66	_			MILWAUKI 53203		C9F(A 288000 14		4800		789,390 \$ 1,19	
3920743000 618-624 N BROADWAY	MBI PROPERTIES LLC	C/O ROBERT LEVINE	Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	801500 0	5	_			MILWAUK 53202			295200	9000 OBJ		801,500 \$ 1,20	_
3920741000 608 N BROADWAY 3920001121 135 W WELLS ST	DONALD S ARENSON 2024 REVOCABLE TRUST  GERMANIA HISTORIC LLC		Special Mercantile  Mercantile Apartments	Store Bldg - Multi Story (Store & Apt, Store & Ofc Subsidized/Affordable Housing	804100 0 6222300 90	2 20				MILWAUK 53202 OGAN UT 84323		<del> </del>		3600 14682		\$804,100 \$ 1,21 \$808,899 \$ 1,22	_
3920001121   135 W WELLS ST 3920813000   783-785 N JEFFERSON ST	783 JEFFERSON LLC		Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	812200 0	6 6	0 4182			MILWAUKI 53202			632200	3600		8812,200 \$ 1,22	
3931011000 801-809 N CASS ST	BUCKLEY'S RESTAURANT AND BAR	LLC	Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	1496000 1	3 18	_			MILWAUK 53202				4400		822,800 \$ 1,24	_
3923001000 808 N MARTIN L KING JR DR, Unit 1	230 WELLS STREET	COMMERCIAL LLC	Special Mercantile	Office Building - Class C	830000 0	7	0 10421	10421 N	O 230 OHIO :	OSHKOSH 54902	9999		691200	1850	100 \$	830,000 \$ 1,25	2.67
3610520000 1030-1040 N VEL R PHILLIPS AV	MILWAUKEE TURNERS INC		Special Mercantile	Sport, Health & Recreational Properties	835200 0	7				MILWAUKI 53203-3				15000		835,200 \$ 1,26	
3920725000 733-737 N MILWAUKEE ST	733 737 N MKE ST MKE LLC		Special Mercantile	Store Building - Single tenant, 1 story	840900 0	1	0 5878			ROLLING N 60008			399900	5880		840,900 \$ 1,26	
3921196000 1129-1131 N WATER ST 3970181110 301 W WISCONSIN AV	VALENTINO PROPERTIES LLC MATTHEWS BUILDING SPE LLC		Special Mercantile Special Mercantile	Store Ridg - Multi Story (Store & Apt. Store & Ofc	849400 0 857400 0	1 1	0 4302			MILWAUK 53202 DEN PRAI 55344				2653 10714		8849,400 \$ 1,28 8857,400 \$ 1,29	_
3970181110 301 W WISCONSIN AV 3922953000 747 N BROADWAY	FULCRUM 250 EAST LLC	C/O MILLBROOK PROPERTIES	Special Mercantile Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc Office Building - Class B	857400 0 863700 0	6	0 19812			MILWAUK 53202				10/14		\$863,700 \$ 1,29 \$863,700 \$ 1,30	
3610703000 801-813 W WISCONSIN AV	TOWNE PETERSON LLC	C/O TOWNE REALTY INC	Special Mercantile	Parking Lot	891800 0	76				MILWAUKI 53202-3		C9D(A 882300		22057		891,800 \$ 1,34	
3920001111 751 N PLANKINTON AV	TOWNE REALTY INC		Special Mercantile	Parking Garage, Parking Ramp	897600 0	68	0 641			MILWAUKI 53203	7523			15604		897,600 \$ 1,35	
3610625000 206 W WELLS ST	LOTS OF LUCK LLC	C\O BONNIE JOSEPH	Special Mercantile	Parking Lot	900100 0	69	_			OX POINT 53217		C9E 900000		15000		900,100 \$ 1,35	_
3920672100 610 N WATER ST	TOON CITY II LLC		Special Mercantile	Office Building - Class C	915100 0	22				MILWAUK 53202-2				6000		915,100 \$ 1,38	_
3610648100 725 N PLANKINTON AV 3920787000 500 N MILWAUKEE ST	MO STREET DEV LLC EXIT STRATEGY LLC		Mercantile Apartments Special Mercantile	AP4 (Conv Apt with 21 or more Units) Parking Lot	18492000 105 936100 0	2 94 45				MILWAUK 53202 MILWAUK 53202		C9E 1199200 172 C9F(A 936000		20268 14400		5924,600 \$ 1,39 5936,100 \$ 1,41	_
3610618115 302 W WELLS ST	NLCA MILWAUKEE FEE OWNER LLC		Special Mercantile Special Mercantile	Parking Lot Parking Lot	936100 0	45				MILWAUK 53202 MILWAUK 53203		C9F(A 936000 C9D(A 939100		15652		936,100 \$ 1,41 939,200 \$ 1,41	
3920203000 840 N MARTIN L KING JR DR	840 N OLD WORLD THIRD	STREET LLC	Special Mercantile	Office Building - Class C	942700 0					MILWAUKI 53203		<del></del>		3431		942,700 \$ 1,42	
3922941000 1111 N WATER ST	WILD ROGUES LLC		Special Mercantile	Tavern						DE FOREST 53532				10661		942,700 \$ 1,42	
3981202100 635-639 N JAMES LOVELL ST	635 N JAMES LOVELL STREET LLC		Special Mercantile	Trucking Terminal	944400 0	4	0 8663	8750 N	10 395 W LAK	LMHURS 60126	4173	C9F(A 480000 4	464400	12000	100 \$	944,400 \$ 1,42	3.33
·							_			· · · · · · · · · · · · · · · · · · ·			_	_			

Spice   Spice   Spice   Spice   Mercantile   Spic					DRAFT													
Column	3610620000 830-834 N MARTIN L KING JR DR	AMARAWAN PHOUNGPHOL 2008	REVOCABLE TRUST D1-15-08	Special Mercantile	Sit Down Restaurant	1575000	1	1 6101	9151	15252 YES 830 N I	MARMILWAUK 5320	3-317 8899	C9D(A	562500 1012500	7500	60 \$	945,000 \$	1,426.24
The column	3922441000 123-137 E WELLS ST	CITY HALL SQUARE	PROPERTIES LLC	Mercantile Apartments	AP4 (Conv Apt with 21 or more Units)	6774000	45	5 3767	13183	94167 YES 123 E V	/EL MILWAUKI 5320	2 8899		315000 6459000	0 OBJ	14 \$	948,360 \$	1,431.31
Column   C	3922993000 769 N BROADWAY	WWB DEVELOPMENT II, LLC		Special Mercantile	Parking Lot	951300	0 8	2 0	141	13939 NO 1401 D	SCIMILWAUKI 5322	26 7523	C9F(A	951200 100	15854	100 \$	951,300 \$	1,435.74
Property	3920715000 767 N MILWAUKEE ST	COLBY ABBOT BLDG LLP	C\O CHARLES F KAHN JR	Special Mercantile	Parking Garage, Parking Ramp	955000	0 12	2 0	216	21600 NO 3043 N	SU MILWAUK 5321	11 7525	C9F(A	432000 523000	7200	100 \$	955,000 \$	1,441.33
The content of the				Mercantile Apartments	Subsidized/Affordable Housing		60	2 0	20530	42771 YES 731 N J	ACI MILWAUKI 5320	9850	C9D(A					1,470.61
Column				Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc		0	5 0										1,485.55
Column   C							0	3 0										1,489.47
Column   C			C/O NEW LAND ENTERDRICES I I C	· ·	AP4 (Conv Apt with 21 or more Units)		80	5 115361	/363						0			1,494.15
Property of the Company of the Com					Office Building Class A		0 2	0 0	10070						2502		,	1,509.24 1,575.35
Property			MODERN PRODUCTS INC				0 3	3 0										1,575.35
Part							0 5	5 0		0.000								1,613.68
Company   Comp				<u> </u>	ū		0	4 0				02 6035						1,647,79
March   Marc	3920811000 419-433 E WELLS ST	JT WELLS MILWAUKEE LLC		Special Mercantile	Store Building - Multiple Tenants, 1 story	1094700	0	3 0	7143	7143 NO W279 I	128 PEWAUKEI 5307	72 9999	C9F(C	360000 734700	7200	100 \$1,	094,700 \$	1,652.17
Application   Company of the Compa	3930857000 825 N PROSPECT AV, Unit PARK	UNIVERSITY CLUB TOWER LLC	C/O UNIVERSITY CLUB OF MILW	Special Mercantile	Parking Garage, Parking Ramp	1135800	0 11	4 0	0	0 NO 7401 N	43 MILWAUK 5320	9 7525	PD	0 1135800	0	100 \$1,	135,800 \$	1,714.20
Proceedings	3921574100 822 N VAN BUREN ST	WIS SCOTTISH RITE BODIES	S R B INC	Special Mercantile	Parking Lot	1148400	0 6	9 0	230	22965 NO 720 E V	/ISCMILWAUKI5320	7523	PD	1148300 100	22965	100 \$1,	148,400 \$	1,733.22
Part	3920809000 730 N MILWAUKEE ST			Special Mercantile	Tavern		0	3 0	6728	0.100	9TI MILWAUKI 5323	33 5812	C9F(C					1,778.95
Part		•						-										1,816.53
Column   C					ŭ		0 10	4 0								7-/		1,830.86
Auto-		-		•	,,		0 1	4 0	0.00									1,838.86
Company   Comp			C/O DIECY MANIACEMENT INC	•	,,		16											1,839.47 1,841.03
March   Marc				•	,,		10	8 1883 2 0										1,841.03
Section   Sect			C/O WCK 32ABO		7,		0	1 0										1,860.60
Proceedings	·						0	1 0	7134			3 9911						1,884.14
March   Marc	3930471100 920 E MASON ST	920 E MASON LLC		Special Mercantile	Mansions With Commercial Usage	1260200	0	4 0	5635	5635 NO 920 E N	1AS MILWAUKI 5320	9999	C9A(A	70100 1190100		100 \$1,	260,200 \$	1,901.95
Property   Company   Com	3610521000 1033 N MARTIN L KING JR DR	THIRD STREET PROPERTY MGMT	LLC	Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	2279800	5	3 8907	9780	17464 YES 727 RIV	ER THIENSVIL 5309	8899	C9G	177000 2102800		56 \$1,	276,688 \$	1,926.83
Processor   Proc	3970201000 161 W WISCONSIN AV, Unit LO	HAGGEROS MALL PLANKINTON SPE LLC		Special Mercantile	Super Regional Shopping Center	1277300	0 1	3 0	16749	49262 NO 10050	CRC EDEN PRAI 5534	14 9999						1,927.76
Proceedings				•			0	0 0	0									1,931.83
Proceedings				-	-			-	274							7-/		1,936.36
Proceedings							112 2	9 3000	16500									1,952.39
Part			<u> </u>		·		251	1 204400	6000	*								2,009.86
December			PARTNERSHIP		•		251	6 294408	12265									2,019.17
Dec.		·		•			0	5 0	11903			-		52,000 1011100				2,019.52
Proceedings   Proceeding	.,		.,				0 8											2,055.14
Company   Comp				-								-						2,062.38
Section   Communication   Co	3921194100 1135 N WATER ST	HONEY BADGER DK LLC		Special Mercantile	•	1366800	0	1 0	5560	0 NO 1227 N	W/MILWAUKI5320	2 5813	C9B(A	301900 1064900	0	100 \$1,	366,800 \$	2,062.83
March   Marc	3970181112 275 W WISCONSIN AV	HAGGERO'S MALL ARCADE SPE, LLC		Special Mercantile	Super Regional Shopping Center	1381400	0	4 0	13238	13238 NO 10050	CRC EDEN PRAI 5534	14 9999	C9E	94800 1286600	2529	100 \$1,	381,400 \$	2,084.87
Second   Process   Control of the	3920806000 718-720 N MILWAUKEE ST	PALERMATHEN LLC	C/O D DIMITROPOULOS	Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	1396800	0	4 0	11880	12000 NO PO BOX	11 SHOREWO 5321	11 9999	C9F(C	360000 1036800	4800	100 \$1,	396,800 \$	2,108.11
Section   Proceedings   Section   Processes   Section							0	0 0	0							100 91)	,	2,109.92
Part							0	0 0	0									2,119.43
Proceedings   Manual State   Manua					ū		0 12	5 0	15810									2,134.52
March   Marc					ŭ			-	0									2,178.44
March   Marc				•	1 -		0 5	2 0	0									2,207.42
Part				•	· ·		0 12	1 0	13382							100 91,		2,228.55
Proceedings   Procedure   Pr				•	,,		0 2	6 0				2 9999						2,262.05
Part	3612322000 340 W KILBOURN AV	SKUNK HOLLOW LAND AND CATTLE COMPANY, LLC		Special Mercantile		1507500	0	2 0	0	12932 NO PO BOX	38 MILWAUK 5320	2711	C9D(A	486900 1020600	0	100 \$1,	507,500 \$	2,275.18
March   Marc	3920842110 706 N JEFFERSON ST	THE MILWAUKEE CLUB		Special Mercantile	Sport, Health & Recreational Properties	1538200	0 2	3 0	19777	18483 NO 706 N J	EFF MILWAUKI 5320	7400	C9F(A	936000 602200	9600	100 \$1,	538,200 \$	2,321.52
Description of the Process of the Control of the	3610426000 1125 N MARTIN L KING JR DR	CARMELINO R CAPATI JR AND CONCEPCION C CAPATI REVO		Special Mercantile	Tavern	1548800	0	5 0	16207	9105 NO 1117 W	BRRIVER HILL 5321	17 9999	RED	182700 1366100		100 \$1,	548,800 \$ 2	2,337.52
Description   Property   Proper				•			0	1 0							9283 OBJ			2,391.24
				-			11	6 1471							0			2,418.38
Part				•	ÿ		0	7 0										2,426.11
Property Amendment   Section   Sec							0	2 0										2,459.16
Second Measurable   Seco							0	7 0										2,478.18
Part						1668700	0	5 0	16324	16324 NO 545 HI								2,518.47
Section   Sect	3610825120 525 N 6TH ST	6TH STREET DEVELOPMENT LLC		Special Mercantile	Office Building - Class B	1669900	0 5	7 0	19383	19779 NO 4015 8	TH KENOSHA 5314	12 9999	TL	1041300 628600	29752			2,520.28
PRINCE   P	3921392000 804 N MILWAUKEE ST	700 NORTH WATER TOWER LLC		Special Mercantile	Office Building - Class B	1673800	0	8 0	48886	48886 NO 4455 A	CRE BROOKFIEL 5300	7400	C9F(A	720000 953800	14400	100 \$1,	673,800 \$	2,526.17
PRESIDENT   144-14 WILLS 37   CAPTEGRAS, SEGUARD MATERIAL MATERIAL STATE   174-150   CAPTEGRAS, SEGUARD MATERIAL MATERIAL STATE   174-150   CAPTEGRAS, SEGUARD MATERIAL MATERIAL STATE   174-150   CAPTEGRAS, SEGUARD MATERIAL MAT			LLC	Mercantile Apartments	Religious Institution		0	1 0	0									2,534.02
Septiment   Sept	·						0 15	9 0										2,565.86
Post		·	PARTNERSHIP				0	4 0										2,578.24
Special Morrametric					Ü		22	0 0										2,633.78
Section   Sect			RETAIL LLC		, , ,			4 0	3230 N									2,678.00
Secret Mercanite   Parking Lot   180000   0   0   0   0   0   0   0   0			ne me eec		. Grand Garage, Larning Namp		0 19	0 0	0									2,712.86
Seption   Mercantile   Seption   Seption   Mercantile   Seption			C\O THE BREWERY WORKS INC		Parking Lot		0	0 0	27800									2,718.15
SOUTH_LICE   COMMENT   SOUTH_LICE   COMMENT   SOUTH_LICE   COMMENT   SOUTH_LICE   COMMENT   SOUTH_LICE   COMMENT   SOUTH_LICE   SOUTH					ŭ		0 5	0 0	0									2,729.31
Seption   1937   MARTINI KING   P.R.   1937   MARTINI KING   P.R.   1937   M.   1938   P.R.   1938   1939   1931   1938   1939   1931   1938   1939					Office Building - Class B		0	1 0										2,740.48
979721111   161   W WISCONSIN AV, Unit 58   SUNST INVESTORS, PARKINTON, LLC   More and with 1   100   100		·	C/O MATTHEW C CARLSON				0	1 0								7-/		2,791.34
SELT_SPICE   SPICE				•			0 3											2,811.72
930768000   755-729 N MIWAUKEE 5T   8EL SUPER LLC   Special Mercantile   Store Bigs - Multi Story (Store & Apt, Store & Or   191000   0   9   0   9007   15768 N.C   9008 A200, MRF   153000   0   0   51,012,000   5   192000   10   10   10   10   10   10   10	, , , , , , , , , , , , , , , , , , , ,	·			, , ,		0 -											2,831.19
392003100   300-400 E WISCONSIN AV					_		0 3											2,878.73
320120000   75.1-76.8     1921.000   0   5   1925.000   0   1   1925			C\O OGDEN & CO. INC		, , , , ,		0 2											2,882.80
Secial Mercantile   Towern   To			O CODEN & CO, INC	•			0 2											2,893.52
3920749000   320 E C LYBOURN ST   WISCONSIN LEATHER LLC   Special Mercantile   Tavern   1959800   0   3   0   11730   NO   20 E C LYB MILWAUK   \$3202   4225   C.9F(A   204000   175800   4080   100   51,959,00   \$30038000   \$256 E WISCONSIN AV   HISTORIC BUILDING LLC   Special Mercantile   Store Bidg - Multi Story (Store & Apt, Store & Ofc   2016100   0   47   0   6337   3006   NO   9787 NE] NIRRAUNK   \$3004   8080   100   12,9970   0   12,9970				•	†		1											2,925.11
3920843900   \$26 E WISCONSIN AV				•			0	3 0										2,957.81
\$920814000   \$75-781 N JEFFERSON ST   \$GERDA FAY HOLDINGS LLC   \$Special Mercantile	3920839000 526 E WISCONSIN AV			•		1985700	0	6 0								100 \$1,	985,700 \$	2,996.90
\$920665000   \$29-231 E WISCONSIN AV   \$10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				<u> </u>			0 4	7 0										3,042.78
3970270700 161 W WISCONSIN AV SUNSET INVESTORS PLANKINTON LLC Special Mercantile Office Building - Class C 2097200 0 1 0 49405 NO 275 W WIS MILWAUK 53203 8641 C9E 70090 1396300 9345 100 \$2,097,200 \$3920683000 25E MASON ST MAQ SENTINEL ILC Special Mercantile Office Building - Class B 2177300 0 15 0 3048 808 NO 6221 W ATMAGKATE 33063 999 C9F(B 273000 1904300 3900 100 \$2,177,300 \$3920714110 777 N MILWAUKE ST BROADWAY PARKING COLLC C/O INTERSTATE PARKING Special Mercantile Parking Garage, Parking Ramp 219100 0 20 0 13800 4390 100 \$2,177,300 \$3920714110 777 N MILWAUKE ST TOON CITY INC Special Mercantile Office Building - Class C 2235800 0 7 0 13600 4000 NO 622 N WATER ST TOON CITY INC Special Mercantile Super Regional Shopping Center 2257700 0 7 0 17272 18572 NO 10050 CRC EDEN PRA 55344 9999 C9E 140900 2116800 1878 100 \$2,257,700 \$3920745000 31-1325S N MILWAUKE ST SPECIAl Mercantile Multi Story Warehouse 2257700 0 8 0 4 0 1893 1256 NO PO BOX 16 LA CROSS 54602 2499 RED 54230 1761200 10846 100 \$2,2933,500 \$500 \$300 \$300 \$300 \$300 \$300 \$300 \$					_		0 1	2 0										3,066.18
3920683000			LLP	•			0 1	2 0										3,131.23
3920714110 777 N MILWAUKEE ST BROADWAY PARKING CO LLC C/O INTERSTATE PARKING Special Mercantile Parking Garage, Parking Ramp 219190 0 200 0 1298 63592 N 710 N PLA MILWAUK 53203 7525 C9F(A 1296000 895900 21600 100 \$2,191,900 \$32,00				•			0											3,165.18
3920674000 622 N WATER ST TOON CITY INC Special Mercantile Office Building - Class C 223580 0 7 0 3360 4200 NO 622 N WATER ST TOON CITY INC Special Mercantile Super Regional Shopping Center 2257700 0 7 0 17272 18572 NO 10050 CRC EDEN PRA 55344 9999 C9E 140900 2116800 1878 100 \$2,235,700 \$3612311000 1209-1219 N WATER ST FORTNEY FORTNEY & FORTNEY LIP Special Mercantile Super Regional Shopping Center 225800 0 8 0 975 0 NO 600 AME MILWAUKE 53002 9999 C9F, A 63000 1605800 8400 100 \$2,235,800 \$3612311000 1209-1219 N WATER ST FORTNEY FORTNEY & FORTNEY LIP Special Mercantile Super Regional Shopping Center 225800 0 7 0 17272 18572 NO 10050 CRC EDEN PRA 55344 9999 C9F 140900 2116800 1878 100 \$2,257,700 \$3612311000 \$32,257,700		·	C/O INTERSTATE PARKING				0 20											3,286.07 3,308.11
3970141100 233-333 W WISCONSIN AV HAGGERO'S MALL ARCADE SPE, LLC Special Mercantile Super Regional Shopping Center 2257700 0 7 0 1727 18572 NO 1005 O RT EDN PA 155344 999 C9E 14090 2116800 1878 100 \$2,257,700 \$ 1872			S/O INTERIORIE I PRIMITO				0 20	-										3,374.36
3612201000   311-1325 N MARTIN L KING JR DR   Multi Story Warehouse   226510   0 8 0 9375   9375   N 6000 AME   MADISON   53783   999   IM 77800   148710   25933   100   \$2,265,100   \$ 8 0 9375   9375   N 6000 AME   MADISON   53783   999   IM 77800   148710   25933   100   \$2,265,100   \$ 8 0 9375   9375   N 6000 AME   MADISON   53783   999   IM 77800   148710   25933   100   \$2,265,100   \$ 1 8 9 8 1 8 1 8 1 8 1 8 1 8 1 8 1 8 1 8					-		0	7 0										3,407.42
3920745000 301-315 E WISCONSIN AV MBI PROPERTIES LLC Special Mercantile Store Bldg - Multi Story (Store & Apt, Store & Ofc 229680 0 7 0 4516 51914 NO 630 N BRC MILWAUK 53202 999 C9F(A 121500 1081800 16200 0BJ 100 \$2,296,800 \$ 5612311000 1209-1219 N WATER ST FORTNEY FORTNEY & FORTNEY FORTNEY LIP Special Mercantile Tavern 2303500 0 4 0 18933 1252 NO PO BOX 16 LA CROSSE 54602 249 RED 542300 1761200 10846 100 \$2,230,3500 \$ 5612311000 1209-1219 N WATER ST Special Mercantile Tavern 2303500 0 4 0 18933 1252 NO PO BOX 16 LA CROSSE 54602 249 RED 542300 1761200 10846 100 \$2,230,3500 \$ 5612311000 1209-1219 N WATER ST Special Mercantile Tavern 2503500 0 4 0 18933 1252 NO PO BOX 16 LA CROSSE 54602 249 RED 542300 1761200 10846 100 \$2,230,3500 \$ 5612311000 1209-1219 N WATER ST Special Mercantile Tavern 2503500 0 4 0 18933 1252 NO PO BOX 16 LA CROSSE 54602 249 RED 542300 1761200 10846 100 \$2,230,3500 \$ 5612311000 1209-1219 N WATER ST SPECIAL MERCANTINE TAVERN 2503500 NO PO BOX 16 LA CROSSE 54602 249 RED 542300 1761200 10846 100 \$2,230,3500 \$ 5612311000 1209-1219 N WATER ST SPECIAL MERCANTINE TAVERN 2503500 NO PO BOX 16 LA CROSSE 54602 249 RED 542300 1761200 10846 100 \$2,230,3500 \$ 5612311000 1209-1219 N WATER ST SPECIAL MERCANTINE TAVERN 2503500 NO PO BOX 16 LA CROSSE 54602 249 RED 542300 1761200 10846 100 \$2,230,3500 \$ 5612311000 1209-1219 N WATER ST SPECIAL MERCANTINE TAVERN 2503500 NO PO BOX 16 LA CROSSE 54602 249 RED 542300 1761200 10846 100 \$2,230,3500 \$ 5612311000 1209-1219 N WATER ST SPECIAL MERCANTINE TAVERN 2503500 NO PO BOX 16 LA CROSSE 54602 249 RED 542300 1761200 NO PO BOX 16 LA CROSSE 54602 249 RED 542300 NO PO BOX 16 LA CROSSE 54602 249 RED 542300 NO PO BOX 16 LA CROSSE 54602 249 RED 542300 NO PO BOX 16 LA CROSSE 54602 249 RED 542300 NO PO BOX 16 LA CROSSE 54602 249 RED 542300 NO PO BOX 16 LA CROSSE 54602 249 RED 542300 NO PO BOX 16 LA CROSSE 54602 249 RED 542300 NO PO BOX 16 LA CROSSE 54602 249 RED 542300 NO PO BOX 16 LA CROSSE 54602 249 RED 542300 NO PO BOX 16 LA CROSSE 54602 249 RED 542300 NO PO BOX 16 LA CROS		·					0	8 0										3,418.58
3612311000   1209-1219 N WATER ST   FORTNEY & FORTNEY & FORTNEY & FORTNEY LIP   Special Mercantile   Tavern   2303500   4 0 18933   1252 NO   PO BOX 16 LA CROSSE 54602   249 RED   542300   1761200   10846   100   \$2,303,500   \$ 1.00   \$					·		0											3,466.43
The state of the s	3612311000 1209-1219 N WATER ST	FORTNEY FORTNEY LLP		Special Mercantile		2303500	0											3,476.54
	3920924000 600-606 E WISCONSIN AV	EAST WIS AVE OWNERS ASSN LLC	C/O OGDEN & CO	Special Mercantile	Office Building - Class B	2361100	0	7 0					C9F(A					3,563.47
3921621000 817-819 N MARSHALL ST 817-819 MARSHALL BUILDING LLC Special Mercantile Hotel - Select Service 2394400 0 17 0 9097 11371 NO 1134 N 9T MILWAUK 53233 7400 C9A(A 450000 1944400 9000 100 \$2,394,400 \$							0 1	7 0	9097									3,613.73
3611962100   1500 N 2ND ST   SP MILWAUKEE PROPCOLLLC   Special Mercantile   Parking Lot   2396400   1 0 0 N 0   301 COMN FORT WOH 76102   7523   C96   2396200   200 141785   OBJ   100   \$2,396,400   \$1					ŭ		0	1 0										3,616.75
3610784100 191 W MICHIGAN ST NPG MKEI MICHIGAN LC Special Mercantile Parking Lot 2400100 0 143 0 400 40000 ND 75 ROCKES NEW WORK 10019 7520 C9F(A 2400000 100 40000 ND 75 ROCKES NEW WORK 10019 7520 C9F(A 2400000 100 40000 ND 75 ROCKES NEW WORK 10019 7520 C9F(A 2400000 100 40000 ND 75 ROCKES NEW WORK 10019 7520 C9F(A 2400000 100 40000 ND 75 ROCKES NEW WORK 10019 7520 C9F(A 2400000 100 40000 ND 75 ROCKES NEW WORK 10019 7520 C9F(A 2400000 100 40000 ND 75 ROCKES NEW WORK 10019 7520 C9F(A 2400000 100 40000 ND 75 ROCKES NEW WORK 10019 7520 C9F(A 2400000 100 40000 ND 75 ROCKES NEW WORK 10019 7520 C9F(A 2400000 100 40000 ND 75 ROCKES NEW WORK 10019 7520 C9F(A 2400000 100 40000 ND 75 ROCKES NEW WORK 10019 7520 C9F(A 2400000 100 40000 ND 75 ROCKES NEW WORK 10019 7520 C9F(A 2400					1 -													3,622.33
3610786110   522 N 2ND ST   NPG MKEI MICHIGAN LLC   Special Mercantile   Parking Lot   2400100   0   124   0   0   40000   NO   1301 AVEN NEW YORk   10019   7523   C9F(A   2400000   100   40000   100   \$2,400,100   \$100   \$2,400,100   \$100   \$2,400,100   \$100	361U/8611U   522 N 2ND ST	NPG MIKEI MICHIGAN LLC	L	special Mercantile	Parking Lot	2400100	0 12	4 0	0	40000 NO 1301 A	VENNEW YORK 1001	19 7523	C9F(A	2400000 100	40000	100 \$2,	400,100 \$	3,622.33

1965   1965						DRAFT								
A. C.   C.   C.   C.   C.   C.   C.	3921187110	1128-1144 N FDISON ST	1144 FDISON LLC		Special Mercantile	Sit Down Restaurant	2420000 0	11	0 25839 23925 NO 1122 N EDIMILWAUK 53202 5812	C9B(A	1396000 1024000	27920 1	100 \$2,420,000	\$ 3,652.37
Company   Comp				CHERRY WATER ILLIC	· ·			3		<u>_</u>				
Column   C						,		5						<del></del>
Column				C/O NORTHWESTERN MUTUAL	· ·			1						· · · · · · · · · · · · · · · · · · ·
Column   C		·		e/o nominicone	•			180		,				<del></del>
Column   C					•	_		21						\$ 4,175.62
Column					•	Store Blug Walt Story (Store & 191) Store & Sto		0		Vacant TI				
Property				WOODLAWN CORNER LLC		Post Office Social Security Building		1		C9C				
Company   Comp					·	, ,		116		COE/B				<del></del>
Column				LID PARTNERSHIP		. 0		110						\$ 4,312.96
Page				C/O GARALDON PROPERTIES				13						\$ 4,592.67
The second content of the content				4				62						\$ 4,660.54
Company   Comp				C/O RTAIN P13 DEP1 908	-			21		,				\$ 4,710.34
Company   Comp			1					200						\$ 4,710.34
Company   Comp								200						
March   Marc						7, 1,		12						
Company   Comp						Store Bidg - Multi Story (Store & Apt, Store & Ofc		13		CJE			1 - 7 - 7	\$ 4,923.90
Company   Comp						Darling Community David		204					+-//	
March   Marc					<u> </u>								+-//	\$ 4,995.44
March   Marc					<u> </u>			399					+-,,	\$ 5,065.01
March 1987   March 2006   File					· ·			12		100.4.1			70,000,.00	\$ 5,129.01
Property of Property								15					1.7 7	\$ 5,193.45
Column   C								5					1 ., . ,	
Part   Control   Part					•	ŭ .		48					1 - 7 - 7 7	\$ 5,307.10
Property										RED				
Company   Comp					<u> </u>			476		C9G			+-,,	\$ 5,450.17
Property   Company   Com					· ·	Ü		75					40,020,000	\$ 5,472.36
Process   Proc					· ·			4					200 95,015,200	\$ 5,498.32
PRINCE   P				C/O COLLIERS	· ·			4		· ·			1 , , , , , , , , , , , , , , , , , , ,	<del></del>
Property of the American   Property of the Ame					•	ŭ .		8		100.4.1			+0,.00,-00	\$ 5,638.83
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Property					•			47					+-,,	\$ 5,933.73
Column   C				1 LLC	•			001					\$ 1,E7 1,E00	
Property		·						500					- · · · · · · · · · · · · · · · · · · ·	
STATE   STAT		*			Special Mercantile			444		, ,		<u> </u>	200 91,500,000	
Property   1977   197				C/O OGDEN & COMPANY				77					, ,	
Property								27					100 \$4,349,000	
STATE   STAT				RETAIL LLC	Local Commercial	Store Bldg - Multi Story (Store & Apt, Store & Ofc		102					Ţ.,,,	
Section   Control   Cont	3920696100	718-722 N WATER ST	100 EAST PROPCO LLC		Special Mercantile	Parking Garage, Parking Ramp	4464200 0	408	0 0 0 NO 718 N WAT MILWAUK 53202-420 7400	C9F(B	1176000 3288200	16800 1	100 \$4,464,200	\$ 6,737.55
Page 100	3920740000	602-606 N BROADWAY	600 BROADWAY LLC		Special Mercantile	Hotel - Select Service	4504800 0	2	0 30350 30350 NO 602-606 N MILWAUK 53202 7400	C9F(A	540000 3964800	7200 1	100 \$4,504,800	\$ 6,798.83
Description   Description   Proceedings   Description	3960482000	620 E CLYBOURN ST	LEWIS CENTER LLC	C/O TOWNE REALTY INC	Special Mercantile	Parking Lot	4529500 0	211	0 0 0 NO 710 N PLAI MILWAUK 53203 7523	C9F(A	4529400 100	50327 1	100 \$4,529,500	\$ 6,836.11
Part	3930872000	752-764 N MILWAUKEE ST	MONROE SUBSIDIARY LLC		Special Mercantile	Office Building - Class B	4566700 0	115	0 50969 55401 NO 788 N JEFF MILWAUK 53202 9999	C9F(A	718500 3848200	14370 OBJ 1	100 \$4,566,700	\$ 6,892.25
Septiment   Programment   Pr	3610539110	1044-1054 N MARTIN L KING JR DR, Unit \	HIGHLAND BEACH SURFER INC	C\O IRGENS	Special Mercantile	Store Bldg - Multi Story (Store & Apt, Store & Ofc	4589400 0	26	0 68445 76904 NO 833 E MICI MILWAUK 53202 9999	C9G	1164800 3424600	15531 1	100 \$4,589,400	\$ 6,926.51
Property	3920717000	755-759 N MILWAUKEE ST	COLBY ABBOT BLDG LLP	C\O CHARLES F KAHN JR	Special Mercantile	Office Building - Class B	4669500	42	0 54120 52544 NO 3043 N SU MILWAUK 53211-134 9999	C9F(A	720000 3949500	12000 1	100 \$4,669,500	\$ 7,047.40
Part	3610739120	615 N VEL R PHILLIPS AV	NWC 331 PARKING GARAGE LLC		Special Mercantile	Parking Garage, Parking Ramp	4720200 0	716	0 25278 280872 NO 306 W ERI CHICAGO I 60654 7525	C9E	2880000 1840200	48000 1	100 \$4,720,200	\$ 7,123.92
Properties   Pro	3922401000	815 N WATER ST	HALES CORNERS DEV CORP	C/O ASSOCIATED BANK	Special Mercantile	Office Building - Class A	4723200 0	4	0 30793 30793 NO 433 MAIN GREEN BA 54301 9999	C9D(A	1593600 3129600	15936 1	100 \$4,723,200	\$ 7,128.45
Perform   Perf	3921388100	839 N JEFFERSON ST	839 NORTH JEFFERSON	STREET BLDG, LLC	Special Mercantile	Office Building - Class B	4739700 0	71	0 54260 54260 NO 839 N JEFF MILWAUK 53202 7400	C9F(A	600000 4139700	12000 OBJ 1	100 \$4,739,700	\$ 7,153.35
Part	3970332000	101 W WISCONSIN AV	H/R2 PARTNERS LLC		Special Mercantile	Office Building - Class B	4802400 0	10	0 70504 73442 NO 10050 CRC EDEN PRAI55344 7400	C9E	982400 3820000	13098 1	100 \$4,802,400	\$ 7,247.98
STATE   STAT	3921395000	401 E KILBOURN AV	PHOENIX 401 LLC		Special Mercantile	-	4932300 0	27	0 41014 46607 NO 401 E KILB MILWAUK 53202 602	C9F(A	720000 4212300	14400 1	100 \$4,932,300	\$ 7,444.03
Section   Company   Comp	3920651000	225 E MICHIGAN ST	225 EAST MICHIGAN ST LLC	C/O COLLIERS	Mercantile Apartments	AP4 (Conv Apt with 21 or more Units)	9018800 25	11 19	310 26666 45975 YES 833 E MICI MILWAUK 53202 9999	C9F(A	857500 8161300	14400 OBJ	58 \$5,230,904	\$ 7,894.69
Section   Processing   Proces	3920823110	782-796 N MILWAUKEE ST	790 MILWAUKEE NOVEL COWORKING LLC		Special Mercantile	Office Building - Class B	5257300 0	11	0 69891 69891 NO 318 W AD CHICAGO   60606 7400	C9F(A	1152000 4105300	14400 1	100 \$5,257,300	\$ 7,934.53
Property	3611842000	111-119 W PLEASANT ST	SP MILWAUKEE PROPCO 1 LLC		Special Mercantile		5295300 0	7	0 45500 45500 NO 301 COMN FORT WOR76102 7400	C9G	446300 4849000	31879 OBJ 1	100 \$5,295,300	\$ 7,991.88
Separation   Sep				C/O VAN BUREN MANAGEMENT INC	· ·			625		C9F(A				\$ 8,458.09
PRODUCTION   PRO	3610878100	420 W ST PAUL AV	ST. PAUL STORAGE LLC		Special Mercantile		5723900 0	896	0 37008 112145 NO 600 W VAI CHICAGO 160607-737 4225	C9G	134900 5589000	22500 1	100 \$5,723,900	\$ 8,638.74
PROFESSION OF CARROLL   PROF					· ·	Office Building - Class B		9	0 68883 81039 NO 7222 CERN NORTH RIV60546 9999					· · · · · · · · · · · · · · · · · · ·
DEFENDENCE   STANDONNERS   S		*		HOLDING LLC	•			137						
STATE   STAT					•			17						\$ 9,945.29
Proceedings   The August 2000   Control Management   Control Managemen	3611844000	101 W PLEASANT ST			Special Mercantile		6620700 0	8	0 57473 54220 NO 301 COMN FORT WOR 76102 7400	C9G	517800 6102900	36986 OBJ 1	100 \$6,620,700	\$ 9,992.23
September   Sept	3920838100	731 N JACKSON ST	JACKSON STREET REAL ESTATE	LLC C\O HOFFMAN MGMT CO			7122900 0	32	0 98475 108214 NO 150 N SUN BROOKFIE 53005 9999	C9F(B	1371600 5751300	15240 1		
			_		Special Mercantile			46	0 66658 73250 NO 10425 W NMILWAUK 53226 7400	C9F(B			100 \$7,174,700	
Mercantin Aparthemis   Mercantin Aparthment   Mercantin Aparthment						ŭ .		87						
PRINTING DECEMBER   Printing Company   Printing C								2		C9F				· · · · · · · · · · · · · · · · · · ·
SPECIAL PROPERTY   SPECIAL PRO		*	CHASE TOWER WISCONSIN REALTY LP			, , ,		746						
				C/O MILWAUKEE SCHOOL OF				6		,				
Processed Ministry   Process					<u> </u>			1207		·				\$ 11,647.56
Second Mercantile   Seco				<u> </u>				7						· · · · · · · · · · · · · · · · · · ·
SECURIO   11   12   13   14   MARCHEL IL KOR JR DR   MARCHEL IL KO		, , , ,						35		1				· · · · · · · · · · · · · · · · · · ·
\$250,000   Total Michael ST				ASSOCIATES LLC				30						
\$15000000000000000000000000000000000000					<u> </u>	3		1202						\$ 12,078.45
Seption   Sept					<u> </u>			81						\$ 12,252.47
Second Mercannic   Second Merc					<u> </u>	9		737						\$ 13,331.73
1973-1970   1973					· ·									\$ 13,382.28
Septiminary													1 .,,.	\$ 13,463.48
9322491000   780-74A N PLANSINTON LIC   ATTR-BILLING   Mercantile parameters   API (COW Apt with 21 or more Units)   11811100   1 30   1507   63308   81856   YES   2505 N BN   2022991000   780 N WATER ST   WYB DEVELOPMENT   LLC   LE FIARA BALLING   Special Mercantile   Special Mercantile   Parking Garage, Parking Ramp   9384000   0 80   0 3 81515 NO   70 800 K   2007 SECONDA					· ·			39						\$ 13,703.75
9327951000   73 N WATER ST   WWB DEVELOPMENT II, LE   Special Mercantile   Paking Class IB   9554300   72   0   331157, 0				ATTN BILLING		ŭ		190 1		1			77 \$9,094,701	\$ 13,726.09
\$25.500.00   \$25.5 N.WATER ST   \$CH-MILW CENTER RG GABAGE   \$1.6 F/KA ZM. MILW CENTER RG GABAGE   \$1.0 F/K					<u> </u>	· · · ·		24						\$ 14,433.17
\$11-219 WISCONSIN AV   \$21.12 WISCONSIN AV   \$21.12 WISCONSIN AV   \$22.00   \$20.00				LLC F/K/A ZML-MILW CENTER	<u> </u>	9		806		<u> </u>				\$ 14,465.32
3370-21200   331 W INSCONSIN AV   NWC 331 COMMERCIAL LIC   Special Mercantile   Some Bidg - Multi Story (Store & Apt, Store & Ofc   10012700   0   2   0   123308   129798 NO   458 N WEICHICAGO   458500   3127   125700   359000   3127   320 N					· ·			13		COF				\$ 14,882.17
3012 FAMP ST   MSCE   Special Mercantile   Office Building - Class B   10035800   0 27   0 48137   59429 M				, , , = =	· ·			2		C9F				
39063000   502 F MARSON ST				<u> </u>	· ·			27						\$ 15,146.44
360553000   909 F.MICHIGAN ST, UNIX 3   TRANST HUB MRE LIC   Special Mercantile   Parking Garage, Parking Bamp   10600000   0   1   0   0   0   0   260 F.HingMill.Wiks 13202   8880   PD   98800   10501200   0   0   1   0   0   0   0   0   0						_		962		1				
SB18302000   BO3 W MICHIGAN ST					•			1		<u> </u>		0	0 40	s -
3960481000   515 E MICHIGAN ST   MILO INVESTMENTS LLC   C/O JOE JUDD   Special Mercantile   Office Building - Class B   10749500   0 55   0 110636   110636   100 W 339NS1   NASHOTAI 53058-296   9999   C9F (A 375950   699000   41772   100   510,7				WEST MICHIGAN INVESTMENTS LLC				153		1		302899 1	100 \$10,601,600	\$ 16,000.36
Secial Mercantile   Office Building - Multi Story ( Ofc & Apt)   10798200   0 6 0 92039   NO 301 COMN FORT WOR 76102   9999   C9G   1164700   9633500   83191   OB   100   510,7				·	<u> </u>			55						
3970334000   101 W WISCONSIN AV   ASQ SOUTH, LLC   Special Mercantile   Office Building - Class B   10976900   7   0 95582   106202   NO 275 W WIS MILWAUK \$53203   7400   C9E   132090   9656000   18937   100 \$510,9 \$31069502000   174 E LVB WISCONSIN AV   EMA MKE HOTEL RE OWNER LLC   Special Mercantile   Hotel - Limited Service				9,0,02,000				55						
Second Mark Hotel - Limited Service   11092600   139   0   138   107754   NO   1131 N PR   TASCA IL   60143   9999   C9E   1350000   7942600   1800   08J   100   511,0   10					·			7		1				
3960502000   716 E CLYBOURN ST   US BANK NATIONAL ASSOCIATION   C/O RYAN PTS DEPT 908   Special Mercantile   Parking Garage, Parking Ramp   1122600   0 985   0 0 326711   NO   PO BOX 46   HOUSTON   77056   7525   C9F(A 6677800   55648   100   511,2				+				120						
3960562000 909 E MICHIGAN ST, Unit 2 COUTURE PARKING LLC Special Mercantile Parking Garage, Parking Ramp 11267100 0 1 0 0 0 NO 260 E HIGH MILWAUK 53202 8880 PD 1314100 995300 10951 100 \$11,2				C/O PVANI DTS DEDT 909										
3921333111 330 E WELLS ST 330 KILBOURN WI REALTY LP Special Mercantile Parking Garage, Parking Ramp 1129700 0 747 0 13865 198073 NO 8598 COT LEWIS CEN 43035 9999 C9F. 2815200 8476500 0B 100 \$11,2 \$12,0 \$11,0 \$1				C/O MIMIN F13 DEF1 300	<u> </u>			365 1		,				
3920658000 500 N WATER ST BUTTON BLOCK HOLDINGS LLC ATTN JOHN REINHART Special Mercantile Hotel - Extended Stay 11584100 0 94 0 669 6691 NO 4015 80TH KENOSHA 53142 7011 C9F(A 576000 11008100 9600 100 \$11,5		•						747					100 \$11,267,100	\$ 17,004.76
3921438110 1028-1134 N JACKSON ST CAC 61 LLC Special Mercantile Neighborhood Center 11674700 0 7 0 89152 88269 NO 924 E JUNI MILWAUK 53202 9999 C9C 4255700 741900 106392 100 \$11,000				ATTN JOHN DEINHART			+	747					, . ,	\$ 17,041.89
3931002000 777 N VAN BUREN ST, Unit 2 777 NORTH VAN BUREN ST, Unit 2 777 NORTH VAN BUREN PARKING LLC C/O NORTHWESTERN MUTUAL Special Mercantile Parking Garage, Parking Ramp 13010600 0 1012 0 9510 470765 NO 720 E WIS MILWAUK \$3202-47 7525 C9F(A 2234600 10776000 27932 100 \$13,000 100 100 100 100 100 100 100 100 100				ALIN JOHN KEINHAKI		·		94					, ,	\$ 17,483.19
3921335000 828 N BROADWAY 0WNER LLC Mercantile Apartments AP4 (Conv Apt with 21 or more Units) 16362600 75 0 0 46260 57111 NO 55 EAST JA CHICAGO 60604 9999 C9F(A 0 16362600 720 OBJ 81 \$13,20 OBJ 81 \$13,20 OBJ 82 OBJ 83 OBJ 84 OBJ 85				C/O NIORTHIA/CCTERN MALITHAL		0		1012		1				
3960521000 525 N JEFFERSON ST EAST TOWN LODGING LLC Special Mercantile Hotel - Limited Service 13474900 0 85 0 0 68339 NO 2706 JAMA CORALVILL 52241 C9F(A 1315500 12159400 0 100 \$13,4		•		C/O NORTHWESTERN MUTUAL	<u> </u>			1012					7-0,0-0,000	
						, , ,		U		<u> </u>			81 \$13,253,706	\$ 20,003.03
				C/O WEST-WOOD FINANCIAL TO A	<u> </u>			85					100 \$13,474,900	
				C/O WESTWOOD FINANCIAL ET AL		· ·		2		C9C			100 \$13,486,400	<del></del>
3960561000   909 E MICHIGAN ST, Unit 1   THE COUTURE LLC   136000000   0 1   682   40165   293824   NO   909 E MICI MILWAUK   53202   8880   10000000   126000000   0   0   0   0   14   \$19,0   0   0   0   0   0   0   0   0   0	3960561000	909 E MICHIGAN ST, Unit 1	THE COUTURE LLC		Mercantile Apartments	AP4 (Conv Apt with 21 or more Units)	136000000 0	1	082  40165  293824 NO  909 E MIC MILWAUK 53202   8880		10000000 126000000	0 OBJ	14 \$19,040,000	\$ 28,735.93

3960251000 622 N CASS ST	US BANK NATIONAL ASSN	C\O RYAN PTS DEPT 908	Special Mercantile	Office Building - Class B	13948500 0	173	0 151199	275036 NO	D PO BOX 4	6 HOUSTON 77056	9999	C9F(A	7138500 6810000	52297	100 \$13,948,500 \$ 21,051.64
3920919111 727-733 N VAN BUREN ST	NORTHWESTERN MUTUAL LIFE	INSURANCE COMPANY	Special Mercantile	Office Building - Class B	14349800 0	11		153720 NO			9999	C9F(A	1620000 12729800		100 \$14,349,800 \$ 21,657.30
3970422000 640 N VEL R PHILLIPS AV	NWC 331 COMMERCIAL LLC	INSCRANCE COMPANY	Special Mercantile	Office Building - Class B	14633200 0	3			0 445 N WE		7400	C9F	1954100 12679100		100 \$14,633,200 \$ 22,085,00
3612281000 1400 N WATER ST, Unit 1	HF OF 1, LLC		Special Mercantile	Office Building - Class B	15197200 0	7	0 81072	81072 NO		/AMILWAUK 53202	7400	PD	1275200 13922000		100 \$15,197,200 \$ 22,936.23
3610785100 503-521 N PLANKINTON AV	APF MILWAUKEE LLC		Special Mercantile	Hotel - Select Service		132	0 81072	80708 NO		A ATLANTA (30346	9850	C9F(A	2400000 13088000		100 \$15,157,200 \$ 22,550.25
3970541100   275 W WISCONSIN AV, Unit 4	HAGGERO'S MALL ARCADE SPE, LLC		Special Mercantile	Super Regional Shopping Center	16000900 0	63	0 106707	108885 NO	_	CEDEN PRAIS5344	9999	COF	3560700 12440200		100 \$16,000,900 \$ 24,149.20
3922951000   250 E WISCONSIN AV, Unit 1	FULCRUM 250 EAST LLC	C/O MILLBROOK PROPERTIES WI	Special Mercantile	Office Building - Class B	16147800 0	62				SMILWAUKI53202	7400	C9F(B	2327900 13819900		100 \$16,147,800 \$ 24,370.9
3970106113 341 W ST PAUL AV	MILWAUKEE POSTAL REALTY HOLDINGS LLC	C/O WILLEBROOK FROFERTIES WI	Special Mercantile	Post Office, Social Security Building	16502100 0	1			75 COLUM		/211	C9G	2882100 13620000		100 \$16,502,100 \$ 24,905.6
3920908111 617 E WISCONSIN AV	FEWI DEVELOPMENT CORPORATION		Special Mercantile	Office Building - Class B		10			0 611 E WIS		9000	C9F(A	8229600 8606400		
3920923111 626 E WISCONSIN AV	GAS LIGHT MILWAUKEE LLC		Special Mercantile	Office Building - Class B		26				CIMILWAUK 53202	7400	C9F(A	3956400 13441000	02.10	
3920670000 611 N BROADWAY	FIRST MKD, LLC	C/O MICHELLE SANTIAGO	Special Mercantile	Hotel - Select Service		127			222 W AE		7011	C9F(A	1620000 16330800	21600	100 \$17,950,800 \$ 27,092.0
3922961000   744-754 N VEL R PHILLIPS AV	JSWD COMMERCE LLC	C/O MICHELLE SANTIAGO	Special Mercantile	Hotel - Select Service		157				CHMILWAUKI 53202	7011	C9F(A	3426000 14935200		100 \$18,361,200 \$ 27,711.4
3610714111 611 W WISCONSIN AV	BRIAN KVALHEIM	DEAN FITZGERALD	Special Mercantile	Hotel - Full Service	19918300 0	244			0 525 W JO		7011	C9F(A	1678200 18240100	41955	100 \$19,918,300 \$ 30,061.5
3920690113 700 N WATER ST	DRURY MILWAUKEE LLC	DEAN FITZGERALD	Special Mercantile	Hotel - Limited Service	19942200 0	37			0 101 S FAF		7400	C9F(B	1106000 18836200		100 \$19,918,300 \$ 30,061.3
3610713111 633 W WISCONSIN AV	633 HOLDINGS LLC	C/O COLLEDS	Special Mercantile		20236200 0	70		424625 NO			7400	C9F(B	2856000 17380200	71400 OE	
	SP MILWAUKEE PROPCO 1 LLC	C/O COLLIERS		Office Building - Class B	20236200 0	79				NFORT WOR76102	9999	C9G	618700 20255700		
			Special Mercantile	Office Building - Multi Story ( Ofc & Apt)		121					7011		1775300 19197100		
	CSM MILW DOWNTOWN LLC	C/O COURTYARD BY MARRIOTT	Special Mercantile	Hotel - Extended Stay		131				H MINNEAP(55415	7011	C9E	3334300 17928300	236/1 OE	
	MCR MILWAUKEE LLC	C/O COURTYARD BT MARRIOTT	Special Mercantile	Hotel - Select Service		103		112472 NO		N DALLAS TX 75019	7011	032			, , , , , , , , , , , , , , , , , ,
3620472100   1220-1240 N MARTIN L KING JR DR	MIDAS MILWAUKEE LLC	MILWAUKEE RIVER HOTEL LLC DBA ALOFT HOTELS	Special Mercantile	Hotel - Select Service		160			0 1804 BOF		7011	RED	1211500 20363800	37860	100 \$21,575,300 \$ 32,562.3
3960522000 515 N JEFFERSON ST	HOP CITY LODGING LLC	240 W 54 DD5D U C	Special Mercantile	Hotel - Limited Service	22617700 0	100			2706 JAN			C9F(A	1925600 20692100	0 07000	100 \$22,617,700 \$ 34,135.5
3610664113 310 W WISCONSIN AV	310 WI EQUITIES LLC	310 W FARBER LLC	Special Mercantile	Office Building - Class A		91			310 W W		7400	C9E	7275000 15496700		100 \$22,771,700 \$ 34,367.9
3922061100 1433-1475 N WATER ST	CHERRY WATER LLC		Local Commercial	Office Building - Class B	24309300 0	5			0 1200 N N		8742	RED	1999800 22309500	51277	100 \$24,309,300 \$ 36,688.5
3920604110 100 E WISCONSIN AV	100 EAST PROPCO LLC	0/0 / 1555550 0 0 0 0 0	Special Mercantile	Office Building - Class A		438		465960 NO		B MILWAUK 53202	7400	C9F(B	2752600 21852800	0	100 \$24,605,400 \$ 37,135.4
3920718100 758 N BROADWAY	TWAIN GI IV LLC	C/O J. JEFFERS & CO., LLC	Special Mercantile	Sport, Health & Recreational Properties	27515500 0	91	0 123123				8641	C9F(A			, , , , , , , , , , , , , , , , , ,
3922424000 1000 N WATER ST	AAP PROPERTIES LLC		Special Mercantile	Office Building - Class A	27890200 0	21				V MILWAUKI 53202-2		C9B(B	3578700 24311500		100 \$27,890,200 \$ 42,093.0
3922931000 735 N WATER ST, Unit 1	CITY CENTER MILWAUKEE HOLDINGS LLC		Special Mercantile	Office Building - Class B		114				NORTH RIV60546	7400	C9F(B	2520500 25944400		100 \$28,464,900 \$ 42,960.3
3920605111 111 E WISCONSIN AV	CHASE TOWER WISCONSIN REALTY LP	C/O CBRE	Special Mercantile	Office Building - Class B	29778200 0	62		480654 NO			7400	C9F(B	4118600 25659600	41186	100 \$29,778,200 \$ 44,942.4
3922352000 135-139 E KILBOURN AV	MARCUS W LLC		Special Mercantile	Hotel - Full Service		219		214710 NO		B MILWAUK 53202	7011	C9D(A			
3920848100 507-525 E MICHIGAN ST	BREG507 LLC		Special Mercantile	Office Building - Class C	31824100 0	8		444549 NO			3822	C9F(A	7315200 24508900		
3930972000 720 E WISCONSIN AV	NORTHWESTERN MUTUAL LIFE	INSURANCE COMPANY	Special Mercantile	Office Building - Class B	34611500 0	14		322007 NO			6311	C9F(A	8168000 26443500	54453	100 \$34,611,500 \$ 52,237.0
3611994100   1254-1320 N MARTIN L KING JR DR	ORION MILWAUKEE WI LLC		Special Mercantile	Office Building - Class B	35197100 0	1			2325 E CA		4841	RED	3073400 32123700		
3960471000 625 N MILWAUKEE ST	WISCONSIN & MILWAUKEE HOTEL LLC		Special Mercantile	Hotel - Full Service	36469900 0	206		147010 NO		CIMILWAUKI53202	7011	C9F(A	2484000 33985900		
3970681000 511 N BROADWAY	511 HOLDINGS LLC C/O DEBORAH HALL	C/O COLLIERS	Special Mercantile	Office Building - Class A	38004100 0	8	0 282295	166554 NO		+	7523	C9F(A	1728700 36275400	0 OE	
3960501000 550 N VAN BUREN ST	JSWD WI VENTURE I LLC		Special Mercantile	Hotel - Full Service	10373300 0	220	0 0	0 NO	752113710	O. IVIIEVVIOLISSESE	9850	C9F(A	4487400 36091900		100 \$40,579,300 \$ 61,243.9
3610603116 333 W KILBOURN AV	NLCA MILWAUKEE FEE OWNER LLC		Special Mercantile	Hotel - Full Service		482				LEMILWAUKI53203	7011	C9D(A			
3930601000 555 E WELLS ST	CATHEDRAL PLACE LLC		Special Mercantile	Office Building - Class A	43850700 0	14		216500 NO			37 7400	C9F(A	1046500 42804200	17442 OE	
3920801100 424 E WISCONSIN AV	PFISTER LLC		Special Mercantile	Hotel - Full Service		573			0 111 E KIL		7011	C9F(B	3240000 45152700		100 \$48,392,700 \$ 73,036.2
3610184112 1505-1555 N RIVERCENTER DR	SP MILWAUKEE PROPCO 1 LLC		Special Mercantile	Office Building - Multi Story ( Ofc & Apt)	52830100 0	23				N FORT WOF 76102	7400	C9G	19029000 33801100		
3930402100 330 E KILBOURN AV	330 KILBOURN WI REALTY LP		Special Mercantile	Office Building - Class B	53376600 0	65	0 537105	534786 NO	D 8598 COT	T LEWIS CEN 43035	7400	C9D(A	3956200 49420400	79123 OF	100 \$53,376,600 \$ 80,558.1
3931051000 720-818 E MASON ST	NORTHWESTERN MUTUAL LIFE	INSURANCE COMPANY	Special Mercantile	Office Building - Class A	30203000 0	19	0 799116		720 E WIS		7400	C9F(A		0	100 \$56,289,800 \$ 84,954.8
3960252100 875 E WISCONSIN AV	875 EAST 1 LLC ET AL	C/O WANGARD	Special Mercantile	Office Building - Class A	56563000 0	12				MILWAUK 53226	7400	C9F(A	9293100 47269900		
3922301100 250 E KILBOURN AV	MORTGAGE GUARANTY INSURANCE	CORPORATION	Special Mercantile	Office WHQ	59701600 0	10	0 210552	210552 NO	250 E KIL	B MILWAUK 53202	7991	C9D(A			
3610719112 509 W WISCONSIN AV	MILW CITY CENTER LLC		Special Mercantile	Hotel - Full Service		991	0 0	491759 NO	0 111 E KIL	B MILWAUK 53202	7011	C9F(A			1
3922361000 107-111 E KILBOURN AV	MILWAUKEE CENTER MGMT LLC		Special Mercantile	Office Building - Class A	69623200 0	56	0 374930	378717 NO	2 433 MAIN	GREEN BA'54301	7400	C9D(A	2219300 67403900	26738 OF	100 \$69,623,200 \$ 105,078.1
							0 200000		0.0000						
3611992000 201-229 W CHERRY ST	RCS-MPOWER (BLA) LLC	RCS-MPOWER (SIEM) LLC	Special Mercantile	Office WHQ	72500000 0	1	0 280000	0 NO	O PO BOX 5	1 FORT MYE 33994	7361	RED	3581600 68918400		
l	RCS-MPOWER (BLA) LLC RX MILWAUKEE WI LANDLORD LLC	RCS-MPOWER (SIEM) LLC	Special Mercantile Special Mercantile	Office WHQ Office WHQ		152			3333 PEA		7361 9999	C9F(A	3581600 68918400 7556700 71462500		, , , , , , , , , , , , , , , , , , , ,
3611992000 201-229 W CHERRY ST	, ,	RCS-MPOWER (SIEM) LLC INVESTORS LLC				1 152 28	0 207618		3333 PEA		7361 9999 7400			93989 OE	100 \$79,019,200 \$ 119,258.94
3611992000 201-229 W CHERRY ST 3610776114 105-111 W MICHIGAN ST	RX MILWAUKEE WI LANDLORD LLC	, ,	Special Mercantile	Office WHQ	79019200 0		0 207618 0 369247	414410 NO	3333 PEA 3 1404 DIS	CATLANTA (30326	7361 9999 7400 9850	C9F(A	7556700 71462500	93989 OE	100 \$79,019,200 \$ 119,258.9 100 \$93,663,400 \$ 141,360.5
3611992000 201-229 W CHERRY ST 3610776114 105-111 W MICHIGAN ST 3960491000 833 E MICHIGAN ST	RX MILWAUKEE WI LANDLORD LLC 833 BUENA VISTA TIERRA	, ,	Special Mercantile Special Mercantile	Office WHQ Office Building - Class A	79019200 0 93663400 0	28	0 207618 0 369247	414410 NO 362007 NO 380817 NO	0 3333 PEA 0 1404 DISC 0 1401 DISC	C ATLANTA (30326 C WAUWAT (53226 C MILWAUK 53226	7361 9999 7400 9850 6411	C9F(A C9F(A	7556700 71462500 5321900 88341500	93989 OE 44349 OE 35765 OE	100 \$79,019,200 \$ 119,258.9 100 \$93,663,400 \$ 141,360.5 100 \$98,238,100 \$ 148,264.8
3611992000 201-229 W CHERRY ST 3610776114 105-111 W MICHIGAN ST 3960491000 833 E MICHIGAN ST 3922992000 790 N WATER ST	RX MILWAUKEE WI LANDLORD LLC 833 BUENA VISTA TIERRA BROADWAY TIERRA PARTNERS LLC	, ,	Special Mercantile Special Mercantile Special Mercantile	Office WHQ Office Building - Class A Office Building - Class A	79019200 0 93663400 0 98238100 0	28	0 207618 0 369247 0 0 0 370160	414410 NO 362007 NO 380817 NO 370160 NO	3333 PEA D 1404 DISC D 1401 DISC D 13135 W	C ATLANTA (30326 C WAUWAT (53226 C MILWAUK 53226	9850	C9F(A C9F(A C9F(A	7556700 71462500 5321900 88341500 2682400 95555700	93989 OE 44349 OE 35765 OE 127718 OE	100 \$79,019,200 \$ 119,258.9 100 \$93,663,400 \$ 141,360.5 100 \$98,238,100 \$ 148,264.8 100 \$117,358,600 \$ 177,122.2
3611992000 201-229 W CHERRY ST 3610776114 105-111 W MICHIGAN ST 3960491000 833 E MICHIGAN ST 3922992000 790 N WATER ST 3610814122 551 N 5TH ST	RX MILWAUKEE WI LANDLORD LLC  833 BUENA VISTA TIERRA BROADWAY TIERRA PARTNERS LLC SCHWER, PFLICHT & WERKZEUG PROPERTIES LLC	INVESTORS LLC	Special Mercantile Special Mercantile Special Mercantile Special Mercantile	Office WHQ Office Building - Class A Office Building - Class A Office WHQ	79019200 0 93663400 0 98238100 0 117358600 0 123868000 0	28 1 7	0 207618 0 369247 0 0 0 370160 0 700700	414410 NO 362007 NO 380817 NO 370160 NO 715000 NO	3333 PEA D 1404 DISC D 1401 DISC D 13135 W D 411 E WIS	CATLANTA (30326 CWAUWAT (53226 CMILWAUK 53226 L BROOKFIE 53005	9850	C9F(A C9F(A C9F(A C9F(A	7556700 71462500 5321900 88341500 2682400 95555700 5108700 112249900	93989 OE 44349 OE 35765 OE 127718 OE	100 \$79,019,200 \$ 119,258.9 100 \$93,663,400 \$ 141,360.5 100 \$98,238,100 \$ 148,264.8 100 \$117,358,600 \$ 177,122.2 100 \$123,868,000 \$ 186,946.5
3611992000 201-229 W CHERRY ST 3610776114 105-111 W MICHIGAN ST 3960491000 833 E MICHIGAN ST 3922992000 790 N WATER ST 3610814122 551 N 5TH ST 3920797111 411-433 E WISCONSIN AV	RX MILWAUKEE WI LANDLORD LLC 833 BUENA VISTA TIERRA BROADWAY TIERRA PARTNERS LLC SCHWER, PFLICHT & WERKZEUG PROPERTIES LLC MIDDLETON MILWAUKEE	INVESTORS LLC	Special Mercantile Special Mercantile Special Mercantile Special Mercantile Special Mercantile Special Mercantile	Office WHQ Office Building - Class A Office Building - Class A Office WHQ Office Building - Class A	79019200 0 93663400 0 98238100 0 117358600 0 123868000 0	28 1 7 98	0 207618 0 369247 0 0 0 370160 0 700700 0 1E+06	414410 NO 362007 NO 380817 NO 370160 NO 715000 NO 1E+06 NO	3333 PEA 0 1404 DISC 0 1401 DISC 0 13135 W 0 411 E WISC 0 PO BOX 4	CATLANTA (30326 CWAUWAT (53226 CMILWAUK (53226 L BROOKFIE (53005 SMILWAUK (53202	9850 6411 9999	C9F(A C9F(A C9F(A C9F(A C9F(B C9F(A	7556700 71462500 5321900 88341500 2682400 95555700 5108700 112249900 10016400 113851600	93989 OE 44349 OE 35765 OE 127718 OE 117840 OE 108140 OB	100 \$79,019,200 \$ 119,258.9 100 \$93,663,400 \$ 141,360.5 100 \$98,238,100 \$ 148,264.8 100 \$117,358,600 \$ 177,122.2 100 \$123,668,000 \$ 186,946.5 100 \$197,864,600 \$ 298,625.1
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# APPENDIX D 2026 Budget

## BUSINESS IMPROVEMENT DISTRICT #21 CLEAN\*SAFE\*WELCOMING 2026 BUDGET

### 2026 OPERATING PLAN - BUDGET

### INCOME

BID #21 Assessments	5,060,229	
Contributions, grants, and other income*	85,000	
TOTAL INCOME	5,145,229	
EXPENSES		
Core Services Public Service Ambassador Program Clean Sweep Ambassador Program Street beautification/ Landscaping Graffiti Removal	1,014,085 884,000 451,865 5,000 2,354,950	46%
Communication, Events & Marketing/ Business Retention & Recruitment/ Economic Development/ Public Space Initiatives/ Homeless Outreach	2,533,081	49%
Administrative and Fundraising	257,198	5%
TOTAL EXPENSES	5,145,229	

<sup>\*</sup>MDI may receive and spend other funding independent of any funding from BID 21.

### APPENDIX E Strategic Plan Goals and Big Moves



# Clean, Safe, & Welcoming

**GOAL**: Continue to provide BID 21 services and expand programs that keep Downtown Milwaukee clean, safe, and welcoming for all.

BIG MOVE: Milwaukee Downtown BID 21 will act as the steward for the entirety of the Downtown public realm, expanding beautification services, identifying and advocating for needed repairs, improvements, activate the Riverwalk and be thought and action leaders in addressing homelessness.

### **Economic Growth**

**GOAL:** Strengthen Downtown's role as the best place in the Midwest for local businesses, large employers, retail, nighttime entertainment, and tourism to grow and thrive.

BIG MOVE: Milwaukee Downtown BID 21 will prioritize recruiting and retaining employers of all sizes, and making Downtown a place that helps them to recruit and retain a strong, diverse, and creative workforce.

# Placemaking & Management

GOAL: Bring people together through new and exciting shared experiences by activating Downtown's public and private owned/publicly accessible open spaces.

BIG MOVE: Milwaukee Downtown
BID 21 will take the lead in
establishing a public space
management initiative to develop,
maintain, and activate inclusive public
spaces in a financially and
environmentally sustainable manner.



### Arts, Culture, Entertainment, & Sports

**GOAL:** Grow Downtown Milwaukee's reputation as a premier location for arts, culture, entertainment, nightlife, and sports.

BIG MOVE: Milwaukee Downtown BID 21 will significantly increase its role in elevating and promoting Downtown as a world class destination for the public and performing arts, music, film and tv, and sporting events.

# Neighborhood & District Partnerships

GOAL: Leverage the exciting diversity of Downtown neighborhoods and the clout of collective action by strengthening existing and creating new partnerships with neighborhoods, community organizations, and other districts.

BIG MOVE: Milwaukee Downtown BID 21 will take the lead in convening partners and coordinating efforts to strengthen downtown, community, and district connections.

### **Downtown Living**

**GOAL:** Residential developers and residents contribute to the vitalization of Downtown through meaningful financial contributions and active participation.

BIG MOVE: Milwaukee Downtown BID 21 will engage Downtown residential developers and residents to better fund, create and advocate for a complete downtown neighborhood with vibrant, accessible, and affordable programs, events, and services for Downtown residents.



# YEAR-END ACCOMPLISHMENTS

September 1, 2024 – August 31, 2025





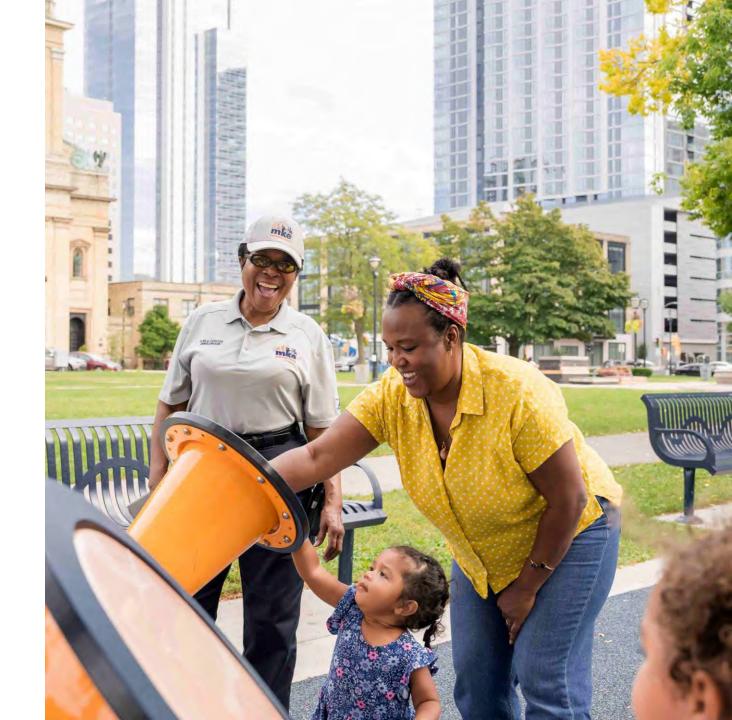
### BEHIND BID #21

### **MISSION**

We lead and inspire believers in Milwaukee to engage in efforts that build Downtown as the thriving, sustainable, inclusive, innovative and vibrant heart of the community.

### **VISION**

Milwaukee Downtown is an economic catalyst creating opportunities for all. Downtown continues to be a premier destination of choice to live, work, learn, play and stay. Milwaukee is a renowned world-class city adding value to the state and Great Lakes region.





## BID #21 PRIORITIES

### PRIORITY #1: Clean, Safe & Welcoming

Continue to provide BID #21 services and expand programs that keep Downtown Milwaukee clean, safe and welcoming for all.

### **PRIORITY #2: Economic Growth**

Strengthen Downtown's role as the best place in the Midwest for local businesses, large employers, retail, daytime and nighttime entertainment, and tourism to grow and thrive.

### PRIORITY #3: Placemaking, Marketing & Events

Bring people together through new and exciting shared experiences by activating Downtown's public and private owned/publicly accessible open spaces.

### PRIORITY #4: Arts, Culture, Entertainment & Sports

Grow Downtown Milwaukee's reputation as a premier location for arts, culture, entertainment, nightlife and sports.

### **PRIORITY #5: Downtown Living**

Further engage residential developers and residents in the ongoing revitalization and activation of Downtown through meaningful financial contributions and active participation.

### PRIORITY #6: Neighborhood & District Partnerships

Leverage the exciting diversity of Downtown neighborhoods and the clout of collective action by strengthening existing and creating new partnerships with neighborhoods, community organizations and other districts.

# YEAR TWENTY-EIGHT OPERATING PLAN BUDGET

2025 Assessments: \$4,844,501

Cash Carryover: \$125,000

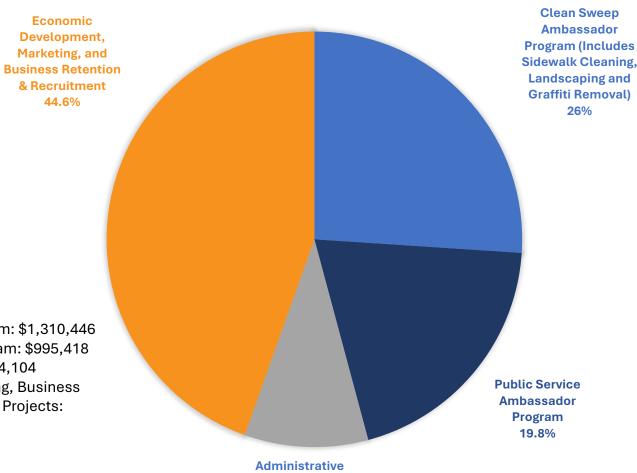
Additional Income: \$62,500

Total Income: \$5,032,001

# MKE POWNTOWN

- Clean Sweep Ambassador Program: \$1,310,446
- Public Service Ambassador Program: \$995,418
- Administrative & Fundraising: \$484,104
- Economic Development, Marketing, Business Retention/Recruitment, & Special Projects: \$2,242,033
- Total Expenses: \$5,032,001

### **2025 OPERATING BUDGET**



9.6%



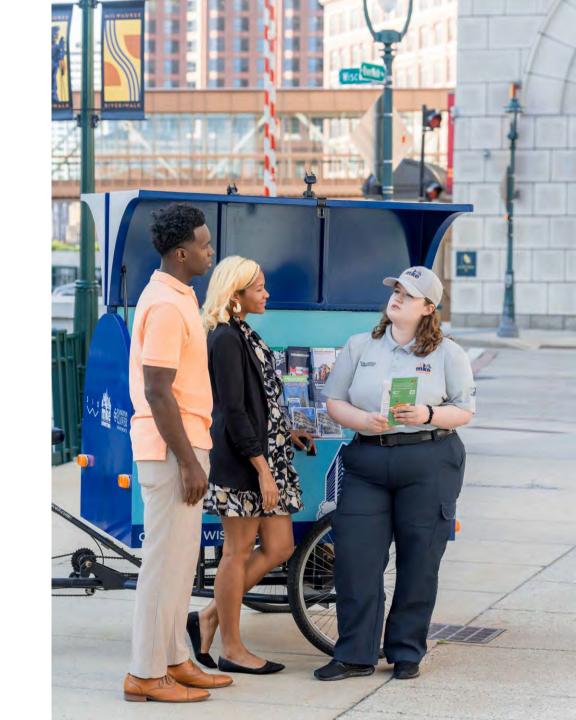
### PUBLIC SERVICE AMBASSADORS

- Contract services with Block by Block
- Extra set of eyes and ears for Milwaukee's police and fire departments
- Regular communication with Downtown Security Network
- Homeless Outreach PSA (Terence Lee) supports Downtown Homeless Outreach Coordinator
  - 679 Homeless Outreach interactions conducted
  - 292 Homeless Outreach service referrals
  - 63 panhandling and public nuisance interventions
  - 137 care packages distributed



### PUBLIC SERVICE AMBASSADORS

- Patrolled the district 9am to 10pm, Monday -Friday, and 9am to 5pm, Saturday and Sunday
- Frontlines of welcoming guests
  - Staff the MOTOR Milwaukee's Own Traveling Outdoor Resource
  - Relocation to Vel R. Phillips Plaza for summer
- 157,000+ hospitality assistance connections
- 59,000+ brochures and publications distributed
- 9,000+ contacts made with Downtown businesses
- 2,100+ maintenance requests logged in the public realm





# GRAFFITI REMOVAL TEAM

- 2,994 tags and stickers removed in last year
  - Power washing
  - Paint matching
  - Chemical removal
- 37,746 tags eliminated since 2000
- Eliminate within 24 hours of discovery

### DAILY DATA COLLECTION

- Heightened focused on data collection
- Using data to track return on investment
  - Where are calls for service occurring?
  - What types of service are being requested?
  - When were they remediated?
- Daily field data helps inform program decisions
- Ambassador input helps devise efficient solutions and prioritize our resources





# CLEAN SWEEP AMBASSADORS

- Contract clean sweep services with Modern Maintenance
- 406,300+ gallons of trash collected in last year
- Emptied 58 garbage cans, as well as receptacles along the Riverwalk
- Power washed and removed gum on sidewalks
- Performed quarterly Super Block Cleanups
- Refurbished, painted and rebulbed Milwaukee
   Downtown-owned displays for Holiday Lights Festival
- Built new RGB displays for Holiday Lights Festival
- Put out and stored chairs for Heart(beats) of the City
- Set up and tore down tables, chairs, signage, and games; plus assisted with food distribution and trash collection for Downtown Employee Appreciation Week



### LANDSCAPE CREW

- Contract landscape services with KEI
- 375+ planters and beds
- 75+ hanging baskets
- Spring, summer, fall and holiday arrangements
- Tended to Wisconsin Avenue, Dr. Martin Luther King Jr. Drive, Broadway, Milwaukee Riverwalk and Court of Honor
- Assisted with plantings for Active Streets program and evergreen boughs for Ornament Trail beds



# COMMUNITY INTERVENTION TEAM

- Monthly meetings with representatives from Milwaukee County Housing Division, Behavioral Health Division, Milwaukee Police Department, District Attorney's Office, City Attorney's Office, State of Wisconsin Interagency Council on Homelessness, Visit Milwaukee and other neardowntown neighborhood organizations
- Since 2015, this group has identified best practice programs, standard operating procedures, and communication tools to address homelessness and public nuisance behaviors



mke Man

If you feel threatened in any way, call the police

or step inside a husiness and have someone

working to house unsheltered individuals is

donations can be made to an organization directly or at keytochangemke.com.

another way to provide assistance. Monetary

Donating to local organizations that are

301 W. Wisconsin Avenue, Ste. 106 Milwaukee, WI 53203 414-270-4700

For issues concerning unsheltered individuals:

messages may be left for Milwaukee County

Housing Services' outreach coordinators at

messages only, calls will not be returned. You can

also email outreach@mihwaukeecountywi.gov

414-263-0989. The 24-hour hot/line is for

milwaukeedowntown.com

To donate, visit keytochangemke com

donations go directly toward housing assistance

KeyToChange.

and support services.



# KEY TO CHANGE CAMPAIGN

- Partnership with Milwaukee County Housing Division to address homelessness and public nuisance behaviors with Housing First model
- Key to Change website accepts monetary donations to support the Housing First model
- Milwaukee Downtown also leads fundraising efforts to support a Downtown Homeless Outreach Coordinator and Community Prosecutor
- Entering seventh year of subsidizing
   Downtown Homeless Outreach Coordinator
- PSA Outreach Coordinator (Terence Lee) assists Downtown Homeless Outreach Coordinator

# DOWNTOWN HOMELESS OUTREACH COORDINATOR

- Position funded by BID #21
- 3,600+ in-person connections over last year with people experiencing homelessness
  - 50-85 in-person connections each week
  - Each interaction sought for rapid, permanent solutions to each unique homeless experience
- 50+ individuals placed into permanent solutions from Downtown homeless origins
  - Each individual exited homelessness and did not return to homelessness
- Other duties include:
  - · Overnight outreach shifts at least two times a month, 10pm and 8am
  - Real-time response to community partners, including property managers, business owners and police and security officers, when an individual with an acute need is in a public space
  - Follow-up support for individuals during regular business hours, including referrals for shelter and housing, vital document procurement, obtaining or increasing income, addressing physical and behavioral healthcare needs, as well as accessing other resources and addressing any other needs identified
  - Visits to meal sites, day shelters and other public gathering places (i.e., libraries, food halls) in order to identify others in need
  - Education and advocacy at community meetings



### **COMMUNITY PROSECUTOR**

- Position funded by BID #21
- Addresses the needs of homeless and mentally ill individuals who present themselves as high utilizers of law enforcement resources for medical services and/or arrest purposes
- Takes a strategic approach to dealing with these individuals rather than simply have them arrested and charged with a crime
- Brings much-needed relief to businesses, patrons and residents by working in collaboration with key partners and stakeholders to identify the most salient problems and address them in a meaningful and impactful way
- 4 Tenets of position: Address challenged places, address challenged people (high utilizers of system); provide counsel; and build collective efficacy through community engagement
- Carefully tracks and monitors repeat offenders who are not open to alternative options, ensuring these individuals are prosecuted accordingly
  - Interagency Partner Meetings: 78 instances
  - Place-Based Interventions: 88 instances
  - Person-Based Interventions: 178 instances
  - Nuisance Abatement Meetings/Events: 17 instances
  - Collective Efficacy: 63 instances
  - Presentations: 58 instances





# RIVERWALK MURAL COLLECTION

- Managed the installation of four new murals along the Milwaukee River that reflect the vitality and significance of the Milwaukee River and Riverwalk and the unique neighborhood context of each mural site
- Partnership with City of Milwaukee, Milwaukee Riverwalk District, Visit Milwaukee and Milwaukee Theater District
- Mural titles and locations
  - Luminous Waters by Unnaturell Design Co., Knapp Street Bridge
  - Glimmer Pursuit by CERA, Juneau Bridge Tower
  - Vessels of Milwaukee by Christina Vang, Marcus Performing Arts Center at the Milwaukee River
  - Buoyancy by Brian Kaspr, 740 North by 3L Living at the Milwaukee Riverwalk
- Estimated 5,000 square feet of mural art added to the Riverwalk 2024-2025



# **STARLIGHT** 2024/2025

### By LeMonde Studio

- Temporary lighting installation at Red Arrow Park, December 9-January 30
- Featured five customizable, lighted stars by LeMonde Studio as a combination of lighting, seating and play pieces
- Presented in partnership with MGIC and Milwaukee County Parks
- Featured at skating events

# Thomas J Price (British, b. 1981) ne Greater Milwaukee Foundation to America's Black Holocaust Museum 2021. Photography by Michael Lagerman

# THOMAS J PRICE SCULPTURE

- Within the Folds (Dialogue I) by Thomas J Price installed at Vel R. Phillips Plaza
- 9-foot bronze figure of a casually dressed Black man
- Partnership with America's Black Holocaust Museum, City of Milwaukee and Sculpture Milwaukee
- Piece to remain in place for one year beginning in June 2025

# LOST by AMANDA PARER

- Seven nights of free live entertainment and public art, July 14-20, 2025 (added 2 nights in 2025)
- Three illuminated floral sets with a footprint of over 2,100 square feet reaching up to 16 feet in height
- Partnership with MPAC included free live entertainment from talent including Digable Planets, Fool House, Brass Queens and more



# SIDEWALK SIGN ACTIVATION

- Refreshed sidewalk sign holder inventory with 50 new, robust sidewalk sign holders
- Updated code of conduct signage and deployed in Downtown entertainment districts

# CODE OF CONDUCT FOR DOWNTOWN MILWAUKEE'S ENTERTAINMENT DISTRICTS

For the safety of all guests and patrons, the following activities are prohibited:

- No open alcohol
   Ordinance #106-1.8
- No illegal drugs
   Ordinance #961.41 (3g)
- No portable speakers
   Ordinance #80-63
- No loitering on sidewalks
  - Ordinance #106-31-6

- No trespassing/ loitering in parking lots
  - Ordinance #106-31-8
- No loud music from cars/motorcycles
  - Ordinance #80-63
- Do not store valuables or firearms in unattended vehicles.

Failure to comply may result in a citation from the Milwaukee Police Department.



### **PSMO UPDATE**

- Completed Phase I of Public Space
   Management Organization, which included
   research by MIG and Milwaukee Downtown
   into five PSMOs Center City District
   (Philadelphia), Dallas Parks Conservancy,
   Hudson River Park Trust & Friends,
   Memphis River Parks Partnership and NoMa
   Parks Foundation
- Facilitated virtual panel of leaders from all five case-study PSMOs to inform research and best practices
- Phase I culminated in Preliminary Scope & Objectives Memo applying to Milwaukee lessons learned from the best practices research







# Hello, Milwaukee Downtown-ers!

Festivals, concerts, outdoor dining, and fun on the water continue to be hallmarks of Downtown's bustling summer schedule.

Thank you to everyone who visited the Marcus Performing Arts Center Outdoor Grounds to check out Rainbow Summer and <u>Amenda Parer's Lost' installation</u>. Along with seven nights of free public performances, we hosted this internationally acclaimed installation which added wonder and delight with illuminated flowers towering over 16 feet tall! It was a fabulous partnership with our friends at MPAC.

This month marks two important milestones for our organization. The 20th annual Downtown Employed Approximation West returns August 18 – 22. Get the scoop on funchtime giveaways, afterwork socials, morning workout sessions, and more.

Plus, a grand opening date for the much-anticipated MKE.

<u>Oug Paris</u>, has been set! The park will officially open on

Wednesday, August 20 with a ribbon-cutting ceremony at

3pm, followed by a Yappy Hour sponsored by Fromm<sup>®</sup>

Family Foods from 4pm to 7pm. Learn more about this

exciting event, along with plans for an (un)official Bring Your

Dog to Work Day on the same day.

Our team is growing! Last month, we welcomed Daisy Perez as our new Placemaking & Program Manager. Get acquainted with Daisy below.

Finally, save the date for our State of Downtown meeting on Thursday, October 16 at 8am at the Milwaukee Public Museum. We'll discuss nationwide trends, local successes, and recognize the 2025 class of Downtown Achievement Award winners. There's still time to submit a nomination for this year's awards, so don't delay in providing your



Matt Dorner | CEO Mitwaukes Downtown, BID #21 Induner Synthesis and Swittern Co.

# STAKEHOLDER COMMUNICATIONS - DIGITAL

- Downtown Hotlist
  - First and third Friday of every month
  - 18,300+ subscribers; 35% open rate
- e-Ripple Effect
  - First Thursday of every month
  - 4,500+ subscribers; 40.6% open rate
- Miscellaneous emails relative to community engagement opportunities, road closures and surveys

# STAKEHOLDER COMMUNICATIONS -PRINT

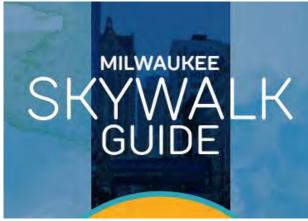
- Summer Calendar
  - June September 2025 events
  - 25,000 copies
- Ripple Effect + Blueprint Magazine
  - 5,000 copies
- Community Resource Guide
  - 5,000 copies
- Skywalk Brochure
  - 2,500 copies













- 255,958 sessions
- 357,146 pageviews
  - Dining Week and Holiday Lights most visited
- 49.8% acquired through an organic search, 27.7% direct, 9.8% through referral, 6.1% by organic social and 6.6% through other (paid search/social)





### **DOWNTOWN HOSTS YOUR** MIDDAY SOUNDTRACK

summertime music series through the end of August. Designed to provide Downtown denizens with a lively break in their day, each series highlight an assortment of popular

Get the scoop on Heart(beats) of the City powered by MGIC at Red Arrow Park on Wednesdays from 12:00 pm to 1:00 pm, as well as PNC presents Tunes@Noon at the Courtyard of 411 East Wisconsin Center from 12:00 pm to 1:00 pm on Thursdays. Food options are available for purchase at both locations.



### **EXPERIENCE** DOWNTOWN BLOG

Whether you're a first-time visitor or long-time resident, downtown Milwaukee consistently offers new experiences to enjoy.











Rainbow Summer in Full Bloom with Music and Art

# MKE DOWNTOWN BID EVENTS EXPERIENCE GET AROUND DO BUSINESS BID BASICS Q EXPERIENCE DOWNTOWN BLOG























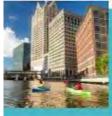
# MKE IT DOWNTOWN BLOGS

- Published 21 blogs between Sept. 1, 2024 Aug. 31, 2025
- 14,500+ pageviews
  - Top blogs: "Walking Routes,"
     Valentine's Day Ideas, and Sports
     Bar Guide



















great lake

dependable

cream city

beer

EXPLORE MAP

LEARN MORE



■ NEWSLETTER SIGN-UP BLOG SHOP DONATE CONTACT ● English ・ WHAT'S HAPPENING = EXPLORE DOWNTOWN = DO BUSINESS = SERVICES = ABOUT US = Q

### Welcome to Downtown Milwaukee

The place where community members, visitors, and businesses gather to live, connect, and thrive.



MEWSLETTER SIGN-UP BLOG SHOP DONATE CONTACT (#English WHAT'S HAPPENING - EXPLORE DOWNTOWN - DO BUSINESS - SERVICES - ABOUT US - Q

### Welcome to Downtown Milwaukee

The place where community members, visitors, and businesses gather to live, connect, and thrive.



#### What's Happening Around Town



Tunes@Noon Presented by PNC





Heart(beats) of the City Presented by MGIC



Upcoming Art Installation



#### **Downtown Employee** Appreciation Week

August 18-22, 2025

returns for a week of giveaways, discounts, and fun for our

SEE EVENT DETAILS

tags removed

GRAFFITI REMOVAL

since 2000

#### We're Milwaukee Downtown, BID #21

That stands for Business Improvement District. And it's exactly what we love to do. Milwaukee is the place to be, with over \$90 billion invested in completed, current, and proposed projects.

WHAT WE DO









■NEWSLETTER SIGN-UP BLOG SHOP DONATE CONTACT (⊕ English ・ WHAT'S HAPPENING = EXPLORE DOWNTOWN = DO BUSINESS = SERVICES = ABOUT US = Q



### **Public Art and Spaces**

#### Take an Inspired Look Around

Textures, colors, and stories are infused throughout Downtown Milwaukee, thanks to over 140 works of outdoor public art. Explore this world-class gallery at your fingertips, from sculptures and monuments to murals and photographs.



#### Where to Find Public Art Downtown

There's a large collection of art ready to catch your eye, whether you're on your lunch break, a neighborhood stroll, or a self-guided tour.

EXPLORE MAP

#### Even More Art, Coming Right Up

Milwaukee Downtown, BID #21, is passionately committed to supporting the arts in our district. We are a founding partner of Sculpture (Milwauker, which annually installs sculptures on Wisconsin Avenue. We also review proposals for new mural spots in the city. Check back to see what will be unveiled next!



#### Completed Public Art Collection

Since 2017, we've leveraged over \$200,000 to fund district-defining murals partnering with property owners and local artists to bring them to life.



Broadway Corridor Murals

Giannis Mural



# OVER \$14 MILLION IN EARNED MEDIA VALUE

From September 2024 to August 2025, Milwaukee Downtown received over 1.4 billion impressions and \$14.03 million in earned media value through public relations efforts.



# GET DOWN TO BUSINESS CAMPAIGN

- Testimonial campaign in full swing on AM620 WTMJ
- 12 radio testimonials recorded
- Display ads linking to "Get Down to Business" page
- Testimonial video underway
- 10 interviews conducted
- Video completion: early October
- Additional platforms being explored to expand reach once new website is launched









# SOCIAL MEDIA STATS

(September 1, 2024 – August 31, 2025)

#### Facebook

Total followers: 57,500+Total page likes: 49,000+

• Number of posts: 340

• Total engagement: 308,317

• Engagement Rate: 6.92%

Reach: 1.99 millionReactions: 26,100+

#### Twitter/X:

Followers: 59,500+

• Number of tweets (including retweets): 530

• Total Engagement: 2,140

• Engagement Rate: 0.90%

• Impressions: 202,499

#### Instagram:

• Followers: 46,900+

Numbers of Posts and stories: 864

• Engagement Rate: 5.25%

• Reach: 1.11+ million

• Impressions: 1.95+ million

New followers: 5,100+



# RANDOM ACTS OF KINDNESS

- Coordinated themed giveaways inviting engagement and spurring consumer purchases
- Supported Downtown businesses through gift card purchases and collaborations
  - February Valentine's Day cookies and stickers
  - April NFL Draft swag giveaway
  - June Summerfest tickets
  - More planned for fall!

# MILWAUKEE HOLIDAY LIGHTS FESTIVAL 2024

- Presented by Johnson Financial Group
- Despite unfavorable conditions, 1,900+ guests attended the kickoff on November 21
- WISN 12 aired the kickoff ceremony live
  - Station's two broadcasts netted over 46,500 impressions for adults 18+
- 500,000+ lights illuminated Downtown for the season
  - "Community Spirit Park" at Cathedral Square Park,
     "¡Felices Fiestas!" at Pere Marquette Park and "Santa's Celebration Square powered by We Energies" at Zeidler Union Square





## MILWAUKEE HOLIDAY LIGHTS FESTIVAL 2024

- 3,200+ riders on the Jingle Bus
  - 40-minute tour narrated by our own PSAs
- 1,300+ handwritten letters with help from Educators Credit Union, Serving Older Adults and National Letter Carriers Association Branch 2
- Other events led by Milwaukee Downtown throughout the season included:
  - Two Christmas Cavalcades
  - Cocoa with the Clauses
  - NYE MKE at Discovery World
  - The Ornament Trail



#### **TASTE & TOAST 2025**

- February 24 28
- 24 participating restaurants
- 39% of participants neither lived nor worked downtown
- 41% of survey takers found out about the event through social media
- 87.9% rated food excellent or good
- 80% rated beverages excellent or good
- 90% rated service excellent or good
- 66% of diners had dinner at a restaurant, attended a sporting event or concert, shopped, or went to a museum after Taste & Toast
- 8,800+ pageviews



# DOWNTOWN DINING WEEK 2025

- May 29 June 5
- 12,500 reported diners throughout the week
- 733 survey responses
- 43% of diners indicated a first-time visit
- 51% originated from outside of downtown (Do not work or live downtown)
- 68% were ages 40+
- 88% Food, environment & service ratings were excellent or good
- 54% of diners heard about the events from social media
- 70,700+ pageviews



# DOWNTOWN EMPLOYEE APPRECIATION WEEK 2025

- August 18 22
- 80+ Downtown partners and/or prize contributors
- 16,000+ lunch item giveaways
- 3,000+ giveaway prizes
- Activities included: morning jolt coffee sessions, happy hours, meditation, service industry night, yappy hour, office challenge games, free lunch, kayaking, fitness classes
- 25,100+ pageviews



## STATE OF **DOWNTOWN** 2025

- Thursday, October 16 7am to 9:30am
- Milwaukee Public Museum
- Theme: Streets of New Milwaukee
- Guest speaker: John Gurda
- Awards presenters: Gerron Jordan and Mallory Anderson, WISN 12 News Anchors



The word on the street is ... there's something big happening on October 16. We're hitting the Streets of Old Milwaukee to celebrate the

Stroll this legendary Museum exhibit, then enjoy a talk by acclaimed historian John Gurda. He'll share stories about the people and places that have transformed Downtown. and guide us through the district's progress over the past century.

streets of new Milwaukee!

Plus, just as the Museum is undergoing a transition, so has Milwaukee Downtown with the appointment of CEO Matt Dorner He'll report on BID #21's accomplishments in 2025 and preview the road map for 2026

We'll then honor this year's Downtown Achievement Award winners, who continue to pave the way for Downtown Milwaukee's bright future.

#### **2025 STATE OF DOWNTOWN:** THE STREETS OF **NEW** MILWAUKEE THURSDAY, OCT. 16 7:00-9:30 AM MILWAUKEE PUBLIC MUSEUM



# MILWAUKEE HOLIDAY LIGHTS FESTIVAL 2025

- Returns November 20, 2025 January 1, 2026
- Return of the Kickoff Extravaganza, Santa's Mailbox, Cocoa with the Clauses and more
- Operational updates for Jingle Bus service
- WISN 12 partnership renewed
  - Kickoff will be broadcasted live on November 20





## BEST SEATS IN MILWAUKEE 2024

- Activation designed to highlight our thriving Milwaukee Theater District
- 10 theater chairs donated by Milwaukee Rep and refurbished into five pairs of working, reupholstered theater chairs serving as temporary public seating
- Partnership with Visit Milwaukee
- Meant to visually highlight in the public realm Milwaukee's leading number of theater seats per capita; bringing theater seats into the public eye
- Five locations, September 15-October 20, leading up to Milwaukee Theater Week
- Red Arrow Park, Vel R. Phillips Plaza, Riverwalk at Chase Tower, Cathedral Square Park, N. Broadway Parklet



## HALLOWEEN VILLAGE 2024 BAIRD COMMUNITY COMMONS

- New partnership with Baird that introduced a Halloween lighting activation to Downtown
- Featured 5 lighted, seasonal, photo-op figures (two witches, ghost, Frankenstein, scarecrow), a 12-foot walkthrough pumpkin, and additional lighting and fall décor throughout the space



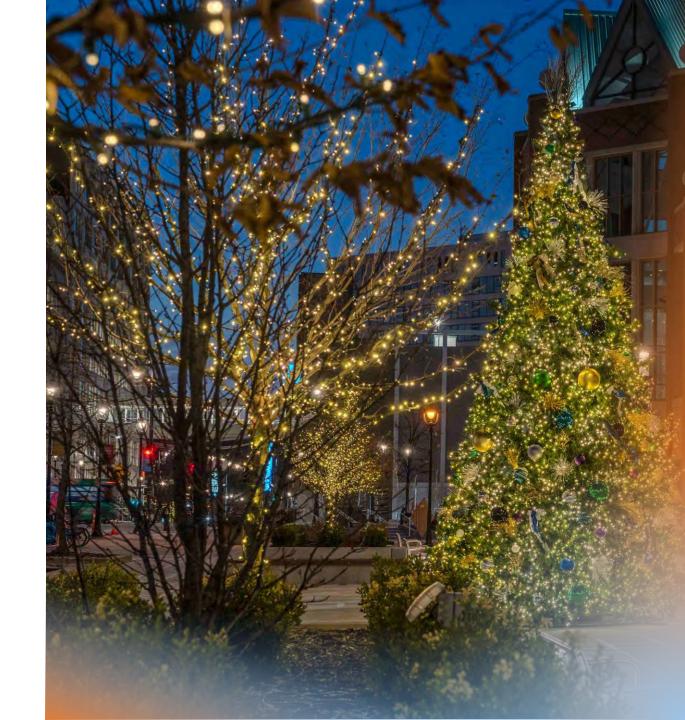
# JACK-O-LANTERN JUBILEE 2024 BAIRD COMMUNITY COMMONS

- 3rd annual Jack-O-Lantern Jubilee relocated to Baird Community Commons for the first time
- October 26, 11 AM 2 PM
- Sponsored by Baird in new partnership to activate commons for the community and leverage seasonal Halloween Village décor
- Programming included: 400 free pumpkins, 400 free bags of kettle corn, 400 free trickor-treat goodie bags, pumpkin-decorating, face-painting, balloon art, photo ops, storytelling, MFD Survive Alive House and fire engine, book sale with Milwaukee Public Library, and more



## HOLIDAY DÉCOR BAIRD COMMUNITY COMMONS

Partnered with Wisconsin Center
 District to bring new 24-foot holiday
 tree to Baird Community Commons



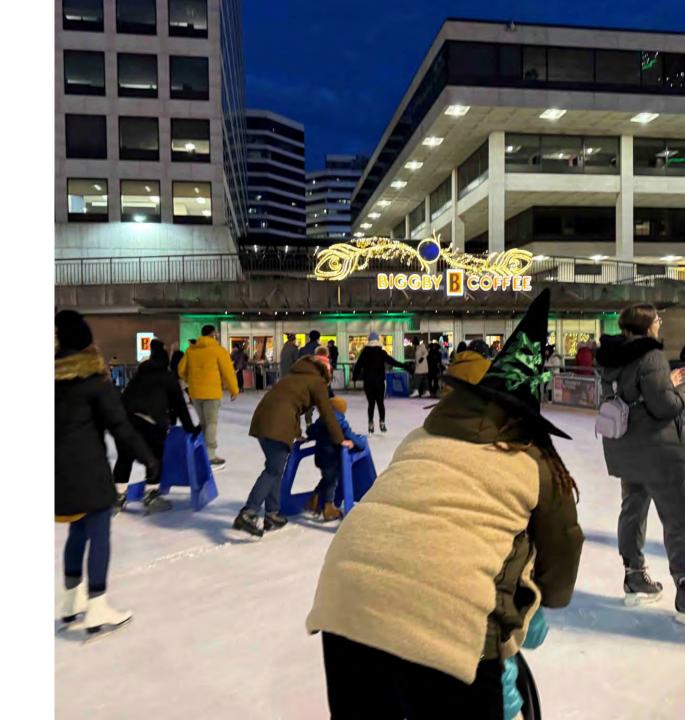


## 2024/2025 ORNAMENT TRAIL

- 15 ornaments installed
- Locations along Wisconsin Avenue and Water Street
- Trail extended into the Historic Third Ward
- 7,500 Ornament Trail activity guides distributed, including to area schools
- November 21 January 19

## WICKED SKATE NIGHT 2025

- January 25 at Red Arrow Park
- 200+ free adult and child skate rentals redeemed, sponsored by WaterStone Bank (\$2,100 value)
- 160+ free drinks from Biggby Coffee redeemed, sponsored by Milwaukee Downtown (\$1,600 value)
- Two "Defying Gravity" performances by Ice Theatre MKE
- Free Wicked-themed face-painting by 42ndartist Entertainment



### **BIG TRUCK DAY 2025**

- May 17, 11 AM 2 PM at Red Arrow Park
- Sponsored by Brooks Tractor, RNOW Inc., Truck Country, Monroe Trucking, Kriete Truck Center, Henderson, and Casper's Truck Equipment
- Estimated 4,350 guests
- 74% increase in parking redeemed
- Expanded footprint for more trucks!
- Trucks & equipment: Front-end loader, road patcher, street sweeper, grapple saw, plow truck, trackless skid steer, mounted horse patrol, BearCat tactical enforcement vehicle, bomb squad command post, fire engine, Survive Alive House, MCTS bus, MPL outreach vehicle



### **BIG TRUCK DAY 2025**

- Activities: Arts & crafts with AWE, free facepainting, bubble playtime, recycling activity, book sale, plant sale, lawn games, Hero Pup photo ops, food truck park
- Giveaways: 1,000 child-sized construction hats,
   1,000 construction-themed goodie bags





# HEART(BEATS) OF THE CITY powered by MGIC

- Fourth annual summertime series of 13 concerts, held Wednesdays at Red Arrow Park June-September
- 59 food truck slots accommodated lunchtime diners all season-long
- Featured giveaways including Biggby Coffee gift cards, beach balls, sunglasses, tote bags and more
- Performers included Eddie Butts Band, Listening Party, Charambo Latin Jazz, The Midnight Purchase, Jenny Thiel Group, Horizon – Navy Band Great Lakes, Jon Hintz & Friends, Rob Knapp and the Soul Patrol, Kal Bergendahl Project, Roots Renegades, Rhythm Kings and Donna Woodall Group

# PNC presents TUNES@NOON

- Seventh annual lunchtime concert series of 12 concerts at the 411 East Wisconsin Center's outdoor courtyard, held Thursdays June-August
- Introduced weekly food trucks and monthly food features by Davians at 411
- Featured giveaways including Milwaukee swag and gift cards
- Paid social campaign aimed at Downtown workforce
- Performers included Frogwater, Roxie Beane, Jorge Vallentine, Jay Matthes, Kal Bergendahl Trio, Jon Hintz, Darryl Armistead, Jenny Thiel Group, Mighty Ms. Erica, El Sebas, Montage and Van Isaacson



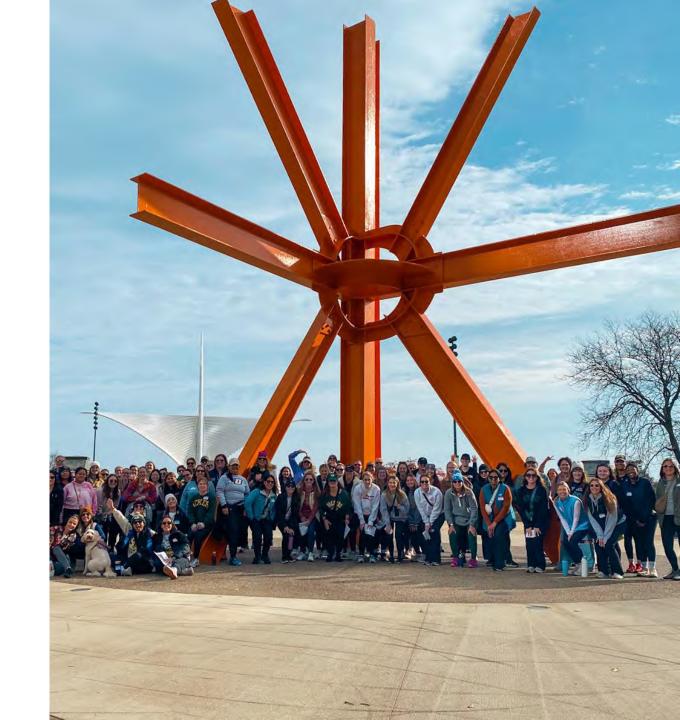


## LANDMARK LIGHTING

- Organized more than 25
  landmark lighting initiatives,
  including for the Brewers'
  postseason run, Milwaukee
  Theater Week, Domestic
  Violence Awareness, Bucks
  Home Opener, Transgender
  Day of Remembrance,
  Milwaukee Holiday Lights
  Festival, Bob Uecker
  Memorial, Pride Month, and
  more holidays and events
- 25+ properties opted in to support Landmark Lighting initiatives

### **GIRLS WHO WALK MKE**

- Led two walks around Downtown in partnership with Girls Who Walk
- Public art walk 11/17, 3-mile walk past more than 30 public art works, 85+ attendees
- Skywalk walk 2/19, 1.5-mile walk in the skywalks beginning and ending at Chase Tower, 50+ attendees





#### Land Area Tax Base" (Sq. Mi.) (in billions) Geography MKE Downtown BID 21 MKE Downtown BID 21 \$4,781 Downtown Plan Area 1.1 \$6.242 "Greater" Downtown Boundary \$6.521 1/4 Mile of the Hop Downtown Plan Area 2.7 \$10.005 Greater Downtown \$48,138 Citywide Parcel Boundary The HOP Route Percentage of City 0.9% MKE Downtown BID 21 Downtown Plan Area 1.5% 13.0% 1/4 Mile of the Hop 1.6% 13.6% 3.5% 20.8% Greater Downtown Citywide 100.0% 100.0% Land area excludes public right of way for roads, rails, and waterways, but does include public parks and buildings. Lake Michigan

### **MARKET DATA**

- Value of Downtown to the Entire City
  - Continual communication on the important value of a strong Downtown to the entire City and region
  - BID #21 is less than 1% of the City's land area, but comprises nearly 10% of the total property tax base
  - Greater Downtown Area comprises 3.5% of the City's land area, but comprises nearly 21% of the total property tax base

#### MARKET DATA

- Value of Downtown's report complete, summary presentation created for 2024 Annual Meeting
  - Featured in Milwaukee Business Journal on Oct. 11
- Placer.ai data tool
  - Tracks downtown activity for various user groups
  - Downtown demographics, trade area analysis, visitor journey reports
- Downtown Attraction & Recruitment Pitch Deck updated multiple times throughout the year



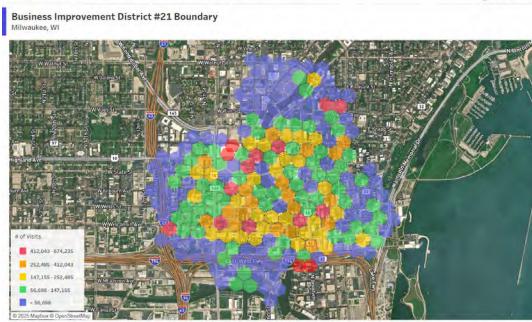


#### MARKET DATA

#### **Measuring Downtown Activity**

Using Placer.ai to track January through August 2019 compared to 2025, the number of Employees, Residents, and Visitors in BID #21 is trending to equal, signaling a full activity recovery in Downtown Milwaukee!





#### **Heat Maps Track Downtown's Density**

#### Hotspots include:

Hexagon Heatmap Based on Visitation March 1st, 2024 - February 28th, 2025

- Deer District & Old World Third Entertainment District
- Water & Wisconsin/Juneau intersection
- Milwaukee & Mason/Pfister/Jefferson Street
- Wisconsin Center District properties
- East Pointe Marketplace

## DOWNTOWN IS EXPERIENCING UNPRECEDENTED INVESTMENT

Downtown Milwaukee is the economic hub of Southeastern Wisconsin. Since 2015, over \$5.4 billion has been invested in completed private and public projects. Meanwhile, more than \$3.6 billion is currently under construction or proposed to start soon, spurring significant momentum that reinforces Downtown as the vibrant economic center of Wisconsin.

This development adds to the more than \$2 billion invested between 2005 and 2015. The Downtown Area Investment map showcases where unprecedented growth is occurring.

Download the Greater Downtown Area Investment Map at www.MilwaukeeDowntown.com









#### BY THE NUMBERS

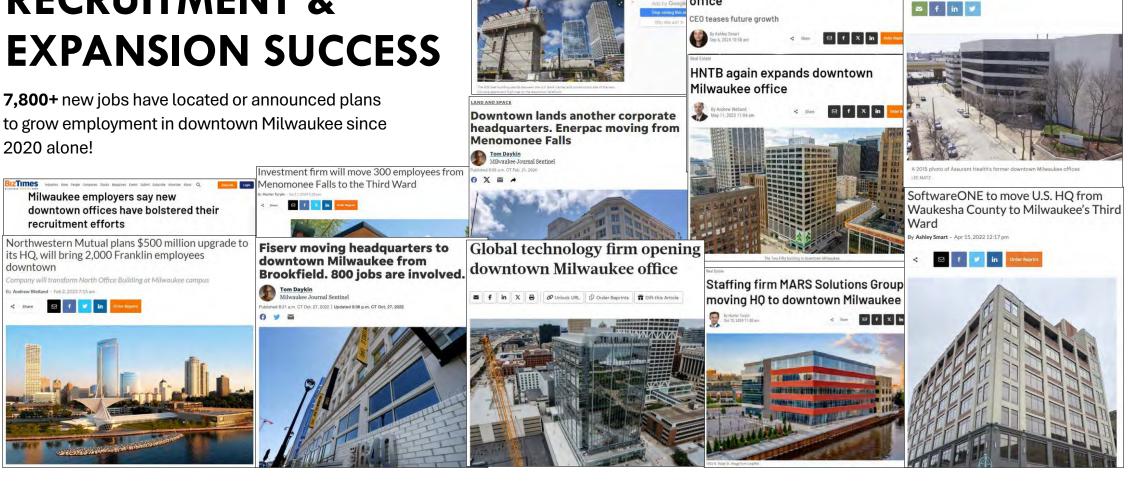
THE GREATER DOWNTOWN AREA IS IN ONE OF ITS GREATEST GROWTH PERIODS, ADDING RECORD INVESTMENT SINCE 2010:

- 21.2% population growth since 2010, up to 42,275+ residents
- 4.7+ million SF of new/renovated office space
- 90,700+ estimated total jobs downtown
  - 7,800+ new employees located or announced plans to grow downtown since 2020
  - 31% of all jobs within the City of Milwaukee are located Downtown
- **2,950+** new hotel rooms
  - Hilton Tempo and the Moxy expected to start in 2025
- 11,000+ new housing units with 11% being non-market rate units
  - 900+ additional housing units under construction with more in the pipeline



## **RECORD RECRUITMENT &**

7,800+ new jobs have located or announced plans to grow employment in downtown Milwaukee since



Potawatomi Business Development Corp.

Veolia North America hosts grand

opening of new downtown Milwaukee

opening downtown office

Milwaukee Tool to expand

corporate offices to downtown

Milwaukee, add up to 2,000 jobs

# BUSINESS EXECUTIVES TESTIMONIAL CAMPAIGN UNDERWAY – RADIO & TV

- Mayor Johnson, City of Milwaukee
- Bob Hau, Fiserv
- Mary Ellen Stanek, BAIRD
- Rashi Arora Khosla, MARS Solutions Group
- Omar Shaikh, Carnevor & 3rd Street Market Hall
- Al Orr, Reinhart
- Peggy Williams Smith, Visit Milwaukee
- Saj Thachenkary, MSOE
- Matt Dorner, Milwaukee Downtown
- Paul Sternlieb, Enerpac Tool Group
- Jim Popp, Johnson Financial Group
- Tim Mattke, MGIC
- Susan Lovern, von Briesen & Roper
- Grady Crosby, Northwestern Mutual



#### Downtown Business Executives Applaud Downtown's Value

Milwaukee business leaders agree that Downtown is a great place to do business and attract talent. From the synergies that exist among neighboring companies and organizations to the unparalleled amenities and emerging pool of talent fed by nearby universities, Downtown Milwaukee is where business gets done. Plus, with more than \$7.7 billion in completed and recently announced investments since 2010, it's no wonder that Downtown's growth is outpacing peer cities of its size.



HNTB, much like Downtown Minaukee, is on an accelerated growth track. The opportunities in Downtown Milwaukee are endless and it continues to be a tremendous location for retaining and attracting talent."

Ashley Booth
Wiscoute Office Leader 6 Vice Freddorf,



when we relocated our national cantral offices to the heart of Downtown Milwaukee. Being Downtown has strengthaned Herding University's ties and involvement with business, healthcare and educational communities. I love working Downtown and our team members nationally love wisting us here."

Rence Herzing President Heatiglicher Av



'Our office is not just a physical space; it's a reflection of our deep rooted commitment to the community we call home. We consider it a privilege to be woven into the fabric of Mitwatkies through our work, and we embrace the vibrant energy that permetals Downtown!"

- John Kissinger



"Colliers Wisconsin is in the business of finding companies the right home. When it came to our own space, we decided Downtown Misuakee was the place to be. Downtown has the amenides, activity and access to talent that has propelled our growth for the last 10 years."

- Lyle Landowski President 6 C60 College Macania



\*MGIC has been committed to Downtown Milwaukes since our founding in 1957. The amenties that surround our home office are unmatched. Our Downtown is a wherant work environment that aligns with our top-workplace outure and our commitment to a thirthing local community.\*

Tim Matthe



"We make it a point to invest in and support the communities we serve. Our flagship location at the top of Cathedral Place is a perfect example of that commitment. Our associates tow the energy, activities and the connections they're able to make by being Downtown. It's a great time to be in the city of Milwaukee."

Jim Popp Protect 6 020, Johnson Financial Group

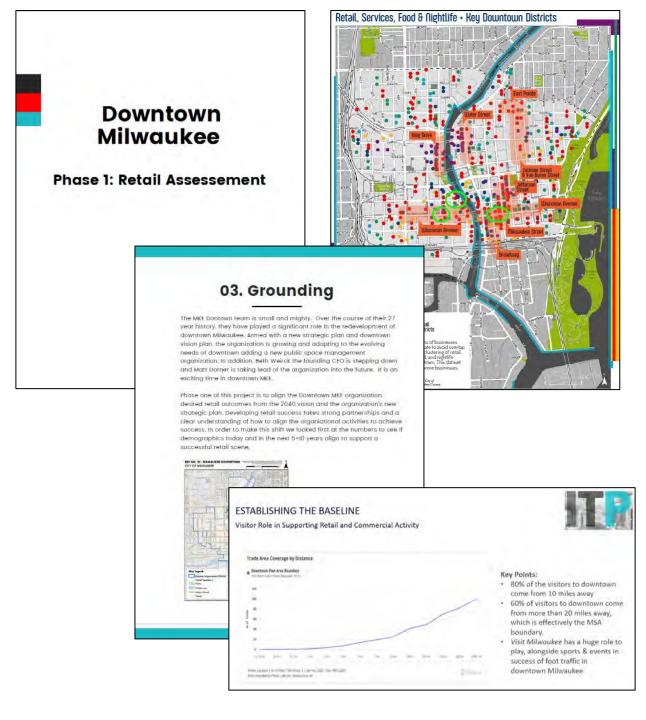


the vitality of Downtown Milwaukse for over a century. As one of Downtown's largest employers, we believe in supporting the communities we serve. We're proud to call Downtown out home and even prouder to elevate our city's world-class amenities with a new convention center.

Marry Ellion Starroik President of beint fen år and Co-Orier investment Officer of DairdA érison; Admi

## RETAIL STRATEGY UPDATE: PHASE 1

- In alignment with the recommendation in the 5-Year Strategic Plan, BID #21 is engaged in an update to its retail strategy
- Phase 1 Report in review
- Planning for Phase 2 engagement



## NEW BUSINESS/ INVESTMENT SUPPORT

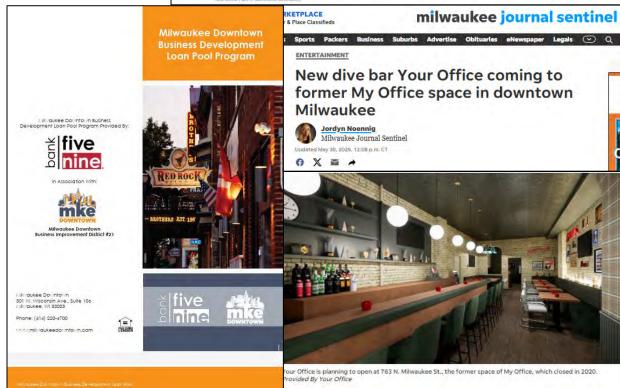
- Skywalk/Riverwalk tours for Fiserv employees
- Engaged with Enerpac for employee relocation support
- Attended Veolia, Enerpac and more Downtown office opening celebrations
- Multiple investor, developer, business tours provided

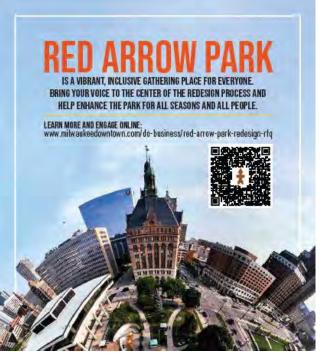


# TOOLBOX: GO-TO RESOURCE FOR BUSINESS INCENTIVES

- Business Development Loan Pool (BDLP)
  - \$240,000 in BDLP loans to support
     \$8+ million in storefront and business
     reinvestment
- Connector for City and other incentives







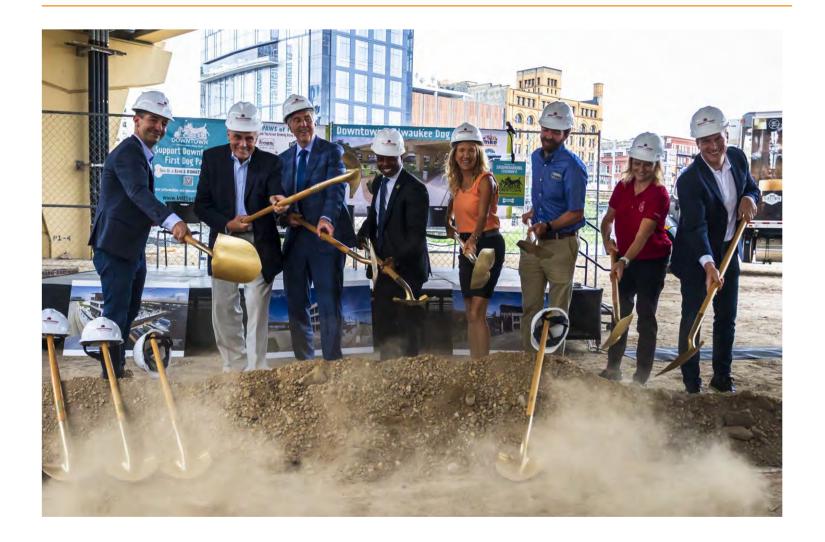




#### **PUBLIC SPACE PROJECTS**

- Downtown Milwaukee Dog Park
  - Groundbreaking in September 2024 and opened in August 2025
  - OnMilwaukee's "Top 5 Projects to Watch in 2025" and multiple other media mentions
    - \$580,000+ in earned media over the past year
  - New sponsorship recognition with more opportunities
- Red Arrow Park Design & Community Engagement Consultant Selected
  - TKWA, Olin, and P3 selected as design and community engagement consultants to lead redesign alternatives
  - Expected completion in Summer 2026
- Active Streets for Businesses returned for the 6<sup>th</sup> year
- Led Taylor's sidewalk expansion as part of Wells Street reconstruction
- Participant in workshops for Water Street, Michigan Street and Kilbourn Avenue improvements

### **DOWNTOWN DOG PARK GROUNDBREAKING CELEBRATION SEPTEMBER 5, 2024**





of supporters at the official groundbreaking for a 22,000-square-foot dog park in the city's downtown. (Staff photo by Ethan Duran)

#### Construction begins on downtown dog park in Milwaukee



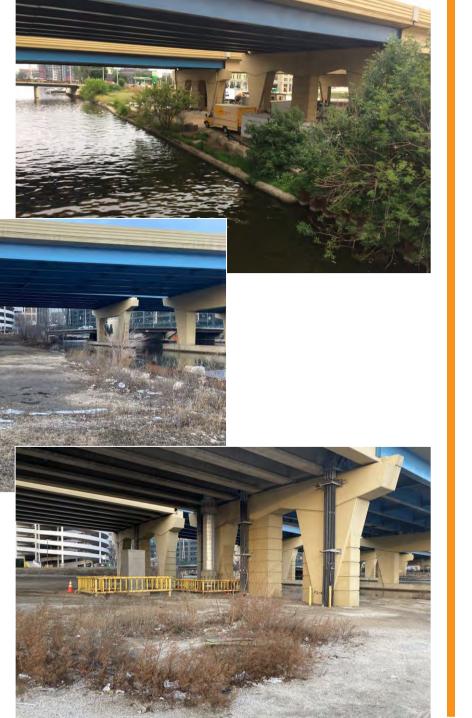
Milwaukee dog park groundbreaking; fenced space for pups of all sizes

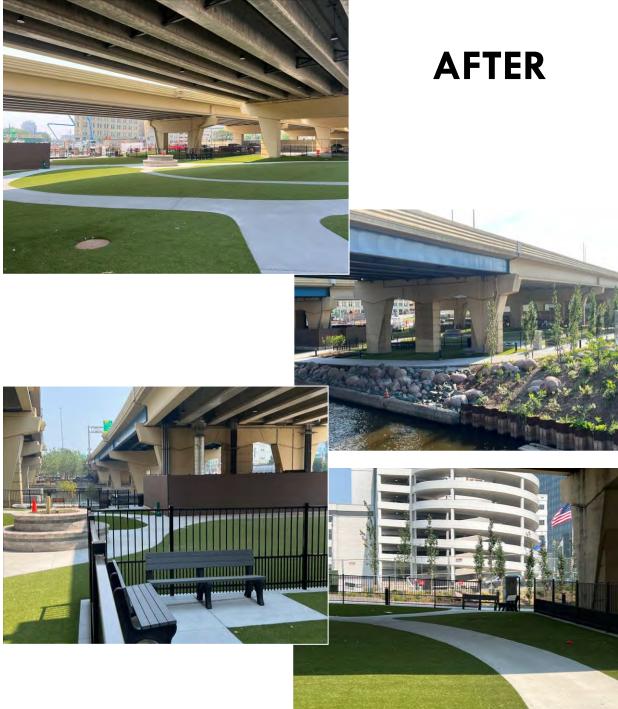






# **BEFORE**







Support Downtown's First Dog Park!



www.MKEDogPark.com





# PAWS of FAME





### THANK YOU TO OUR COMMUNITY PARTNERS:

State of Wisconsin Department of Transportation City of Milwaukee Milwaukee County Federal Highway Administration Milwaukee Development Corporation



























































Behl/Janasik **Family** 

# UNDER CLYBOURN STREET BRIDGE RIVERWALK CONNECTION

To enhance connectivity and create safe walkways, BID #21 is project managing a 100+ foot extension under the Clybourn Street bridge that will connect to the existing Riverwalk by Regal Rexnord and new Riverwalk extension at the dog park.





# **RED ARROW PARK REDESIGN**

Request for Qualifications (RFQ) released in Fall 2024 RFQ packages were due in October

Stakeholder Committee Currently Reviewing Proposals & Interviewing Consultants

Contract Execution

Kick-off Meeting:

May 20, 2025

Community
Engagement,
stakeholder
outreach, alternative
generation, adoption
of preferred concept

Fall 2024

October 2024

Nov – Jan.

May 2025

Summer 2025 - 2026



### Red Arrow Park Improvements

Work Session #1.0 - Meeting Summary May 20, 2025





TKWA and OLIN team selected to lead design recommendations for future Red Arrow Park improvements



# ADVOCACY & COLLABORATION

- The Madison + Milwaukee Downtown Exchange
- Advocacy for e-scooters, historic tax credits, tax increment finance, workforce housing support, 6<sup>th</sup> Street and other infrastructure projects
- Red Arrow Park RFQ and Marcus Center parking garage RFP promotion
- Advocate for Nighttime Economy Office
- CARW, Marquette Real Estate Days and NAIOP Participation

# DOWNTOWN EVENT PARTICIPATION

- CARW Market Event
- CARW Retail Conference
- CARW Next Gen Economic Development Session
- Wisconsin Downtown Action Council Summit
- Jacksonville Leadership Retreat
- Planning Louisville Business Executive Retreat









### Hello Milwaukee Downtown-ers,

2025 has arrived and with it came some major milestones. In January, we announced leadership changes within our organization. For those unaware, our long-admired CEO Beth Weirick will be stepping down at the end of June. Milwaukee Downtown's Board of Directors has tapped me as the organization's next leader.

I am truly honored and humbled by this opportunity. Beth has

been a tremendous leader and mentor. Her i community is profound. While she leaves so I am poised to carry out the solid course she the organization to ensure its continued suc

Speaking of continued success and growth, v major priority of the Connec+ing MKE: Dow Recently, Milwaukee Downtown, along with Milwaukee County, named the consultant to for Red Arrow Park. The team was selected: enhance the connectivity, vibrancy, and incli

Plus, we have updates on the MKE Dog Park opens next month.

Thanks for reading!

Economic Development Director mdorner@milwaukeedowntown.com Follow us on X | @RealResultsMKE







# WE LOOK FORWARD TO CELEBRATING THE OPENING OF DOWNTOWN'S FIRST DOG PARK AS PART OF THE 20TH ANNUAL DOWNTOWN EMPLOYEE **APPRECIATION WEEK**

## **COMMUNICATION TOOLS**

- Published Real Results e-newsletters
  - 50% open rate, 2,300+ subscribers
- Promoted economic development news through @RealResultsMKE Twitter/X handle
  - 1,300+ followers
- Managed MKE Dog Park social media, blog posts and newsletters

# IDA EXECUTIVE LEADERSHIP RETREAT

Thank you for the opportunity to attend and be part of the 2025 IDA Executive Leadership Retreat Cohort





2025 IDA Executive Leadership Retreat

February 24-27 | Phoenix, Arizona









# **2026 INITIATIVES**

- Continued focus on quality-of-life initiatives, including crime reduction and public safety
- Allocation of resources to advance recommendations from the Connec+ing MKE: Downtown Plan 2040
- Fundraising for Community Prosecutor and Homeless Outreach Coordinator positions
- Activation of public spaces
  - Exploration of the creation of a public space management organization
- Continued positioning of Downtown Milwaukee as an attractive place to do business and to work
- Continued focus on a strong Downtown campaign supporting arts, culture, entertainment and sports
- Continued support and advocacy of our vital and growing nighttime economy
- Embrace and implement the mission, vision, goals and "Big Moves" of the organization's five-year strategic plan

### MOTION NEEDED: TO <u>OPEN</u> THE PUBLIC HEARING

## PUBLIC HEARING OF THE YEAR TWENTY-NINE OPERATING PLAN

- Operating Plan Highlights
- Budget
- Discussion and Public Comment

MOTION NEEDED: TO <u>CLOSE</u> THE PUBLIC HEARING





### Summary of Changes in 2026 Operating Plan

# 2026 SUMMARY OF CHANGES



Section III(B) (Page 3)	<ul> <li>Noted BID 21 staff changes and new COO managing contracts, new director of communications, change to program and placemaking manager.</li> </ul>
Section III(B)(1) (Page 5)	<ul> <li>Noted that PSAs report not only security issues to MPD but also maintenance issues to DPW.</li> </ul>
Section III(B)(2) (Page 6)	<ul> <li>Noted that CSAs will provide more staffing for special events.</li> </ul>
Section III(B)(3) (Page 8)	<ul> <li>Noted that holiday lights occur in Red Arrow Park as well as Pere Marquette, Zeidler and Cathedral Square.</li> </ul>
Section III(C) (Pages 9-10)	<ul> <li>Updated budget and assessment information.</li> </ul>
Section III(D)(2) (Pages 11, 12)	<ul> <li>Updated board categories. (East Town and Westown slots.)</li> </ul>
Appendix D	<ul> <li>Updated budget; mill rate is currently \$1.51 per \$1,000 of assessable value.</li> </ul>

# 2026 BUDGET White Country C

- The 2026 Budget increase is only 2.2% from the 2025 Budget, which is the lowest increase in the most recent 5-year period.
- Total BID #21 Assessable Property Value increased by \$236,667,947 (7%) since last year.
- The result is a BID #21 forecasted Mill Rate of \$1.51. Over the last 5 years, the Mill Rate has ranged from \$1.64 to \$1.47, averaging \$1.53.



### 2026 OPERATING PLAN - BUDGET

### INCOME

BID #21 Assessments	5,060,229
Contributions, grants, and other income*	85,000
TOTAL INCOME	5,145,229

### EXPENSES

no	no.	0	-		1-	00
Co	re	2	е	IV	IC	62

Public Service Ambassador Program	1,014,085	
Clean Sweep Ambassador Program	884,000	
Street beautification/ Landscaping	451,865	
Graffiti Removal	5,000	
-	2,354,950	46%
Communication, Events & Marketing/ Business Retention & Recruitment/ Economic Development/ Public Space		
Initiatives/ Homeless Outreach	2,533,081	49%
Administrative and Fundraising	257,198	5%
TOTAL EXPENSES	5,145,229	

### **MOTION NEEDED TO:**

Approve the Year Twenty-Nine 2026 Milwaukee Downtown, Business Improvement District #21 Operating Plan and Budget.





# MILWAUKEE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT NO. 21 AND AFFILIATE COMBINED FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2024

(With Summarized Totals for the Year Ended December 31, 2023)



# MILWAUKEE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT NO. 21 AND AFFILIATE TABLE OF CONTENTS

	<u>Page</u>
Independent Auditor's Report	1 - 3
Combined Statement of Financial Position	4
Combined Statement of Activities	5
Combined Statement of Functional Expenses	6
Combined Statement of Cash Flows	7
Notes to the Combined Financial Statements	8 - 19
Combined Schedule of Activities by Organization	20
Combined Schedule of Functional Revenue and Expenses Without Donor Restrictions	21



### Independent Auditor's Report

Board of Directors Milwaukee Downtown Business Improvement District No. 21 and Affiliate

### **Opinion**

We have audited the accompanying combined financial statements of Milwaukee Downtown Business Improvement District No. 21 and Affiliate (a nonprofit organization) which comprise the combined statement of financial position as of December 31, 2024, and the related combined statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the combined financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Milwaukee Downtown Business Improvement District No. 21 and Affiliate as of December 31, 2024, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Milwaukee Downtown Business Improvement District No. 21 and Affiliate and to meet other ethical responsibilities in accordance with the ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Milwaukee Downtown Business Improvement District No. 21 and Affiliate's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to
  fraud or error, and design and perform audit procedures responsive to those risks. Such procedures
  include examining, on a test basis, evidence regarding the amounts and disclosures in the financial
  statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures
  that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the
  effectiveness of Milwaukee Downtown Business Improvement District No. 21 and Affiliate's internal
  control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Milwaukee Downtown Business Improvement District No. 21 and Affiliate's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### **Report on Summarized Comparative Information**

We have previously audited Milwaukee Downtown Business Improvement District No. 21 and Affiliate's December 31, 2023, financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated July 22, 2024. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2023, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Board of Directors
Milwaukee Downtown Business Improvement District No. 21 and Affiliate

### **Supplementary Information**

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The combined schedule of activities by organization and combined schedule of functional revenue and expenses without donor restrictions are presented for purposes of additional analysis and is are 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.

RITZHOLMAN LLP

Certified Public Accountants

Holman LLP

Milwaukee, Wisconsin September 15, 2025

# MILWAUKEE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT NO. 21 AND AFFILIATE COMBINED STATEMENT OF FINANCIAL POSITION DECEMBER 31, 2024 (With Summarized Totals for December 31, 2023)

### ASSETS

ASSETS				
		2024		2023
CURRENT ASSETS				
Cash and Cash Equivalents	\$	2,081,766	\$	2,522,186
Accounts Receivable		72,359		8,101
Pledges Receivable		131,750		136,500
Due From Run PKG		929,107		34,000
Prepaid Expenses		24,703		36,952
Inventory		106,195		97,261
Total Current Assets	\$	3,345,880	\$	2,835,000
Total Current Assets	φ	3,343,000	φ	2,033,000
FIXED ASSETS				
	Φ	700 005	Φ	470.050
Holiday Light Fixtures	\$	786,265	\$	476,956
Clean Sweep Equipment		275,951		231,103
Equipment		230,164		228,580
Leasehold Improvements		17,766		17,766
Asset in Progress		8,757		144,178
Intangible Assets - Website		68,240		68,240
Total Fixed Assets	\$	1,387,143	\$	1,166,823
Less: Accumulated Depreciation	Ψ	(500,305)	Ψ	(608,068)
Less: Accumulated Amortization		(65,419)		,
	•		Φ.	(63,680)
Net Fixed Assets	\$	821,419	\$	495,075
LEASES				
Right-of-Use Asset - Operating, Net of Amortization	\$	258,038	\$	305,533
Right-of-Use Asset - Financing, Net of Amortization	Ψ	13,200	Ψ	1,323
υ · · · · · · · · · · · · · · · · · · ·	_		_	
Total Lease Assets	\$	271,238	\$	306,856
OTHER ASSETS				
Pledges Receivable	\$	259,771	\$	312,782
Less Current Portion of Pledges Receivable		(131,750)		(136,500)
Investments		512,940		502,337
Total Other Assets	\$	640,961	\$	678,619
Total Other Assets	Ψ	040,001	Ψ	070,013
TOTAL ASSETS	\$	5,079,498	\$	4,315,550
	_	-,,	_	.,,
LIABILITIES AND NET ASSETS				
CURRENT LIABILITIES				
	æ	620.250	æ	226 000
Accounts Payable	\$	620,258	\$	236,988
Current Portion of Long-Term Liabilities		68,138		63,880
Total Current Liabilities	\$	688,396	\$	300,868
LONG-TERM LIABILITIES				
Finance Lease Liability	\$	13,329	\$	1,201
Operating Lease Liability		267,382		313,508
Assessment Settlement Liability		20,983		37,650
Less: Current Portion of Long-Term Liabilities		(68,138)		(63,880)
Total Long-Term Liabilities	\$	233,556	\$	288,479
	Ψ			
Total Liabilities	\$	921,952	\$	589,347
NET ACCETO				
NET ASSETS				
Without Donor Restrictions				
Operating	\$	2,580,896	\$	2,041,034
Board Designated		348,084		575,737
Total Net Assets Without Donor Restrictions	\$	2,928,980	\$	2,616,771
With Donor Restrictions	7	1,228,566	+	1,109,432
Total Net Assets	\$	4,157,546	\$	3,726,203
13.00 / 10000	Ψ	+, 107,040	Ψ	5,720,200
TOTAL LIABILITIES AND NET ASSETS	\$	5,079,498	\$	4,315,550
	<u> </u>	2,0.0,100	Ψ	.,0.0,000

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

# MILWAUKEE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT NO. 21 AND AFFILIATE COMBINED STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2024

(With Summarized Totals for the Year Ended December 31, 2023)

	Without Donor Restrictions		With Donor Restrictions		2024 Total			2023 Total
REVENUE		todironono	_	1001110110		- Total	_	· otal
Assessment Income	\$	4,666,351	\$		\$	4,666,351	\$	4,417,873
Contributions		209,047		321,453		530,500		593,440
Special Events Income		58,109				58,109		57,177
Key to Change		702				702		2,330
Government Grants		96,699				96,699		80,099
In-Kind Revenue		67,905				67,905		93,764
Investment Return		180,627				180,627		172,234
Ornament and Merchandise Sales		10,270				10,270		10,670
Insurance Proceeds								6,680
Loss on Disposal of Asset		(2,210)				(2,210)		
Miscellaneous Income		5,728				5,728		2,880
Net Assets Released from Restrictions		202,319		(202,319)				
Total Revenue	\$	5,495,547	\$	119,134	\$	5,614,681	\$	5,437,147
EXPENSES								
Program	\$	4,779,801	\$		\$	4,779,801	\$	4,718,897
General and Administrative		295,162				295,162		360,665
Fundraising		108,375				108,375		76,974
Total Expenses	\$	5,183,338	\$		\$	5,183,338	\$	5,156,536
CHANGE IN NET ASSETS	\$	312,209	\$	119,134	\$	431,343	\$	280,611
Net Assets at Beginning of Year		2,616,771		1,109,432		3,726,203		3,445,592
NET ASSETS AT END OF YEAR	\$	2,928,980	\$	1,228,566	\$	4,157,546	\$	3,726,203

# MILWAUKEE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT NO. 21 AND AFFILIATE COMBINED STATEMENT OF FUNCTIONAL EXPENSES FOR THE YEAR ENDED DECEMBER 31, 2024

(With Summarized Totals for the Year Ended December 31, 2023)

			General				
			and			2024	2023
	Program	Adı	ministrative	Fι	undraising	Total	Total
EXPENSES							
Salaries and Wages	\$ 490,506	\$	97,528	\$	48,769	\$ 636,803	\$ 594,194
Contract Services -							
Public Service Ambassadors	904,449					904,449	832,639
Clean Sweep Ambassadors	773,907					773,907	684,682
Planter Maintenance	385,627					385,627	380,938
Other Program Services	596,613				36,000	632,613	854,885
Employee Benefits	119,408		20,486		6,555	146,449	146,050
Payroll Taxes	35,331		4,611		1,476	41,418	38,333
Postage and Shipping	3,511		213		113	3,837	4,346
Occupancy	40,173		7,826		4,174	52,173	52,173
Utilities	21,050		2,038		1,087	24,175	21,078
Equipment Rental and Maintenance	57,081					57,081	40,412
Insurance	14,924		7,884		1,551	24,359	23,596
Depreciation and Amortization	57,706		15,425			73,131	77,411
Personal Property Tax							6,406
Event Entertainment	55,561					55,561	99,425
Event Decoration	52,121					52,121	40,673
Food and Beverages	82,483					82,483	76,652
Supplies	88,921		3,560		1,059	93,540	145,248
Accounting Fees	2,000		82,190			84,190	81,102
Legal Fees	46,448		40,135		4,460	91,043	44,427
Dues, Licenses and Permits	45,379		4,617		1,521	51,517	46,398
Bank Charges	9,840		133			9,973	9,024
Cost of Goods Sold	7,009					7,009	11,661
Assessment Settlement Expense	, 					, 	39,304
Advertising and Marketing	605,009					605,009	552,777
Grants to Others	177,166					177,166	159,699
Information Technology	46,797		3,156			49,953	32,044
Awards and Promotions	25,820		867			26,687	15,097
Bad Debt Expense	2,725					2,725	1,435
Travel	29,057		3,869		1,610	34,536	42,324
Interest	225					225	39
Miscellaneous	 2,954		624			 3,578	 2,064
TOTALS	\$ 4,779,801	\$	295,162	\$	108,375	\$ 5,183,338	\$ 5,156,536

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

# MILWAUKEE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT NO. 21 AND AFFILIATE COMBINED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED DECEMBER 31, 2024

(With Summarized Totals for the Year Ended December 31, 2023)

		2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES Change in Net Assets Adjustments to Reconcile Change in Net Assets	\$	431,343	\$ 280,611
to Net Cash Provided by Operating Activities Depreciation and Amortization Unrealized (Gain) Loss on Investments Donated Stock Loss on Disposal of Fixed Assets (Increase) Decrease in Accounts Receivable (Increase) Decrease in Pledges Receivable (Increase) Decrease in Due From Run PKG		73,131 8,647 (5,588) 2,210 (64,258) 53,011 (895,107)	77,411 (4,999) (7,695)  425,879 (45,648)
(Increase) Decrease in Due From Run PRG (Increase) Decrease in Prepaid Expenses (Increase) Decrease in Deposits (Increase) Decrease in Inventory (Increase) Decrease in Operating Lease Right-of-Use Asset Increase (Decrease) in Accounts Payable Increase (Decrease) in Operating Lease Liability Increase (Decrease) in Assessment Settlement Liability		(895, 107) 12,249  (8,934) 47,495 142,227 (46,126) (16,667)	(34,000) (17,712) 37,500 (4,837) 46,780 (567,601) (44,154) (16,667)
Net Cash (Used) Provided by Operating Activities	\$	(266,367)	\$ 124,868
CASH FLOWS FROM INVESTING ACTIVITIES  Proceeds from Sale of Investments  Purchases of Investments  Purchase of Fixed Assets	\$	5,846 (19,508) (158,235)	\$ 7,695 (18,464) (155,367)
Net Cash Used by Investing Activities	\$	(171,897)	\$ (166,136)
CASH FLOWS FROM FINANCING ACTIVITIES Payments on Finance Lease	\$	(2,156)	\$ (3,089)
Net Cash Used by Financing Activities	\$	(2,156)	\$ (3,089)
Net Decrease in Cash and Cash Equivalents	\$	(440,420)	\$ (44,357)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		2,522,186	 2,566,543
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$	2,081,766	\$ 2,522,186
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION Donated Stock Interest Expense Right-of-Use Assets Received in Exchange for New Finance Lease Liabilities	\$ es	5,588 225 14,340	\$ 7,695 39 

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

### NOTE A - Summary of Significant Accounting Policies

### **Organization**

The Milwaukee Downtown Business Improvement District No. 21 (MDBID) (the "Organization") was created by the Common Council of the City of Milwaukee pursuant to Wisconsin Statutes. The mission of MDBID is to lead and inspire believers in Milwaukee to engage in efforts that build Downtown as the thriving, sustainable, innovative, and vibrant heart of the community.

Milwaukee Downtown Business Improvement District No. 21 is exempt from tax as an affiliate of a governmental unit under Section 501(a) of the Internal Revenue Code.

### Combined Financial Statements

The combined financial statements include the accounts of Milwaukee Downtown Business Improvement District No. 21 and Milwaukee Downtown, Inc. (MDI). MDI is incorporated as a nonprofit organization exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code. The Organization is not classified as a private foundation. MDI's board of directors is appointed by MDBID. All significant intercompany transactions and accounts are eliminated.

### **Accounting Method**

The financial statements of Milwaukee Downtown Business Improvement District No. 21 and Affiliate have been prepared on the accrual basis of accounting.

### **Basis of Presentation**

The Organization reports information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions.

At December 31, 2024, the Organization had \$1,228,566 of net assets with time and purpose donor restrictions.

### **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.

### **Accounts Receivable and Credit Losses**

Accounts receivable on trade and other receivables are stated at unpaid balances, less an allowance for credit losses. The expected credit losses are updated by management at each reporting date to reflect changes in credit risk since the financial instrument was initially recognized. The expected credit losses on trade or other receivables are estimated based on historical credit loss experience, aging analysis, and management's assessment of current conditions and reasonable and supportable expectations of future conditions. The Organization assesses collectability by pooling receivables where similar characteristics exist and evaluates receivables individually when specific customer balances no longer share those risk characteristics and are considered at risk or uncollectible. Accounts receivable balances are charged off against the allowance for credit losses after recovery efforts have ceased. The expense associated with the allowance for expected credit losses is recognized in bad debts expense. As of December 31, 2024, accounts receivable are expected to be collected in full; therefore, no allowance for credit losses has been recorded.

### NOTE A - Summary of Significant Accounting Policies (continued)

### **Pledges and Grants Receivable**

Pledges and grants receivable are recorded at net realizable value if they are due in less than one year from the statement of financial position date. Net realizable value is the undiscounted expected future cash flows that will be received and is considered a reasonable estimate for fair value. If pledges and grants receivable are expected to be collected in more than one year, they are initially recorded at fair value using present value techniques incorporating risk-adjusted discount rates designed to reflect the assumptions market participants would use in pricing the asset. In subsequent years, amortization of discounts is included in contribution revenue in the statement of activities. If the Organization's expectation of the ability to collect receivables changes, an allowance for uncollectible accounts is recognized in the period in which the expectation changes. The Organization determines the allowance for uncollectible accounts based on historical experience, an assessment of economic conditions and review of subsequent receipts. As of December 31, 2024, pledges and grants receivable are considered fully collectible; therefore, no allowance for uncollectible accounts has been recorded.

### **Contributions and Grant Revenue**

Contributions received and unconditional promises to give are measured at fair value and are reported as increases in net assets. Contributions are considered available for the Organization's general operations and included in net assets without donor restrictions unless specifically restricted by a donor. A restricted contribution is reported in revenue and net assets without donor restrictions when the restriction is met within the same reporting period as the contribution is received. Contributions received restricted for a purpose not yet met or to support a future period are included in net assets with donor restrictions. When a donor restriction from a prior year expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. Conditional contributions are not recognized as revenue until they become unconditional. A conditional contribution is one that has both a barrier that must be overcome and an agreement requiring advance payment to be returned or future payment not to be obligated if the barrier is not overcome.

Net assets restricted for acquisition of building or equipment are reported as net assets with donor restrictions until the specified asset is placed in service when the net assets are released to net assets without donor restrictions.

When a donor requires the investment of a contribution and restricts the use of investment income, the investment income is reported as net assets with donor restrictions until appropriated for the designated time or use when the net assets are released to net assets without donor restrictions.

Contributions of assets other than cash are recorded at their estimated fair value at the date of the gift. Donated services are recognized as contributions if the services create or enhance nonfinancial assets or the services require specialized skills, are performed by people with those skills, and would otherwise be purchased by the Organization. Accordingly, the value of contributed time that does not meet these requirements has not been determined and is not reflected in the accompanying financial statements.

### NOTE A - Summary of Significant Accounting Policies (continued)

### Inventory

Inventory consists of holiday ornaments which are recorded at cost.

### **Fixed Assets**

Fixed assets are recorded at cost. Depreciation is computed on a straight-line basis over the estimated useful lives of assets. The Organization capitalizes items greater than \$5,000.

### Leases

The Organization recognizes operating and finance leases in accordance with the FASB Accounting Standards Codification (ASC) 842. A lease exists when an organization has the right to control the use of property, plant or equipment over a lease term.

The lessee classifies a lease as either a finance or operating lease. The accounting of a finance lease is similar to when an asset is purchased. An operating lease is when the right-of-use of an asset exists over the lease-term, but the lease doesn't meet the definition of a finance lease.

The Organization has elected to establish a threshold to exclude lease assets and obligations that are immaterial to the financial statements. The Organization recognizes individual lease assets and liabilities when they are greater than \$5,000. However, if the combined lease assets or liabilities for individually insignificant leases are greater than \$10,000, the Organization recognizes the lease assets and obligations.

The Organization has elected not to apply the recognition requirements in ASC 842 to short-term leases (those with a term of 12 or less months) and no expected purchase at the end of the term.

### **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.

### **Functional Expenses**

The Organization allocates costs based on their functional and natural classification in the statement of functional expenses. Program costs are those associated with carrying out the mission of the Organization; management costs are those for management of the Organization including accounting, office expense, human resources, budgeting or board of directors costs; and fundraising costs are those attributed to the solicitation of contributions. Whenever possible, the Organization allocates costs directly to program, management or fundraising. The cost of individuals that participate in more than one function are allocated to each function based on that individual's time in each function. Other costs that relate to more than one function are allocated based on their estimated share in each function.

### **NOTE B - Comparative Financial Information**

The financial information shown for 2023 in the accompanying financial statements is included to provide a basis of comparison with 2024. 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 December 31, 2023, from which the summarized information was derived.

### **NOTE C - Liquidity**

The Organization has financial assets available to meet cash needs for general expenditure consisting of the following:

Cash and Cash Equivalents	\$2,081,766
Accounts Receivable	72,359
Current Portion of Pledges Receivable	<u>131,750</u>

Total Financial Assets \$2,285,875

Financial assets of \$1,228,566 are subject to donor or other contractual restrictions that make them unavailable for general expenditure within one year of the combined statement of financial position date. The Organization also has \$512,940 of investments. The accounts and pledges receivable are subject to implied time restrictions but are expected to be collected within one year. The Organization structures its financial assets to be available as its general expenditures, liabilities, and other obligations become due.

### NOTE D - Fair Value Measurements

The Organization has adopted the Financial Accounting Standards Board guidance on fair value measurements. A three-tier hierarchy is used to maximize the use of observable market data inputs and minimize the use of unobservable inputs, and to establish classification of fair value measurements for disclosure purposes. Financial assets valued using Level 1 inputs are based on unadjusted quoted market prices within active markets. Financial assets valued using Level 2 inputs are based primarily on quoted prices for similar assets in active or inactive markets. Financial assets valued using Level 3 inputs are based primarily on valuation models with significant unobservable pricing inputs and which result in the use of management estimates.

### **NOTE D - Fair Value Measurements (continued)**

The following table sets forth by level, within the fair value hierarchy, the Organization's assets at fair value as of December 31, 2024:

Investment Category	<u>Fair Value</u>	Quoted Prices In Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs ( <u>Level 2</u> )	Significant Unobservable Inputs ( <u>Level 3</u> )
Fixed Income	<u>\$346,132</u>	<u>\$346,132</u>	<u>\$</u>	\$
Total Investments at Fair Value	\$346,132	<u>\$346,132</u>	<u>\$</u>	\$
Cash and Cash Equivalents in Investments	166,808			
Total	<u>\$512,940</u>			

### NOTE E - Pledges Receivable

Pledges receivable consist of the following at December 31, 2024:

<u>Source</u>	<u>Amount</u>
Holiday Lights Key To Change Public Space Initiatives Republican National Convention Dog Park	\$ 96,500 15,000 10,250 10,000 135,000
Total Pledges Receivable Less: Present Value Discount	\$266,750 <u>(6,979</u> )
Net Pledges Receivable	<u>\$259,771</u>

Future collections for the year ended December 31, 2024, are as follows:

<u>Year</u>	<u>Amount</u>
2025	\$131,750
2026	85,000
2027	40,000
2028	
Total	\$266,750

### NOTE F - Due from RUN PKG

The Organization is a member of Run PKG, a Wisconsin nonstock corporation, whose members are City of Milwaukee Business District #21 and The City of Milwaukee Business Improvement District #2. Run PKG has a right of way use agreement and a lease from the Wisconsin Department of Transportation for the purpose of creating a dog exercise area and accessory surface parking lot in downtown Milwaukee.

In 2023 the Organization signed an agreement with RUN PKG to loans funds raised from sponsorship funds to RUN PKG throughout the development and construction of the dog park and parking lot. Loaned funds do not accrue interest, and upon demonstration of use of all funds in accordance with the donors' restrictions, all loaned funds will be forgiven. As of December 31, 2024, draws on the loan totaled \$929,107.

### NOTE G - Assessment Income

In order to provide revenues to support the MDBID's mission, the Common Council of the City of Milwaukee enforced an assessment on property located within a specified downtown area. The assessment is calculated based on the assessed values of the properties as of every fall. The assessment levied on the downtown properties was \$.00164 for every dollar of assessed property value for the year ended December 31, 2024. Resulting assessment revenues recorded in 2024 were \$4,666,351.

### **NOTE H - Commitments**

MDBID has management contracts with public service ambassadors and clean sweep ambassadors which extend until December 31, 2025.

Future payments as of December 31, 2024, are as follows:

<u>Year</u>	<u>Amount</u>
2025	<u>\$1,477,558</u>

### NOTE I - Grants to Others

The Organization awards grants to its affiliate, Milwaukee Downtown, Inc. The grant for the year ended December 31, 2024, was \$1,922,312 and is for the accomplishment of the Affiliate's objectives.

The Organization also provided donations to others of \$177,166 for the year ended December 31, 2024, consisting of:

Purpose	Amount					
Key to Change Holiday Lights Festival	\$175,666 					
Total	\$177,166					

### **NOTE J - Leasing Activities**

In January 2019, the Organization had an operating lease for the rental of a building in Milwaukee, Wisconsin. Starting August 1, 2019, the Organization occupied the building. Due to leasehold improvements in the new location, the lease was amended so that payments begin on February 1, 2020, and expire on January 1, 2030.

The Organization has two finance lease obligations, one for a copier and the other for a postage meter. The equipment is amortized over the life of their respective leases. The combined cost of \$14,340 is included as a right-of-use asset. As of December 31, 2024, \$1,140 is included in accumulated amortization for the equipment.

The weighted average discount rate for operating leases is:

1.59%
The weighted average remaining lease term in years for operating leases is:
5.17 years

The weighted average discount rate for finance leases is: 4.08%
The weighted average remaining lease term in years for finance leases is: 4.34 years

The following summarizes the line items in the statements of activities which include the components of lease expense for the year ended December 31, 2024:

	<u>Amount</u>
Operating Lease Costs: Fixed Lease Payments	\$52,173
Finance Lease Costs:	
Amortization of Lease Asset	\$ 1,140
Interest on Lease Liabilities	\$ 218

The following summarizes cash flow information related to leases for the year ended December 31, 2024:

	<u>Amount</u>
Operating Cash Flows from Operating Leases	\$50,690
Operating Cash Flows from Finance Leases	\$ 212
Financing Cash Flows from Finance Leases	\$ 2,156

### NOTE J - Leasing Activities (continued)

The maturities of lease liabilities as of December 31, 2024, were as follows:

Year Ending December 31:	<u>Operating</u>	<u>Finance</u>		
2025	\$ 47,317	\$ 3,456		
2026	53,239	3,456		
2027	54,574	3,340		
2028	55,950	2,760		
2029	57,351	1,552		
Thereafter	10,474			
Total Lease Payments	\$278,905	\$14,564		
Less: Present Value Discount	(11,523)	(1,235)		
Present value of lease liabilities	<u>\$267,382</u>	\$13,329		

### NOTE K - Assessment Settlement Liability

The Organization entered into a settlement agreement with the City of Milwaukee regarding business improvement property tax assessments. The Organization has agreed in good faith partnership to pay a total of \$120,985 beginning in 2019 with seven equal installments and a final payment in 2026. The balance of the obligations is \$20,983 as of December 31, 2024.

Future minimum settlement payments for the year ended December 31, 2024, are as follows:

<u>Year</u>	Amount
2025 2026	\$16,667 
Total	\$20,983

### NOTE L - Concentration of Risk

The Organization maintains its cash balances at one financial institution. The combined account balances are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 at the institution. At December 31, 2024, the Organization's uninsured cash balances totaled \$1,639,932.

The Organization received property assessment income from the City of Milwaukee. The Organization's operations rely on the availability of these funds. For the year ended December 31, 2024, 83% of the Organization's revenue was from the City of Milwaukee.

### **NOTE M - Board Designated Net Assets**

Board designated net assets as of December 31, 2024, consist of the following:

<u>Designation</u>	<u>Amount</u>
Holiday Lights	\$ 50,791
Office Equipment Economic Development	13,239 79,325
Website Red Arrow Park	120,000 9,575
Clean Sweep Equipment	<u>75,154</u>
Total	<u>\$348,084</u>

### NOTE N - Net Assets With Donor Restrictions

Net assets with donor restrictions as of December 31, 2024, consist of the following:

Purpose-Restricted	<u>Amount</u>
Holiday Lights Brighten the Passage Dog Park Key To Change Riverwalk Mural Ornament Trail Red Arrow Park	\$ 89,440 18,125 1,087,227 5,000 4,395 14,379 10,000
Total	\$1,228,566

### **NOTE 0 - Conditional Contributions**

The Organization has several contracts with governmental agencies which include specific use stipulations requiring funds be used only on qualifying expenses determined by the grant contract and allowable cost policies. The Organization will not receive the grant funds unless spent on the required activity and within the allowable cost guidance. As of December 31, 2024, the Organization has the following funds available for its programs:

<u>Grant</u>	Grant Period	<u>Balance</u> <u>Available</u>		
Tax Incentive District Grant for Riverwalk Mural Tax Incentive District Grant for Vel R Phillips Plaza Tax Incentive District Grant for Red Arrow Park	Through September 30, 2025 Through December 31, 2026 Through December 31, 2027	\$ 25,000 12,319 485,982		
Total Grants Available in Future Periods		\$ 523,301		

### NOTE P - Revenue from Contracts with Customers

### **Special Events Income**

The Organization provides a tour of the holiday lights in the downtown area on the Jingle Bus. The event revenue is reported at the amount received in exchange for a ticket for the tour. Revenue is recognized when tickets are sold and the Organization's performance obligation to host the tour is completed. No assets or liabilities are presented on the financial statements related to Special Events Income. Special Events Income for the year ended December 31, 2024, was \$58,109.

### **Ornament and Merchandise Sales**

The Organization sells merchandise and ornaments online and in person in their stores in the downtown area. Ornament and merchandise sales revenue is recognized when orders are placed and the Organization's performance obligation to deliver the goods is completed. No assets or liabilities are presented on the financial statements related to ornament and merchandise sales. Ornament and merchandise sales for the year ended December 31, 2024, was \$10,270.

### NOTE Q - Donated Goods and Services

The Organization received both donated goods and services during the year which are recorded at their estimated fair market value as revenue and expenses. Donated goods totaled \$51,655 and donated services totaled \$16,250 during the year ended December 31, 2024. For both donated services and goods, the Organization utilized them for specific purposes.

Source	<u>Amount</u>
Public Space Initiatives Services	\$11,025
Public Space Initiatives Decorations	1,302
Downtown Employee Appreciation Week Food	24,139
Donated Trees for Holiday Lights	7,258
Downtown Employee Appreciation Week Giveaways	13,556
Other Event Giveaways	3,750
Accounting Services	2,000
Downtown Dining Week Gift Cards	1,600
Taste & Toast Gift Cards	550
Red Arrow Park Services	2,725
Total	\$67,905

### NOTE R - Advertising and Marketing

The Organization uses advertising and marketing to promote its programs among the audiences it serves. Advertising and marketing costs are expensed as incurred. Advertising and marketing expense for the year ended December 31, 2024, was \$605,009.

### **NOTE S - SEP Retirement Contribution**

The Organization has a SEP plan that covers all employees who have worked at MDBID for at least one year. Eligible wages are based on total calendar year wages. The Organization made a contribution of 10% of eligible wages and incurred expenses of \$58,133 during 2024.

### NOTE T - Income Tax

The MDI is exempt from income tax under Section 501(c)(3) of the Internal Revenue Code and is classified as other than a private foundation. Management has reviewed all tax positions recognized in previously filed tax returns and those expected to be taken in future tax returns. As of December 31, 2024, MDI had no amounts related to unrecognized income tax benefits and no amounts related to accrued interest and penalties. MDI does not anticipate any significant changes to unrecognized income tax benefits over the next year.

### **NOTE U - Subsequent Events**

The Organization has evaluated events and transactions occurring after December 31, 2024, the date of the most recent statement of financial position, through the date financial statements are available to be issued, September 15, 2025, for possible adjustment to the financial statements or disclosures. The Organization has determined that the following subsequent event needs to be disclosed:

In February 2025, the Organization signed an amendment to extend the term of its operating lease through February 28, 2035, and to expand into additional space in the building.

# MILWAUKEE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT NO. 21 AND AFFILIATE COMBINED SCHEDULE OF ACTIVITIES BY ORGANIZATION FOR THE YEAR ENDED DECEMBER 31, 2024 (With Summarized Totals for the Year Ended December 31, 2023)

	lr	Milwaukee Downtown Business nprovement istrict No. 21	Do	Milwaukee owntown, Inc. ("Affiliate")		2024 Total		2023 Total
REVENUE	Φ.	4 666 354	Φ		ф	4 666 054	Φ.	4 447 070
Assessment Income	\$	4,666,351	\$		\$	4,666,351	\$	4,417,873
Contributions		10,000		520,500		530,500		593,440
Special Events Income				58,109		58,109		57,177
Key to Change				702		702		2,330
Government Grants		20,000		76,699		96,699		80,099
In-Kind Revenue		1,000		66,905		67,905		93,764
Investment Return		84,198		96,429		180,627		172,234
Ornament and Merchandise Sales				10,270		10,270		10,670
Insurance Proceeds								6,680
Loss on Disposal of Asset				(2,210)		(2,210)		
Miscellaneous Income		3,836		1,892		5,728		2,880
	_		_		_		_	
TOTAL REVENUE	\$	4,785,385	\$	829,296	\$	5,614,681	\$	5,437,147
EVENUES								
EXPENSES	Φ.	007.000	Φ.	200.007	Φ.	000 000	Φ.	504.404
Salaries and Wages	\$	327,836	\$	308,967	\$	636,803	\$	594,194
Contract Services -		004.440				004 440		000 000
Public Service Ambassadors		904,449				904,449		832,639
Clean Sweep Ambassadors		773,907				773,907		684,682
Planter Maintenance		385,627				385,627		380,938
Other Program Services		28,073		604,540		632,613		854,885
Employee Benefits		81,942		64,507		146,449		146,050
Payroll Taxes		18,445		22,973		41,418		38,333
Postage and Shipping		1,417		2,420		3,837		4,346
Occupancy		52,173				52,173		52,173
Utilities		13,588		10,587		24,175		21,078
Equipment Rental and Maintenance				57,081		57,081		40,412
Insurance		19,382		4,977		24,359		23,596
Depreciation and Amortization				73,131		73,131		77,411
Personal Property Tax								6,406
Event Entertainment				55,561		55,561		99,425
Event Decoration				52,121		52,121		40,673
Food and Beverages				82,483		82,483		76,652
Supplies		21,186		72,354		93,540		145,248
Accounting Fees		35,303		48,887		84,190		81,102
Legal Fees		89,189		1,854		91,043		44,427
Dues, Licenses and Permits		15,210		36,307		51,517		46,398
Bank Charges				9,973		9,973		9,024
Ornament and Merchandise Purchases				7,009		7,009		11,661
Assessment Settlement Expense								39,304
Advertising and Marketing				605,009		605,009		552,777
Donations to Others				177,166		177,166		159,699
Information Technology		31,558		18,395		49,953		32,044
Awards and Promotions		17,331		9,356		26,687		15,097
Travel		20,130		14,406		34,536		42,324
Donated Services								
Bad Debt Expense				2,725		2,725		1,435
Interest				225		225		39
Miscellaneous		621		2,957		3,578		2,064
TOTAL EXPENSES	\$	2,837,367	\$	2,345,971	\$	5,183,338	\$	5,156,536
CHANGE IN NET ASSETS BEFORE TRANSFER	\$	1,948,018	\$	(1,516,675)	\$	431,343	\$	280,611
TRANSFER	*	(1,922,312)	7	1,922,312	7		7	
CHANGE IN NET ASSETS	<u> </u>		•		•	424.242	Φ.	200 644
CHANGE IN NET ASSETS	Ф	25,706	\$	405,637	\$	431,343	\$	280,611

# MILWAUKEE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT NO. 21 AND AFFILIATE COMBINED SCHEDULE OF FUNCTIONAL REVENUE AND EXPENSES WITHOUT DONOR RESTRICTIONS FOR THE YEAR ENDED DECEMBER 31, 2024

DE /ENV/5		Holiday Lights				Retention Recruitment and Economic Development		Key to Change		Miscellaneous Programs		Clean Sweep Public Service Ambassadors, and Landscaping		Total Program		General and Administrative		Fundraising		Total
REVENUE Property Assessments Program Revenue Contributions and Grants	\$	 47,276	\$	22,795	\$	 200	\$		\$	4,666,351 	\$		\$	4,666,351 70,271	\$		\$		\$	4,666,351 70,271
Without Donor Restrictions		15,000		16,120		86,204		58,850				31,200		207,374						207,374
Investment Return		·														180,627				180,627
In-Kind Revenue Miscellaneous Income		7,258 		43,595		15,052								65,905		2,000 3,836				67,905 3,836
Loss on Disposal of Asset						(377)						(1,833)		(2,210)		3,030				(2,210)
Net Assets Released from Restriction		116,500		2,500		147,393		25,000		10,000		(.,000)		301,393						301,393
TOTAL REVENUE	\$	186,034	\$	85,010	\$	248,472	\$	83,850	\$	4,676,351	\$	29,367	\$	5,309,084	\$	186,463	\$		\$	5,495,547
EXPENSES																				
Salaries and Wages	\$	57,510	\$	87,946	\$	225,030	\$		\$	50,524	\$	69,496	\$	490,506	\$	97,528	\$	48,769	\$	636,803
Contract Services -	Ψ	07,010	Ψ	01,540	Ψ	220,000	Ψ		Ψ	00,024	Ψ	05,450	Ψ	450,500	Ψ	37,020	Ψ	40,700	Ψ	000,000
Public Service Ambassadors												904,449		904,449						904,449
Clean Sweep Ambassadors												773,907		773,907						773,907
Street Beautification												385.627		385.627						385.627
Other Contracted Services		219,976		39.224		309,340				25,573		2,500		596,613				36.000		632,613
Employee Benefits		14,000		21,410		54,781				12,299		16,918		119,408		20,486		6,555		146,449
Pavroll Taxes		4.142		6,335		16,209				3,639		5,006		35,331		4,611		1,476		41,418
Postage and Shipping		2,420								1,091				3,511		213		113		3,837
Occupancy		_,								40,173				40,173		7,826		4,174		52,173
Utilities		10.587								10,463				21.050		2,038		1,087		24.175
Equipment Rental and Maintenance		16,224		20.005		8.138						12,714		57,081						57,081
Insurance										14,924				14,924		7,884		1,551		24,359
Depreciation and Amortization		22.763		6.242		13.072						15.629		57.706		15.425				73.131
Event Entertainment		9,418		21,633		24,510								55,561						55,561
Event Decoration		51,931		190										52,121						52,121
Food and Beverages		20,997		54,157		3,757				3,572				82,483						82,483
Supplies		33,965		23,392		6,702				23,237		1,625		88,921		3,560		1,059		93,540
Accounting Fees						2,000								2,000		82,190				84,190
Legal Fees						1,854				44,594				46,448		40,135		4,460		91,043
Dues, Licenses and Permits		2,012		9,568		24,296		377		9,126				45,379		4,617		1,521		51,517
Bank Charges		8,852		860		98		30						9,840		133				9,973
Cost of Goods Sold		7,009												7,009						7,009
Advertising and Marketing		118,160		439,212		43,915		404		3,318				605,009						605,009
Donations to Others		1,500						175,666						177,166						177,166
Information Technology		1,322		12,365		4,708				28,402				46,797		3,156				49,953
Awards and Promotions				3,500		4,356		1,500		16,464				25,820		867				26,687
Bad Debt Expense				2,625				100						2,725						2,725
Business Meals and Travel		419		4,458		9,530				14,650				29,057		3,869		1,610		34,536
Interest												225		225						225
Miscellaneous				1,699			_	55	_		_	1,200		2,954		624			_	3,578
TOTAL EXPENSES	\$	603,207	\$	754,821	\$	752,296	\$	178,132	\$	302,049	\$	2,189,296	\$	4,779,801	\$	295,162	\$	108,375	\$	5,183,338
CHANGE IN NET ASSETS	\$	(417,173)	\$	(669,811)	\$	(503,824)	\$	(94,282)	\$	4,374,302	\$	(2,159,929)	\$	529,283	\$	(108,699)	\$	(108,375)	\$	312,209

### Minutes of Milwaukee Downtown BID 21 Hybrid In-Person/Virtual Board of Directors Meeting September 18, 2025

Location: In-Person: 275 W Wisconsin Ave. Intersection Conference Room.

Zoom Virtual Meeting ID: 942 6662 9637; Passcode: 417466

Present: Board Members: Tammy Babisch, Joe Ullrich, Kevin Kennedy (Virtual), Steve Bartelt, Annette

Adams, Patti Keating Kahn, Conor Ward (Virtual), Susan Johnson, Phyllis Resop (Virtual), Johan

Segerdahl, Omar Shaikh (Virtual), SR Mills (Virtual), and Peggy Williams Smith (Virtual)

CEO: Matt Dorner

Staff: Lesia Ryerson, Erica Green, Isabel Ullrich, Rachel Farina, and Daisy Perez

Minutes recorded by: Lesia Ryerson

Excused: David Knight, Matt Moroney, Jim Cavanaugh, Marty Brooks, and Tom Irgens

Present by Invitation: Debby Tomczyk (Reinhart Boerner Van Deuren), Mary Hintz (Virtual, Hintz Giuffre), Katy

Sommer (RitzHolman CPAs), Dax Odom (ADA-Milwaukee County), Brian Johnson (PSA Program),

Matt Rejc (City of Milwaukee), and Eric Heitkemper (PCS International)

Members of the Public: Sally Vliet

Tammy Babisch called the meeting to order at 8:05 a.m. In-person and virtual round table introductions were made and recorded by Lesia Ryerson.

Approval of Minutes: Tammy Babisch referred to the July 17, 2025, Board and Executive Committee minutes, which were provided in the meeting packet and the Dropbox file, for Board review. A copy of the Executive Committee meeting minutes for August and September was included in the Board materials packet for review. <a href="https://www.dropbox.com/scl/fo/gvxlhat2qiazqji1qowzw/AL8lYm-mcdBZ00EVzkjKqb0?rlkey=1ljyd8jla5oamvjat4nbsel23&st=t1sr4613&dl=0">https://www.dropbox.com/scl/fo/gvxlhat2qiazqji1qowzw/AL8lYm-mcdBZ00EVzkjKqb0?rlkey=1ljyd8jla5oamvjat4nbsel23&st=t1sr4613&dl=0</a>

Johan Segerdahl made a motion to approve the minutes from the July 18, 2025, Board of Directors Meeting. Joe Ullrich seconded the motion. The motion carried unanimously.

CEO and Executive Committee Report: Tammy Babisch shared that the team will review the accomplishments spanning the time frame of September 1, 2024, through August 31, 2025. Matt Dorner shared that individual team reports (presented at September's Executive Committee) can be found in the public Dropbox for Board review. Tammy shared that the Finance Committee and the Executive Committee have diligently worked over the last four months on finalizing the budget being presented today. Matt referred to the State of Downtown invite included in the meeting packet; a hard copy can be expected in the mail.

2024 Audit Report: Katy Sommer (RitzHolman) gave a high-level audit review on the combined financial statements for Milwaukee Downtown BID #21 and affiliate Milwaukee Downtown Inc. (with summarized totals) for the year ended December 31, 2024. Reviewed:

- 1) Independent Auditor's Report
- 2) Combined Statement of Financial Position
- 3) Combined Statement of Activities
- 4) Combined Statement of Functional Expenses
- 5) Combined Statement of Cash Flows
- 6) Notes to the Combined Financial Statements
- 7) Combined Schedule of Activities by Organization
- 8) Combined Schedule of Functional Revenue and Expense Without Donor Restrictions

In conclusion, there were no disagreements with management or any other matters. A brief discussion ensued. As there were no other questions, Tammy Babisch requested a motion for the BID 21 Board of Directors to approve the 2024 annual audit. Susan Johnson made a motion to recommend approval of the 2024 Audit. Annette Adams seconded the motion. The motion carried unanimously.

Financials: Mary Hintz (Hintz Giuffre) reviewed the revised copy of the July 31, 2025, financial summary, which includes both BID #21 and Milwaukee Downtown Inc. (MDI). Reported highlights included:

### BID21:

Statement of Financial Position: Total assets of \$2.72M, an overall decrease of \$56K from the prior year. Reported cash decrease of \$23K. Total liabilities of \$407K, are a decrease of \$99K from the previous year.

### Statements of Activities

Change in net assets year-to-date was \$1.25M compared to \$1.23M in the prior year. Revenue exceeded prior year by \$163K (3.4%) and is on target with budget (0.5% favorable variance). Interest income is expected to exceed the budget for the year.

Expenses increased \$147K over the prior year (4.2%) and are under budget \$37K to date (1%)

- o \$73K under budget for CSA contract Services.
- 54K over budget for Street beautification/landscaping due to soil bed amendments, approved by the Executive Committee out of cash carryover.
- \$28K under budget for PSA contract services
- o \$22K over budget for Salaries and Wages, but expect to be at the budget level for the year
- \$19K under budget in Occupancy Costs due to delayed office expansion. Includes one-time expenses for small equipment and furniture that do not meet the capitalization threshold.
- \$19K over budget in Legal due to additional work for revisions to office lease, MDI cooperation agreement, bylaws, and other significant contracts reviewed.
- \$10K over budget in Other Professional Fees related to the MIG contract.

Statement of Cash Flows: Cash flows provided by operating activities year-to-date were \$1.29M. No investing or financing activities.

### MDI:

Statement of Financial Position: Total assets were \$4.67M, an increase of \$384K from the prior year. MDI loaned \$929K to RUN PKG INC for Dog Park construction costs, which will be released/granted upon completion. This is the most significant variance in assets. MDI is serving as the 501(c)3 fiscal sponsor for RUN PKG INC, which is the legal owner of the dog park. Total liabilities decreased by \$ 90K from the prior year due to timing differences in accounts payable.

### Net assets:

- \$467K is reserved for the replacement of property and equipment.
- \$42K reserved for economic development projects and public space initiatives.
- o \$1.4M have donor time and purpose restrictions, of which \$976K is for the Dog Park and \$213K is pledges receivable.

Statement of Activities: The change in net assets without donor restrictions was \$1.21 million, compared to \$1.13 million in the prior year.

Revenue: \$77K (0.1%) increase from prior year total and \$264K (10.6%) variance under budget

- Contributions & Grants under budget by \$278K; Expect to be under budget for the year.
- o Investment income exceeds budget by \$29K.
- o In-kind donations expected to be at the budgeted level for the year.

Expenses: \$77K (7.1%) decrease from prior year and \$347K (25.5%) variance under budget.

o Most timing differences to budget & are expected to be at the budgeted level for the year.

- Management & General includes IDA Executive Leadership retreat expenses, and is budgeted under Economic Development
- Key to Change includes special supplies purchased for homeless outreach, supported by a grant received in December 2024.

Total change in net assets was \$1.37M compared to \$1.30M in the prior year.

Statement of Cash Flows: There was a net increase in cash and cash equivalents of \$1.12M year-to-date; \$1.39M from operating activities, purchases of property & equipment totaling \$244K.

A brief discussion ensued.

Steve Bartelt made a motion to approve the July 31, 2025, financials for BID 21 and MDI. Patti Keating Kahn seconded the motion. The motion carried unanimously.

Year-to-Date Status Report on District Activities: Matt Dorner commenced the Year-End Accomplishments presentation (Effective September 1, 2024 – August 31, 2025) which covered the following:

Matt Dorner | CEO

Reviewed: Mission and Vision, BID #21 Priorities, and reviewed the Year Twenty-Eight Operating Plan and Budget.

Brian Johnson | Public Service Ambassador Program

Reviewed: Public Service Ambassadors – Scope of Work, Homeless Outreach Support, Graffiti Removal, and Smart System (data collection).

A brief discussion ensued surrounding the capabilities of Block by Blocks SMART System.

Erica Green | COO

Reviewed: Core Programs - Clean Sweep Ambassadors, Landscape Crew, Community Intervention Team, Key to Change, Downtown Homeless Outreach Coordinator, Community Prosecutor Position, Riverwalk Mural Collection, Starlight 2024/2025, Thomas J Price Sculpture, LOST by Amanda Parer, Sidewalk Sign Activation, and PSMO Update.

A brief discussion ensued surrounding the unhoused (placements) and placemaking, tracked by Placer.ai.

Rachel Farina | Director of Communications

Reviewed: Stakeholder Communications – Digital and Print, Website, MKE IT Downtown Blogs, Earned Media, the 'Get Down to Business' Campaign.

Matt Dorner shared a 'Get Down to Business' radio spot featuring Grady Crosby from Northwestern Mutual.

Isabel Ullrich | Director of Marketing, Events, and Social Media Manager

Reviewed: Social Media Stats, Random Acts of Kindness, Milwaukee Holiday Lights Festival 2024 and 2025, Taste and Toast 2024, Downtown Dining Week 2024, Downtown Employee Appreciation Week 2024, and State of Downtown.

Daisy Perez | Placemaking and Program Manager

Reviewed: Best Seats Milwaukee 2024, Halloween Village, Jack-O-Lantern Jubilee 2024, Holiday Décor – Baird Community Commons, 2024/2025 Ornament Trail, Wicked Skate Night, Big Truck Day 2025, Heart(beats), Tunes@Noon, Landmark Lighting, and Girls Who Walk MKE.

Matt Dorner | CEO | Economic Development Updates

Reviewed: Market Data, By the Numbers, Recruitment and Expansion Success, Business Executives Testimonial Campaign – TV And Radio, Retail Strategy Update – Phase 1, New Business/Investment Support, Toolbox: Go-to Resource for Business Incentives, Public Space Projects, Dog Park, Under Clybourn Street Bridge Riverwalk Connection, Red Arrow Park Redesign, Advocacy and Collaboration, and Communication Tools.

Matt Dorner | CEO

Reviewed: Looking Ahead – 2026 Initiatives

A brief discussion ensued.

Tammy Babisch requested a motion <u>to open</u> the public hearing. Steve Bartelt made a motion to open the public hearing of the Year Twenty-Nine Operating Plan and Budget. Patti Keating Kahn seconded the motion. The motion carried unanimously.

Public Hearing of the Year Twenty-Nine Operating Plan: Debby Tomczyk presented the 2026 Summary of Changes and the 2026 Budget. Covered: The Summary of Changes is as follows.

Section III(B) (Page 3)

Noted BID 21 staff changes and new COO managing contracts, new director of communications, change to program and placemaking manager.

Section III(B)(1) (Page 5)

Noted that PSAs report not only security issues to MPD but also maintenance issues to DPW.

Section III(B)(2) (Page 6)

Noted that CSAs will provide more staffing for special events.

Section III(B)(3) (Page 8)

Noted that holiday lights occur in Red Arrow Park as well as Pere Marquette, Zeidler, and Cathedral Square.

Section III(C) (Pages 9-10)

Updated budget and assessment information.

Section III(D)(2) (Pages 11, 12)

Updated board categories. (East Town and Westown slots.)

Appendix D Updated budget; mill rate is currently \$1.51 per \$1,000 of assessable value.

Debby shared that the 2026 Budget increased 2.2% from the 2025 Budget, which is the lowest increase in the most recent 5-year period. The total BID #21 Assessable Property Value increased by \$236,667,947 (7%) since last year, and the result is a BID #21 forecasted Mill Rate of \$1.51. Over the past five years, the Mill Rate has ranged from \$1.64 to \$1.47, averaging \$1.53. In conclusion, Debby opened things up for questions; there were no questions, at which point a motion to close the public hearing was requested.

Tammy Babisch requested a motion <u>to close</u> the public hearing. Johan Segerdahl made a motion to close the public hearing of the Year Twenty-Nine Operating Plan. Patti Keating Kahn seconded the motion. The motion carried unanimously.

Board Discussion of the Plan: A brief discussion ensued.

Approval of the Year Twenty-Nine Operating Plan: Tammy Babisch requested a motion to approve the Plan. Susan Johnson made a motion to approve the Year Twenty-Nine Operating Plan. Annette Adams seconded the motion. The motion carried unanimously.

Special Economic Development Funding Request: Erica Green presented the following Economic Development Funds Request for Red Arrow Park Holiday Décor:

Economic Development Special Projects Fund Request: Red Arrow Park Holiday Decor, \$12.5K; a copy of the guidelines, criteria, and the white paper was included in the meeting materials packet.

Request: The proposed fund request to support the installation and deinstallation of existing holiday décor, including a 29' gold feather swag, angel wings photo op, lighting the large south spruce, select trees, and harp lamp decor.

A brief Q&A discussion ensued.

With a public space initiatives budget of \$90K, the remaining balance stands at \$25K. Prior approvals included \$10K for Thomas Price at VRP Plaza, \$15K for Westown Walkability Projects, \$35K for Rainbow Summer, and Turner Alley Refresh \$5K. With Executive Committee approval, this will reduce the budget balance to \$12.5K.

Annette Adams made a motion to approve \$12.5K of 2025 Economic Development Special Projects funding to support Red Arrow Park Holiday Decor. Joe Ullrich seconded the motion. The motion carried unanimously.

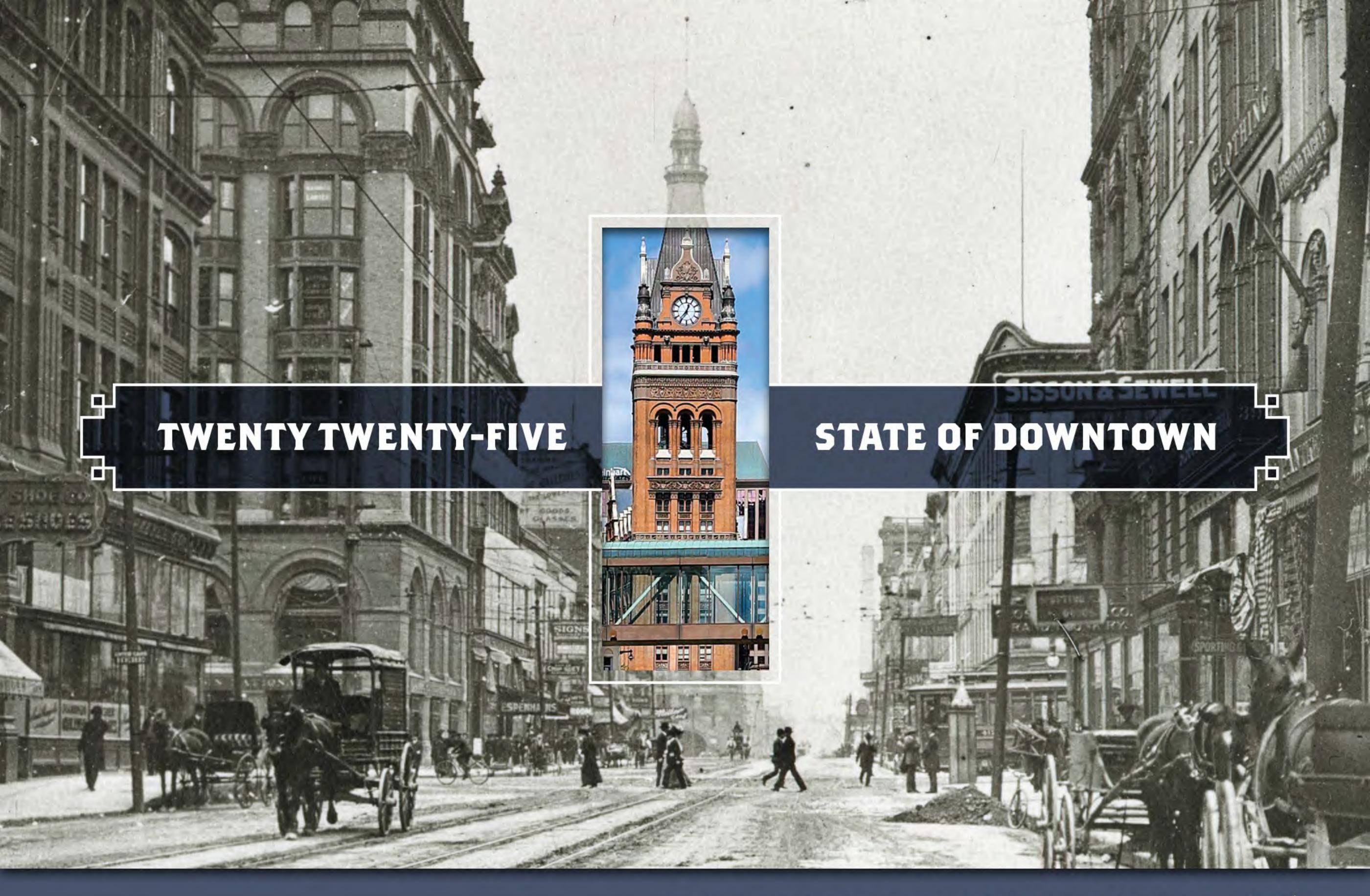
Other Business: Tammy Babisch advised that the next Board meeting will be held on November 13. Matt Dorner reminded the Board and members of the public who joined the meeting virtually to register for the State of Downtown meeting being held on October 16th.

Adjourn: At 9:42 am, Annette Adams made a motion to adjourn the meeting. Steve Bartelt seconded the motion. The motion carried unanimously.

Respectfully submitted,

Steve Bartelt
Secretary to the Board

SB/ljr





# The word on the street is...

there's something big happening on October 16. We're hitting the Streets of Old Milwaukee to celebrate the streets of new Milwaukee!

Stroll this legendary Museum exhibit, then enjoy a talk by acclaimed historian John Gurda. He'll share stories about the people and places that have transformed Downtown, and guide us through the district's progress over the past century.



We'll then honor this year's Downtown Achievement Award winners, who continue to pave the way for Downtown Milwaukee's bright future.

# 2025 STATE OF DOWNTOWN:

THE STREETS OF NEW MILWAUKEE

THURSDAY, OCT. 16 7:00-9:30 AM MILWAUKEE PUBLIC MUSEUM

