

NEIGHBORHOOD IMPROVEMENT DISTRICT NO. 1 (THE BREWERY)
2009 ANNUAL REPORT
October 14, 2009

Neighborhood Improvement District (“NID”) are authorized by Section 66.1110, Wisconsin Statutes and serve as a tool for property owners and municipalities to work together to strengthen neighborhoods. NIDs serve primarily as self assessment district in which property owners assess themselves and use those funds to enhance their area.

On October 29, 2008, the Common Council of the City of Milwaukee adopted File No. 080615, which created NID No. 1 (The Brewery), and approved its Initial Operating Plan. That plan called for the expenditure of approximately \$29,192 for common area maintenance and improvements to the “public” areas of The Brewery. These areas included Zilber Park and the historic PABST sign over W. Juneau Avenue.

On September 23, 2009 the initial Owner’s Meeting was held to elect NID No. 1’s Board of Directors per the approved 2009 Operating Plan. The following individuals were elected to one year terms:

Representing owner of largest property by assessed value:	Mr. McCarthy
Representing a multi-tenant office building:	Mr. Welsh
Representing a street level retail business:	Mr. Haertel
Representing a parking structure or lot:	Mr. Bernacchi
Representing an owner of a residential building:	Mr. Matkom

Following the initial Owner’s meeting, the first Board of Director’s meeting of NID No. 1 (The Brewery) was held. In that meeting the following officers were elected:

Chairman:	Mr. McCarthy
Secretary:	Mr. Matkom
Treasurer:	Mr. Welsh

In addition the Board approved the initial By-Laws of NID No. 1 (The Brewery) and approved the Year 2 (2010) Operating Plan. Additional Board meeting(s) are anticipated this year to deal with such issues as snow removal contracts and neighborhood identification signage issues.

In summary 2009 was a year of organizing the City’s first NID and beginning it operations. We look forward to continuing to build on The Brewery’s successful launch and to enhance this historic and sustainable neighborhood.