Historic Garden Homes Neighborhood Improvement District 6 Year 2026 Operating Documents



August 26, 2025

Table of Contents

Historic Garden Homes Neighborhood Improvement District 6 2026 Operating Plan

- I Introduction
- II. District Boundaries
- III. Proposed Operation Plan
- IV. Method of Assessment
- V. Plan & Orderly Development of the City
- VI. Plan Approval Access
- VII. Future Year Operating Plans
- VIII. Contraction with Historic Garden Homes NID 6

- A. Wisconsin Statutes 66.110
- B. Historic Garden Homes NID 6 Boundary Map
- C. 2026 Budget
- D. List of Properties / Assessments
- E. Board Roster

2026 OPERATING PLAN

HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT

I. Introduction

A Background

In 2006 the State of Wisconsin, enacted Wis. Stat. §66.1110 a legislative declaration created to give Wisconsin municipalities (i.e., cities, villages and towns) the power to establish one or more Neighborhood Improvement Districts (NIDs) within their communities. An assessment methodology is developed to allow the assessable residential and commercial properties within the geographic area to contribute to programs aimed at neighborhood improvements and other activities as approved by the NID board. The ACT was drafted similar to the business improvement district statute.

The District was created by the Common Council of the City of Milwaukee (the "City") on December 13, 2016, by the adoption of Resolution No. 160893; the District is known as the Historic Garden Homes Neighborhood Improvement District (the "District"). The purpose of the District is to revitalize and improve the Garden Homes Historic District and surrounding blocks on Milwaukee's north side (See Appendix B). The NID law requires that every district have an annual Operation Plan. This document is the 8th year Operation Plan for the Historic Garden Homes Neighborhood Improvement District. The NID proponents prepared this plan with technical assistance from the City of Milwaukee Department of City Development.

B. Physical Setting

The boundary for the Historic Garden Homes Neighborhood Improvement District (HGH NID 6) encompasses the upper east 1/8¹_h portion of the Garden Homes Neighborhood. Specifically, the

boundary area is defined from W. Hampton Avenue at N. 27th Street proceeding eastward on the southside of W. Hampton Avenue to N. Teutonia Avenue; proceeding southward on the westside of N. Teutonia Avenue to W. Roosevelt Drive; proceeding eastward on the northside of W. Roosevelt Drive to N. 27th Street; and proceeding northward on the eastside of N. 27th Street to end at W. Hampton Avenue. For a visual of the specific boundary, see Appendix B, Map.

The HGH NID 6 is home to 375 families, three churches, eighteen businesses, a parochial school and one community-based organization, the Garden Homes Neighborhood Association, Inc., active in the community for 53 years. The longer-standing Garden Homes Evangelical Lutheran Church has anchored the neighborhood for over 95 years. The Powerhouse of Deliverance Church and the Alpha and Omega Church as well as the Garden Homes Lutheran School, one of the top elementary schools in Milwaukee, enhance the quality of life for the community.

C. Principal Office and Registered Agent

The principal office and registered office of the HGH NID 6 shall be 4456 N. 25th Street, Milwaukee, WI 53209. The registered agent of the HGH NID 6 shall be Aaron McClendon.

II. DISTRICT BOUNDARIES

Boundaries of the district are shown on the map in Appendix B of this plan. A listing of the properties included in the district is provided in Appendix D. The actual boundary is depicted in section I.B. of this plan and the actual properties included are listed in Appendix D. The HGH NID 6 may update Appendix D during each annual Operating Plan. The boundaries are herein referred to as "HGH NID 6 area."

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objectives of the HGH NID 6 are to a) provide assistance to property owners, b) create jobs in the area, c) fund community projects and d) impact poverty.

B. Proposed Activities

Principal activities to be engaged in by the district during its eighth year of operation will include:

1. Home Repair Rebate Project

Eight families will receive matching grants up to \$1,500 for viable home repairs sponsored by the Garden Homes Neighborhood Association, Inc (GHNAI).

2. Chess in School

Fifty elementary school children from the Lloyd Barbee Montessori School will learn the life lessons presented by exposure to chess instructions sponsored by GHNAI.

3. Clean Neighborhood Project

Six youths ages 14-17 will be employed by GHNAI to clean the NID 6 area six times during the summer.

4. 9 speed humps, payment Year 4

NID 6 will make the fourth installment to GHNAI on its 5-year payment plan for the nine speed humps installed in the NID 6 area.

5. 7th Community Health & Wellness Resource Fair

250 people will gain mental health, addiction, hearing, vision, cancer screening, nutrition, dietary education, blood pressure and glucose screening resources sponsored by Felecia Mayo.

6. 17th Juneteenth BBQ Block Party

250 persons and families to celebrate Juneteenth Day at a block party sponsored by the Garden Homes Lutheran Church.

Pursuant to the NID Statute, defined below, the local legislative body does not authorize the board to own real property in the operating year, but the Operating Plan may be amended in the future to allow for such ownership.

C. Proposed Expenditures

Proposed budget is attached as Appendix C. The HGH NID 6 Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available. Although the HGH NID board may change the budget, it must payoff any debt incurred on behalf of the

HGH NID 6, including without limitation, debt incurred related to the certified mailing costs involved in establishing the HGH NID 6.

D. Financial Method

It is proposed to raise approximately \$20,700 through HGH NID 6 assessments (see Appendix D). The HGH NID may seek private financing for programming for future operating years of the HGH NID 6.

E. Organization of NID Board

The HGH NID shall hold annual meetings to elect directors to the District Board (the "Board") consistent with terms of this subsection and the bylaws of the HGH NID. The board's primary responsibility will be implementation of the Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of HGH NID 6 assessments.

State law requires that the board be composed of at least five directors and that the all of the board directors be owners or occupants of property within the district. State law requires the local legislative body must set the time and place for a meeting at which directors of the board will be elected, and shall publish a class 2 notice under Ch. 985 that contains the information. The notice shall specify that all individuals that either own or occupy real property within the neighborhood improvement district are eligible to serve on the board and vote at the election.

The HGH NID 6 Board shall be structured in accordance with the Bylaws, which is consistent with the following:

- 1. Board size. The Board shall have at least five members but can be up to seven members.
- 2. Composition. All board members shall be owners or occupants of property within the district. The number of board members who represent commercial and residential properties shall be set as close as possible to the proportion of each type of property to the total assessed value of all property in the District. The Board shall elect its Chairperson from among its members.
- 3. Term. Appointments to the board shall be for a period of one year. Directors may be re-elected.
- 4. Elections. State law requires the local legislative body must 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 Chapter 985 that contains the information. The notice shall specify that all individuals who either own or occupy real property within the Historic Garden Homes neighborhood improvement district are eligible to serve on the board and vote at the election.
- 5. Primary Responsibility. The NID board's primary responsibility is to implement the Historic Garden Homes NID Operating Plan. The board negotiates with service providers to carry out the Plan; to enter into various contracts/agreements; to monitor development activity; to update the Operating Plan annually and ensure district compliance with the provisions of applicable statutes and regulations.
- 6. Meetings. All meetings of the board shall be governed by the Wisconsin Open Meeting Law. This requires that NID submits two (2) copies of the public meeting notices to the Office of the City Clerk at least one week prior to the scheduled meeting.

The board shall meet regularly, at least twice per year. The board shall adopt rules of order ("by laws")

to govern the conduct of its meetings.

- 7. Record Keeping. Files and records of the board's affairs shall be kept pursuant to public record requirements per City of Milwaukee code 303-32.
- 8. Staffing. The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof. The board may also maintain an office for the District, which shall be located within the District.
- 9. Board Compensation. None.
- 10. Changes. Any changes in the Board size, composition or election methodology must be approved.by a 3/5 majority of the entire board.

F. Relationship to Other Organizations

The HGH NID shall be a separate entity from the Garden Homes Neighborhood Association, Inc. (GHNAI), notwithstanding the fact that members, officers and directors of each may be shared. The GHNAI shall remain a private organization, not subject to the open meeting law, and not subject public record law except for its records generated with the HGH NID Board. The GHNAI may, and it is intended, shall, contract with the HGH NID to provide services to the NID, in accordance with this Plan.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the HGH NID 6 in proportion to the benefit derived from the HGH NID 6. After consideration of other assessment methods, it was determined that for residential properties, the number of residential units was the characteristic most directly related to the potential benefit provided by the HGH NID 6. For commercial properties it was determined that a flat fixed fee was most appropriate. Therefore, a fixed assessment of \$50 per residential unit for residential properties was selected as the basic assessment methodology for residential properties in the HGH NID 6 ("Residential Methodology"); and a fixed assessment of \$100 per commercial unit was selected as the basic assessment methodology for commercial properties in the HGH NID 6 ("Commercial Methodology"). For properties that contain both residential units and commercial use, both methodologies shall apply.

All eligible, non-exempt properties within the NID district shall be assessed per the above-cited assessment methodologies.

The assessment assigned to each property based on this formula is herein referred to as "HGH NID 6 Assessment." Any HGH NID 6 Assessments related to a previous year or years may not be contested. The HGH NID Assessment will be as shown on the attached list. Any HGH NID 6 Assessment to this Operating Plan may only be contested prior to approval and adoption of this Operating Plan by the City.

V. PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978 the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Garden Homes Historic District and the adjoining broader Garden Homes Neighborhood and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, the HGH NID Operating Plan is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Neighborhood Improvement District and the implementation of the Operating Plan. In particular, the City will:

- 1. Provide technical assistance to the proponents of the district through adoption of the Plan and provide assistance as appropriate thereafter.
- 2. Monitor, and when appropriate, apply for outside funds that could be used in support of the district.
- 3. Collect assessments, maintain in a separate account, and disburse the monies of the district.
- 4. Receive annual audits as required per sec. 66.1110(4)(c) of the NID law.
- 5. Provide the board, through the Tax Commissioner's Office on or before June 30¹ h of each Plan

Year, with the official City records and the assessed value of each tax key number with the district, as of January 1 of each Plan year, for purposes of calculating the NID assessments.

6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. Plan Approval Process

A. Public Review Process

The Wisconsin Neighborhood Improvement District law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

- 1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
- 2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition, a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
- 3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report the action to the Common Council.
- 4. The Economic Development Committee of the Common Council will review the proposed NID Plan at a public meeting and will make a recommendation to the full Common Council.
- 5. The Common Council will act on the proposed NID Plan.

6. If adopted by the Common Council, the proposed NID Plan is sent to the Mayor for his approval.

B. Petition to terminate NID

The City shall consider terminating the District if a petition to terminate is filed with the City Plan Commission in conformity with Wisconsin Statutes section 66.1110(6)(a).

VII. FUTURE YEAR OPERATING PLANS

A Phased Development

It is anticipated that the HGH NID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with purposes and objectives defined in the initial Operating Plan.

Sec. 66.1110(6)(b) of the NID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific values, budget amounts and assessment amounts are based on Year One conditions.

Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approved by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the NID law.

B. Amendment, Severability and Expansion

This HGH NID 6 has been created under the authority of Sec. 66.1110 of the Statutes of the State of Wisconsin ("NID Statute"). Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the HGH NID 6 and this HGH NID 6 Operating Plan shall be amended to conform to the law without need of reestablishment

Should the legislature amend the Statute to narrow or broaden the process of a NID to exclude or include as assessable properties a certain class or classes of properties, then the NID 6 Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act

VIII. CONTRACTION WITH HGH NID

Any contracting with the HGH NID 6 shall be exempt from the requirements of Sec. 62.15, Wis. Stats. because such contracts shall not be for the construction of improvements or provision of materials. If HGH NID 6 does contract for the construction of improvements or provisions of material, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required under Sec. 66.608(3)(c) Wis. Stats. shall be deemed to fulfill the requirements of Sec. 62.15(14) Wis. Stats. The HGH NID 6 Board of Directors and the City of Milwaukee shall comply with the provisions of Sec. 66.60 before the City inserts assessments for this NID 6 Plan onto the tax bills for the parcels assessed thereunder, only to the extent required by law, to create a lien on the parcels assessed. The HGH NID 6 may provide grant support to organizations that include the cost of staff; however, the HGH NID 6 shall not have employees directly and shall contract with a responsible party for any administration of grant funds.

Appendices

- A Wis. Statue. 66.1110
- B Garden Homes Historic District boundary ma
- C 2026 Budget
- D List of Properties I Assessments
- E Board of Directors

A. Wisconsin Statutes 66.110

66.1109

termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

- (5) (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this
- (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 prop-

History: 1983 a 184;1989 a 56 s.258;1999 a !50s. 539;Slats. 1999 s. 66.1109;

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 districf' 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 unger 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 dis-
- (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 62.23 or, if none exists, a board of public land commissioners if none exists, a planning committee of the local legislative own or occupy real property in the neighborhood improvement
- (2) An operating plan shall include at least all of the f9llowing elements:
- (a) The special assessment method applicable to the neighborhood improvement district.
- (b) The kind, number, d location of all proposed expenditares 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 neighborhoodimprovement 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, ifso, a description of the real property to be owned, the purpose of the ownership, and a 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 condi-
 - (a) An owner of real property subject to general real estate taxes and located in the proposed neighborhood improvement dis-members who represent commercial and residential properties,

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

- 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 hear• ing on its proposed neighborhood improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice Qnder 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 propose neighborhood improvement district, shall be sep.t 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 specitied 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 ini-s. tial operating plan urider sub. (3) (e), it shall determine the size of or, board, which shall consist of at least 5 members, all of whom shall body.

district.

- 2. The riumber ofboard 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. \cdot
- \cdot 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 infamiation. The nptice shall specify that all individuals who either own or occupy real property within the neighborliood 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
- statement of to whom the real property will be transferred if the property shall be divided into 2 groups. One group shall colisist 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 memhers the number ofboard members set to represent its group by the local legislative bodyunder subd. 2.
 - 5. Board members elected under: subd. 4. shall serve a one year term, lll_ld may be reelected. Annually, the number of board

based on the calculation described in subd. 2., may be reallocated by the local legislative body to the greatest extent poss:ible to be consistent with the proportion described under Subd. 2.

- 6. Annually, board members !ihafi be elected der1he procedures contained in this paragraph. If a vacancy occurs dming the term of a board member, an individual shall be elected to fill the unexpired term of the member under the procedures contained in this paragraph.
- (b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for the neighborhood improvement district The board shall then submit the operating plan to the locallegisl8tive 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 inay continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the ent method applicable to the neighborhood improvement district shall be approved by the local legislative body
- (c) The board shall prepare and make available to the public annual reports descn"bing the cmrent status of the neighborhood improvement dislrict, including expenditures and revenues. The

report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The every owner of property assessed under the operating plan may municipalitY. shall obtain an additional independent certifiaudit upon termination of the neighborhood improvement district

- (d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, bas all of the powers necessaxy or convenient to implement the operating plan, including the power to contract
- (5) All special assessments received from a neighborhood improvement district and all other appropriations by the municipality or other moneys received for the benefit of the neighborhood improvement district shall be placed in a segregated account in the municipal treasury. No disbmsements from the account may be made except to reimburse the muniCipality for appropriations other than special assessments, to pay the costs of audits required under sub.(4) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the neighborhood improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbmsed to the owners of specially assessed property in tl:le_. neighborhood improvement district, in the same proportion as the last collected special assessment
- (6) (a) Subject topars. (b) and (c), m ctpality shall \mathbf{t} nate a nelgbborhood Improvement district **if** one of the following
- 1. The owners of property assessed ooder the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operatilig plan, using the method of valuation specified in the operating plan, file a petition with the planning commission requesting termination of the neighborhood
- 2. The owners of property assessed under the operating plan improvement district

having an assessed valuation equal to more than 50 per_cent of e assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the neighborhood improvement district

- 3. 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 fail to fife a petition with the planning commission to continue the neighborhood improvement district within one year of the date on which the membership of the board changes from a majority whicJt representS conun cial properties to a m Yority that represents residentialproperties, or vice versa, as described under sub. (4) (a) 3.
- (b) 1. A petition may not be filed under this subsection earlier ·than one year after the date on which the municipality first adopts the operating plan for the neighborhood improvement district

- 2. On and after the date on which a petition is filed under par. (a) 1. or 2., or an and after the date on which a pelition must be filed under par.(a) 3., 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 the hearing under subd. 3. and unless the neighborhoOd improvement district is not terminated imder par. (c).
- 3. Wrthin 30 days after the filing of a petition under par.(a) 1. or 2., the planning commission shall hold a public hearing on the proposed termination. Wrthin 30 days after the deadline for filing a petition under par.(a) 3. passes, 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 a detail map showing the boundaries of the neighborhood improvement district, shall be sent by certified mail to all owners of real property within the neighborhood improvement district The notice shalf state the boundaries of the neighborhoodimprovement district and shall indicate that copies of the operating plan are available from the planning commission on request and are posted in the building in which_the municipality's governing body regularly holds its meetings.
- 4. Within 30 days after the date of the hearing under subd.3., send -written notice to the planning commission indicating, **if** the owner signed a petition under par. (a) 1. or 2., that the owner retracts the owner's request to terminate the neighborhood improvement district, or, if the owner did not file in-sign a petition under par.(a) 1.or2., that the owner requests termination of the neighborhood improvement district under par- $\{a\}$ 1. or 2.
- 5. Wrthin 30 days after the date of the hearing under subd. 3., 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 par.(a) 3., that the owner retracts the owner's request to continue the neighborhood improvement district, or, if the owner did not file or sign a petition under par. (a) 3., that the owner requests continuation of the neighborhood im vement district Cler subd. 3.
- ..(c) After the expiration of 3 days after!h:e date of the h g under par.) 3., and after ad?g any additio:md.subtracting · and 5., the U!UCipality shall teeand tractiounder par. () the n tgh?orho.od unprovement to on the daton wh!ch the obligation which the obligation which to unplement the operating plan expres if the owners who have signed the petition requesting the termination of the neighborhood improvement district under par.(a) 1. or 2. constitute the required groups specified in par. (a) I. or 2., or if an insUfficient representation of OWX!et-S: all described under par: (a) 3., petition to continue the neighborhood improvement district ooder par. (a) 3.
- (7) (a) 1. Exce¢ as provided in subd. 2., any parcel of real property used excltisively for less than 8 residential dwl;lling units 1 may not be specially sessed for pmposes of this and real property that is exempted from general property taxes
- 2. In a 1st class city, real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.
- (b) A municipality may terminate a neighborhood 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 rea} prop-

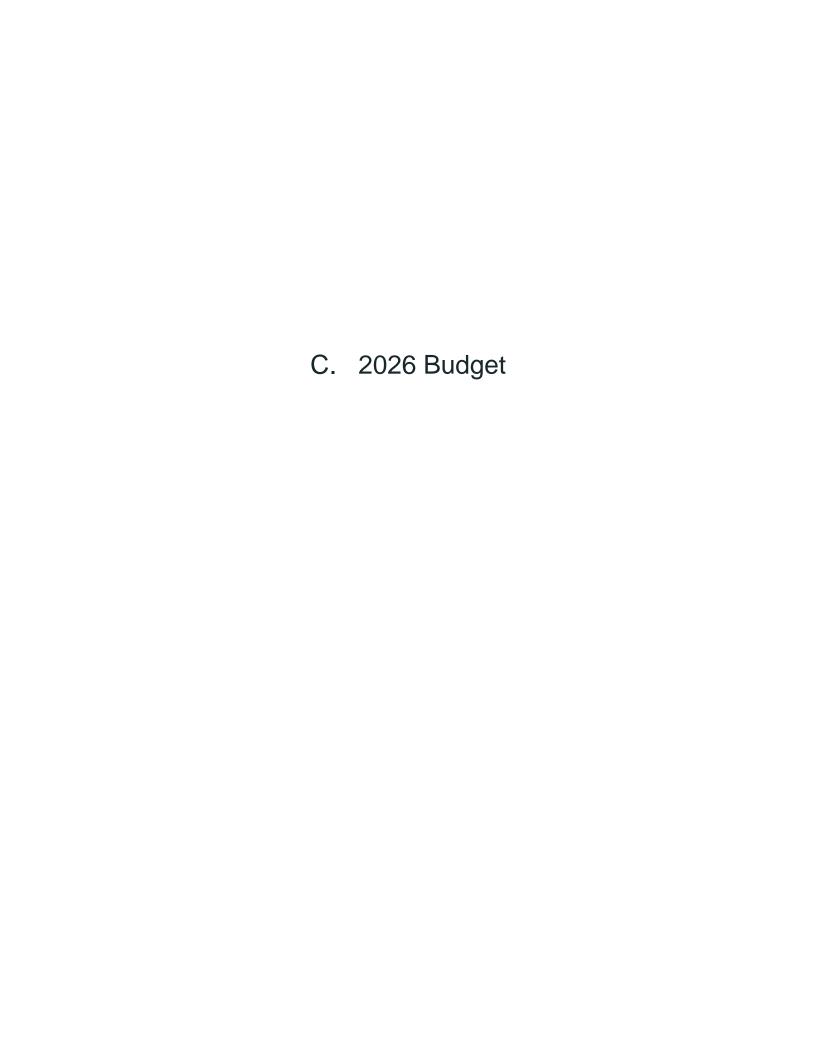
History: 2005 a. 186; 2009 a. 147.

66.1111. Historic properties. (1) DEFINMONs. In thissec-

(a) "Historic property" bas the meaning given imder s. 44.31

| B. Historic Garden Homes NID Boundary Map |
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Historic Garden Homes NID 6 2026 Operating Budget

\$ 749

Sources

| NID Assessment on 372 Residential Units | \$18,600 |
|---|----------|
| NID Assessment on 21 Commercial Units | \$ 2,100 |
| 2025 Carry-Over | \$10,397 |
| | |
| Total Sources | \$31,097 |

Ending Balance

| Uses | |
|--------------------------------|----------|
| Home Repair Rebate Project | \$13,151 |
| Chess in 2 Schools | \$ 2,768 |
| Clean Neighborhood | \$ 1,857 |
| Speed Humps Project payment | \$ 4,753 |
| Juneteenth Day Block Party | \$ 1,819 |
| Community Health Resource Fair | \$ 3,000 |
| Administrative | \$ 1,000 |
| Financial Review Statement | \$ 2,000 |
| | |
| Total Uses | \$30,348 |
| | |

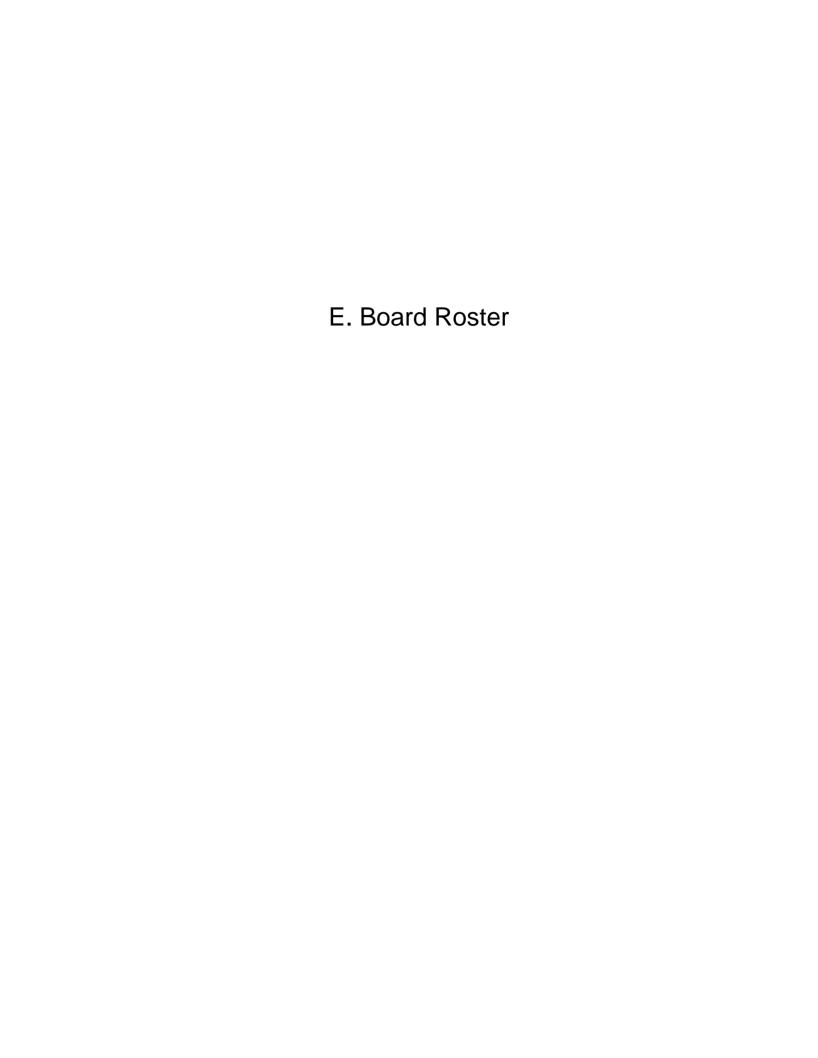
| D. List of Properties I Assessments |
|-------------------------------------|
| |
| |
| |

| | L | la 4 | | |
|--|---|----------------------------------|---|------------------|
| , | Address | Owner1 | Owner2 | NID 6 Assessment |
| | 4382 N 27TH ST | SOLITARY INVESTMENTS LLC | 1 4 4 DT 1 4 5 D 5 5 1 4 4 4 1 | 150 |
| | 4384-4392 N 27TH ST | MARTHA J FREEMAN AKA | MARTHA FREEMAN | 400 |
| | 4394-4398 N 27TH ST | MONK'S ENTERPRISE LLC | | 400 |
| | 4402 N 27TH ST | MCMP PROPERTY LLC | | 100 |
| | 4338 N 27TH ST | GREGORY BRADFORD | | 250 |
| | 4360-4364 N 27TH ST | HOT SPOTS INVESTMENTS, LLC | | 800 |
| | 4416-4420 N 27TH ST | YBOBGO LLC | | 200 |
| | 4609 N TEUTONIA AV | NEOMIA TOWNSEND | | 300 |
| 2319987110 | 4727 N TEUTONIA AV | T RYAN ENTERPRISES INC | | 0 |
| 2451203000 | 4305 N TEUTONIA AV | LOUS AAA SERV CENTER INC | | 100 |
| 2459997000 | 4369-4377 N TEUTONIA AV | SG PROPERTY | INVESTMENTS LLC | 400 |
| 2310001100 | 4485 N TEUTONIA AV | ROBERT HOOKS JR | DORIS T HOOKS | 400 |
| 2310108000 | 4300-4332 N 27TH ST | BERRADA PROPERTIES 36 LLC | | 1,000 |
| 2310901000 | 2530 W VICTORY LA | BERRADA PROPERTIES 78, LLC | | 200 |
| 2310902000 | 2600 W VICTORY LA | BERRADA PROPERTIES 68 LLC | | 200 |
| 2310903000 | 2610 W VICTORY LA | ISHIAH STOKES | | 200 |
| | 4630 N 27TH ST | BERRADA PROPERTIES 32 LLC | | 200 |
| | 4620 N 27TH ST | KATHERINE M HANDY | | 200 |
| | 4610 N 27TH ST | MICHAEL G COOMBS | VERDENE L STOKES-COOMBS | 200 |
| | 2615 W VICTORY LA | BERRADA PROPERTIES 88, LLC | VENDERVE E STORES-COOMIDS | 200 |
| | 2605 W VICTORY LA | JIMMY L DESHAZER | LESLIE R DESHAZER | 200 |
| | | | LEGLIE N DESHAZEN | |
| | 2541 W VICTORY LA | BERRADA PROPERTIES 38 LLC | | 200 |
| | 2531 W VICTORY LA | BERRADA PROPERTIES 88, LLC | ATTAL TIMA DV50 | 200 |
| | 4512 N 27TH ST | MILWAUKEE AIDS HOUSING CORP | ATTN: TIM DYER | 0 |
| | 4520 N 27TH ST | RCBC INVESTMENT LLC | | 400 |
| | 4536 N 27TH ST | KATRINA F FISHER | | 200 |
| 2311020000 | 4544 N 27TH ST | BERRADA PROPERTIES B1 LLC | | 200 |
| 2311021000 | 4550 N 27TH ST | BERRADA PROPERTIES 88, LLC | | 200 |
| 2311022000 | 4558 N 27TH ST | MERRY KYLES TOD | | 200 |
| 2311023000 | 4564 N 27TH ST | UPPER CLASS LIVING LLC | % ERIC A DUNST | 200 |
| 2311029110 | 4545 N TEUTONIA AV | PRIME INVESTMENT GROUP LLC | | 200 |
| 2311030000 | 4539 N TEUTONIA AV | BERRADA PROPERTIES 72 LLC | | 200 |
| 2311031000 | 4533 N TEUTONIA AV | BERRADA PROPERTIES 79 LLC | | 200 |
| | 4517-4527 N TEUTONIA AV | ALLWRIGHT LLC | | 400 |
| | 2600 W GLENDALE AV | TAMRA CIHLA | REDWOOD INVESTMENTS LLC | 500 |
| | 4351-4357 N TEUTONIA AV | BRAWNER AND MILLS LLC | C/O RANDLE E POLLARD | 700 |
| | 4481A N TEUTONIA AV | HOOKS EMPIRE LLC | C, C TO | 100 |
| | 4477 N TEUTONIA AV | LATOYA NEAL | | 50 |
| | 4471 N TEUTONIA AV | CHERYL HILL | | 50 |
| | | | KENDDICK TAVI OD | 50 |
| | 4465 N TEUTONIA AV | NATASHA MORTIMORE | KENDRICK TAYLOR | |
| | 4461 N TEUTONIA AV | CHARLIE CLAYBORN | | 50 |
| | 4455 N TEUTONIA AV | GUPTA PROPERTIES LLC | | 50 |
| | 4449 N TEUTONIA AV | 251 BRADLEY PLACE LLC | | 50 |
| 2310009000 | 4443 N TEUTONIA AV | J D O'NEAL JR | PATRINA L PATTERSON | 50 |
| | 4439 N TEUTONIA AV | ALLAN D NEWSOM SR | DENISE L JACKSON | 50 |
| | 4433 N TEUTONIA AV | NM RENTAL PROPERTIES LLC | | 50 |
| 2310012000 | 4427 N TEUTONIA AV | GWENDOLYN ADDISON | LAWRENCE ADDISON | 50 |
| 2310013000 | 4421 N TEUTONIA AV | DARLENE THOMAS-WINTERS | | 50 |
| 2310014000 | 4415 N TEUTONIA AV | CLEAR VISION PROPERTIES LLC | | 50 |
| 2310015000 | 4402 N 25TH ST | JAMES GRANT & ROSIE HW | | 50 |
| 2310016000 | 4408 N 25TH ST | CAROL Y HAMPTON & | ROLANDA HAMPTON | 50 |
| | 4414 N 25TH ST | BT CAPITAL LLC | | 50 |
| | 4420 N 25TH ST | KIMBERLY M ELY | | 50 |
| | 4424 N 25TH ST | SHELIA GLENN | | 50 |
| | 4428 N 25TH ST | KWAY ENTERPRISES LLC | | 50 |
| | 4434 N 25TH ST | MIGUEL A SOTO OQUENDO | | 50 |
| | 4440 N 25TH ST | BERTHA D SHACKELFORD | ELTON WASHINGTON | 50 |
| | | | LLION WASHINGTON | 50 |
| | 4444 N 25TH ST | STEVE J OLSON | | |
| | 4450 N 25TH ST | OS INVESTMENT TEAM LLC | | 50 |
| | 4456 N 25TH ST | NATHANIEL MCCLENDON & RINDA | | 50 |
| | 4460 N 25TH ST | ELLA DUNBAR | | 50 |
| | 4466 N 25TH ST | MARCUS HUGHES | | 50 |
| | 4472 N 25TH ST | STENNEN JACKSON | | 50 |
| 2210020000 | 4476-4482 N 25TH ST | WILLIAM SMITH | | 100 |
| 2310029000 | | | | 100 |
| | 4328-4330 N 26TH ST | RPRFII A LLC | | 100 |
| 2310030000 | 4328-4330 N 26TH ST 2523 W ATKINSON AV | RPRFII A LLC DJUANA REE EWING | | |
| 2310030000 2310031000 | | | | 50 |
| 2310030000 2310031000 2310032000 | 2523 W ATKINSON AV | DJUANA REE EWING | QUEEN WHIGHAM | 50 100 50 |

| | I | Ta | | |
|------------|---|--------------------------------------|---------------------|-----|
| | 4305 N 25TH ST | SUN VALLEY PROPERTIES LLC | | 50 |
| | 4304 N 26TH ST | ANDRAE NEWSOM SR | | 50 |
| | 4310 N 26TH ST | ANNA R GARETT | | 50 |
| | 4383 N 25TH ST | STARLIGHT HOMES LLC | | 50 |
| | 4377 N 25TH ST | LOVE, MARTHA B | | 50 |
| | 4371 N 25TH ST | KEEP ON MOVING TRUCKING LLC | UEAN A A A E I E D | 50 |
| | 4365 N 25TH ST | MOUNTAIN WEST IRA INC FBO | JEAN M MEIER | 50 |
| | 4359 N 25TH ST | LATASHA HINES | | 50 |
| | 4353 N 25TH ST | SUKETA A UPCHURCH | | 50 |
| | 4349 N 25TH ST | TAMEKA HARRIS | | 50 |
| - | 4343 N 25TH ST | MATTHEW D SIMMONS | LASHANDA N SIMMONS | 50 |
| | 4339 N 25TH ST | KENNETH A & LORETTA CAMPBELL | | 50 |
| - | 4333 N 25TH ST | RMS INVESTMENTS III LLC | | 50 |
| | 4321-4327 N 25TH ST | MICHAEL MAYO SR | FELECIA W MAYO | 100 |
| | 4340-4344 N 26TH ST | TARVARES DOYGAL | | 100 |
| - | 4352 N 26TH ST | ASHANTI CATRICE ANGLIN | | 50 |
| | 4356 N 26TH ST | EAGLES NEST PROPERTIES LLC | | 50 |
| | 4362 N 26TH ST | VAN ABERNATHY TOD | | 50 |
| | 4366 N 26TH ST | GARDEN HOMES HOMEOWNER INTIATIVE LLC | | 50 |
| | 4372 N 26TH ST | STENNEN JACKSON | | 50 |
| | 4376 N 26TH ST | ROGER ATEHLEME HONGLA MOMHA | - | 50 |
| | 4380 N 26TH ST | ROGER ATEHLEME HONGLA-MOMHA | | 100 |
| | 4437-4441 N 25TH ST | GARDEN HOMES HOMEOWNER INTIATIVE LLC | | 100 |
| | 4431 N 25TH ST | GARDEN HOMES HOMEOWNER INTIATIVE LLC | | 50 |
| | 4423 N 25TH ST | GARDEN HOMES HOMEOWNER INTIATIVE LLC | | 50 |
| | 4419 N 25TH ST | LYNDELL GILBERT | | 50 |
| 2310061000 | 4415 N 25TH ST | BERNADINE GILBERT | | 50 |
| 2310062000 | 4407 N 25TH ST | BALANCE INVESTMENTS LLC | | 50 |
| 2310063000 | 4401 N 25TH ST | JANET MAYS | | 50 |
| 2310064000 | 4400-4406 N 26TH ST | JAMAUL R LAWRENCE | | 100 |
| 2310065000 | 4414 N 26TH ST | PATRICE HOGAN | | 50 |
| 2310066000 | 4418 N 26TH ST | FINANCIAL FREEDOM INVTS LLC | | 50 |
| 2310067000 | 4424 N 26TH ST | ARNEATHA COCKRANE | | 50 |
| 2310068100 | 4430-4436 N 26TH ST | ESSIE M COPELAND | ETHELDIA K WESTON | 100 |
| 2310070000 | 4485 N 25TH ST | KISHA KIRK | | 50 |
| 2310071000 | 4481 N 25TH ST | GARDEN HOMES HOMEOWNER INTIATIVE LLC | | 50 |
| 2310072000 | 4477 N 25TH ST | NAKIYAH JASMINE EVANS | | 50 |
| 2310073000 | 4471 N 25TH ST | TONI ESKRIDGE | | 50 |
| 2310074000 | 4465 N 25TH ST | GOOD DAY B E H LLC | | 50 |
| 2310075000 | 4457 N 25TH ST | WILLIE B JACKSON | | 50 |
| 2310076000 | 4453 N 25TH ST | DORI INVESTMENTS LLC | | 50 |
| 2310077000 | 4440 N 26TH ST | JORGE A PRADO JIMENEZ | | 50 |
| 2310079000 | 4450 N 26TH ST | MAYME L ROBINSON LIVING TRUST | | 50 |
| 2310080000 | 4458 N 26TH ST | KENN LEE DAVIS | | 50 |
| 2310081000 | 4462 N 26TH ST | JOHN A BARTON SR & | AUDREY E BARTON | 50 |
| 2310082000 | 4468 N 26TH ST | JOSEPH A BOVA | | 50 |
| | 4472 N 26TH ST | KEDO LLC | | 50 |
| | 4478 N 26TH ST | BUSINESS VENTURES INV LLC | | 50 |
| | 4484 N 26TH ST | JUDY E SEYMORE | | 50 |
| | 4407 N 26TH ST | GARDEN HOMES HOMEOWNER INTIATIVE LLC | | 50 |
| 2310088000 | 4401 N 26TH ST | GARDEN HOMES HOMEOWNER INTIATIVE LLC | | 50 |
| | 4395 N 26TH ST | AMERICAN UNITED PROP LLC | | 50 |
| | 4387-4389 N 26TH ST | CATALEASE LLC | | C |
| | 4381 N 26TH ST | MIA A PRICE | | 50 |
| | 4375 N 26TH ST | JAMES L HASAN | | 50 |
| | 4369 N 26TH ST | GARDEN HOMES HOMEOWNER INTIATIVE LLC | | 50 |
| | 2615 W ATKINSON AV | JAMES COCROFT | | 50 |
| | 2607 W ATKINSON AV | BUSINESS VENTURES INVTMTS | LLC | 100 |
| | 2603 W ATKINSON AV | JOHN J WATT | | 50 |
| | 4333 N 26TH ST | BETTY ALEXANDER | | 50 |
| | 4327 N 26TH ST | LINKER NOTES LLC | | 50 |
| | 4321-4323 N 26TH ST | SANNIA E GREEN | <u>†</u> | 100 |
| | 4315-4317 N 26TH ST | RAGIR GROUP LLC | <u> </u> | 100 |
| | 4311-A N 26TH ST | MILLENNIOM CLV LLC | + | 100 |
| | 4305 N 26TH ST | SERGIO DEL PILAR DELGADO | | 50 |
| | 2449 W CONGRESS ST | JACQUELINE A CARTER NKA | JACQUELINE A DOTSON | 50 |
| | 2453 W CONGRESS ST | SFR3-020 LLC | JACQUELINE A DUTOUN | 50 |
| 2310/02000 | | ASHLEY MONTGOMERY | | 100 |
| 2210704000 | | | | |
| | 2465 W CONGRESS ST | | + | |
| 2310705000 | 2465 W CONGRESS ST 4378 N 25TH ST 4374A N 25TH ST | CHEVY A HEART BISE INVESTMENTS, LLC | | 50 |

| 2310700000 4800 A 327 N 375 H ST | 2210709000 | 4266 N 25TH CT | L S.L. INNOVATIONS LLC | T | EO |
|--|------------|-------------------------|--------------------------------------|-----------------------------|-----|
| 2310711000 3350 N 25TH ST | | | L&L INNOVATIONS LLC | | 50 |
| 2310711000 4350 N 2511-51 ONT-IHAR R IEE | | | | | |
| 2310712000 3494 N 25115 | | | | | |
| 2017/13/00 338 N 2711 57 JUNE 2017/13/10/15 3018/20/00 495 N 2711 57 JUNE 4018/20 4018/2 | | | | DELEGNO MARQUIS IOHNSON | |
| 2310910000 435 N 2511 ST | | | | DEEE ON WINNEQUIS SOUNDS ON | |
| 2310007000 4487 N 2671 ST | | , | | | |
| 2310807000 443 PL 2011 ST S. J. MULLAMS S. S. SELECTION S. S. J. MULLAMS S. S. SELECTION S. S. J. MULLAMS S. S. S. SELECTION S. | | | | | |
| 2310809000 4473 N 267H 5T | | | | | |
| 2310805000 4467 N 28TH 5T | | | | | |
| 2210065000 445 N 72FH 5T | | | | EMILY ADDISON | |
| 2310800000 442 N 3 26 N 3 | | | DEVIN HAWTHORNE | | |
| 2310800000 442 N 26TH ST | | | | | |
| 2310800000 442 N 26TH ST | 2310807000 | 4451 N 26TH ST | WILLNETTE D HONEY | | 50 |
| 2310810000 2610 W PORT SUNLIGHT WA | 2310808000 | 4447 N 26TH ST | GARDEN HOMES HOMEOWNER INTIATIVE LLC | | 50 |
| 2310810000 2614 W PORT SUNLIGHT WA | 2310809000 | 2602 W PORT SUNLIGHT WA | JDC CUSTOM HOMES LLC | | 50 |
| 2310812000 422-4424 N 27TH ST | 2310810000 | 2610 W PORT SUNLIGHT WA | WESLEY S BENTIL | | 50 |
| 1000 1428 4438 N 27TH ST | 2310811000 | 2614 W PORT SUNLIGHT WA | GARDEN HOMES HOMEOWNER INTIATIVE LLC | | 50 |
| 2310810000 4456 N 27TH ST | 2310813000 | 4422-4424 N 27TH ST | VICTOR M SUMBRY | JUDITH M SUMBRY | 100 |
| 2310810000 4450 N 277H ST | 2310814000 | 4428-4430 N 27TH ST | VICTOR SUMBRY | JUDITH SUMBRY | 100 |
| 2310812000 4456 N 27TH ST | 2310815000 | 4436 N 27TH ST | CZ & FERGIE LLC | | 100 |
| 2310819000 4452 N 27TH ST | | | VERA JENNINGS | | |
| 2310821000 4456 N 27TH ST | 2310817000 | 4446 N 27TH ST | DEBORAH L DODSON | | |
| 231002000 4466 N 27TH ST | 2310818000 | 4452 N 27TH ST | SHANE PROPERTIES LLC | | |
| 231020000 2621 W. RUBY AV | | | | | |
| 2311005000 4645-ADJ N TEUTONIA AV | 2310821000 | 4466 N 27TH ST | | | |
| | | | MALYNDA WALKER | | |
| 2311002000 4551 N 26TH ST | 2310906000 | 4645-ADJ N TEUTONIA AV | KATHERINE M HANDY | | |
| 2311003000 4557 N 26TH ST | 2311001000 | 4567 N 26TH ST | GLENN E SIMMONS | | 50 |
| | 2311002000 | 4561 N 26TH ST | MELODY L SCHROCK | | |
| 2311005000 4545 N 25TH ST | 2311003000 | 4557 N 26TH ST | SHANTELL M SMITH | | |
| 2311007000 | 2311004000 | 4553 N 26TH ST | DENISE HUNT | | |
| 3311007000 4355 N 26TH ST REGINALD D REED SR | | | | | |
| 2311008000 4531 N 26TH ST BRANDI PATTERSON MARSHALL PATTERSON | | | | SHERRY SUGGS, LEE BROWN JR | |
| 2311009000 4525 N 26TH ST | | | | | |
| 2311010000 4519 N 26TH ST | | | | MARSHALL PATTERSON III | |
| 2311011000 4513 N 26TH ST DORIS E SMITH S0 2311012000 4507 N 26TH ST BERNICE E HARDY 5.00 2311012400 2512 W RUBY AV ALIFE HOME IMPROVEMENT LLC 5.00 2311024010 4575 N TEUTONIA AV JOAN LEFLORE 5.00 2311025000 4569 N TEUTONIA AV BEAUTIFUL TALE EL 5.00 2311025000 4569 N TEUTONIA AV DIAMARTIN, JR 5.00 2311026000 4565 N TEUTONIA AV VINCENT M MARTIN, JR 5.00 2311026000 4557-4559 N TEUTONIA AV LAKESHA T GREEN 1.00 2311028000 4557-4559 N TEUTONIA AV LAKESHA T GREEN 1.00 2311038000 4558-34555 N TEUTONIA AV ROLAC INVESTMENT GROUP LLC 1.00 2311038000 4558-34555 N TEUTONIA AV AND ALD ALD ALD ALD ALD ALD ALD ALD ALD AL | | | | | |
| 2311012000 4507 N 26TH ST | | | | | |
| 2311014000 2612 W RUBY AV | | | | | |
| 2311024100 4575 N TEUTONIA AV | | | | | |
| 2311025000 4569 N TEUTONIA AV BEAUTIFUL TALE EL 50 | | | | | |
| 2311026000 4563 N TEUTONIA AV | | | | | |
| 2311027000 4557-4559 N TEUTONIA AV | | | | | |
| 2311028000 4553-4555 N TEUTONIA AV | | | | | |
| 2311033000 4511 N TEUTONIA AV ROLAC INVESTMENT LLC 50 2311034000 4505 N TEUTONIA AV JAMES T JOHNSON PATSY JOHNSON 50 2311035000 2496 W RUBY AV ANGELA MITCHELL 50 2311035000 4500 N 26TH ST RUBY H MAYS 50 2311037000 4508 N 26TH ST GLORIA THURMAN 50 2311038000 4512 N 26TH ST DAWANNA HOLLIMAN 50 231103900 4518 N 26TH ST DAWANNA HOLLIMAN 50 231103900 4518 N 26TH ST DOROTHY J JACKSON JEFFREY JACKSON 50 2311041000 4524 N 26TH ST LARRY L DAVIS CAROLYN J DAVIS 50 2311042000 4526 N 26TH ST DERRICK F NASH LIVING TRUST 50 2311042000 4532 N 26TH ST DERRICK F NASH 50 2311044000 4532 N 26TH ST THE PAUL AND DOMAZ WELLINGTON LIVING TRUST 50 2311044000 4554 N 26TH ST TAN'S INVESTMENTS LLC 50 2311046000 4556 N 26TH ST ANITA L WILSON 50 2311046000 4556 N 26TH ST ANITA L WILSON 50 2311046000 4556 N 26TH ST ING PROPERTIES ONE LLC 50 2319972000 4574 N 26TH ST AT TAN'S INVESTMENTS LLC 50 2319972000 4574 N 26TH ST AT TAN'S INVESTMENTS LLC 50 2319972000 4576 N 26TH ST AT TAN'S INVESTMENTS LLC 50 2319972000 4576 N 26TH ST AT TAN'S INVESTMENTS LLC 50 2319972000 4576 N 26TH ST AT TAN'S INVESTMENTS LLC 50 2319972000 4576 N 26TH ST AT TAN'S INVESTMENTS LLC 50 2319972000 4576 N 26TH ST AT TAN'S INVESTMENTS LLC 50 2319972000 4576 N 26TH ST AT TAN'S INVESTMENTS LLC 50 2319972000 4576 N 26TH ST AT TAN'S INVESTMENTS LLC 50 2319972000 4576 N 26TH ST AT TAN'S INVESTMENTS LLC 50 2319972000 4576 N 26TH ST AT TAN'S INVESTMENTS LLC 50 2319972000 4576 N 26TH ST AT TAN'S INVESTMENTS LLC 50 2319972000 4576 N 26TH ST AT TAN'S INVESTMENTS LLC 50 2319972000 4576 N 26TH ST AT TAN'S INVESTMENTS LLC 50 2319972000 4576 N 26TH ST AT TAN'S INVESTMENTS LLC 50 2319972000 4576 N 26TH ST AT TAN'S INVESTMENTS LLC 50 2319972000 4576 N 26TH ST AT TAN'S INVESTMENTS LLC 50 2319972000 4576 N 26TH ST | | | | | |
| 2311034000 2450 N TEUTONIA AV JAMES T JOHNSON PATSY JOHNSON 50 | | | | | |
| 2311035000 2496 W RUBY AV | | | | PATSY IOHNSON | |
| 2311036000 4500 N 26TH ST RUBY H MAYS 50 2311037000 4508 N 26TH ST GLORIA THURMAN 50 2311038000 4512 N 26TH ST DAWANNA HOLLIMAN 50 2311039000 4518 N 26TH ST DOROTHY J JACKSON JEFFREY JACKSON 50 2311040000 4524 N 26TH ST DAYANNA HOLLIMAN 50 2311040000 4524 N 26TH ST LARRY L DAVIS CAROLYN J DAVIS 50 2311041000 4526 N 26TH ST DERRICK F NASH LIVING TRUST 50 2311042000 4532 N 26TH ST DERRICK F NASH ST DERRICK F NASH ST ST ST ST ST ST ST | | | | | |
| 2311037000 4508 N 26TH ST | | | | <u> </u> | |
| 2311038000 4512 N 26TH ST DAWANNA HOLLIMAN 50 2311039000 4518 N 26TH ST DOROTHY J JACKSON JEFFREY JACKSON 50 2311040000 4524 N 26TH ST LARRY L DAVIS CAROLYN J DAVIS 50 2311041000 4526 N 26TH ST PAUL & DOMAS WELLINGTON LIVING TRUST 50 2311042000 4532 N 26TH ST DERRICK F NASH 50 2311043000 4538 N 26TH ST THE PAUL AND DOMAZ WELLINGTON LIVING TRUST 50 2311044000 4534 N 26TH ST TAN'S INVESTMENTS LLC 50 2311045000 4536 N 26TH ST TAN'S INVESTMENTS LLC 50 2311046000 4554 N 26TH ST ING PROPERTIES ONE LLC 50 2311046000 4558 N 26TH ST ING PROPERTIES ONE LLC 50 2319912110 4645-A N TEUTONIA AV REX SABIO MERRY YEN 50 2319972000 4574 N 26TH ST DIEAN PITTMAN 50 2319980000 4579 N 26TH ST DIEAN PITTMAN 50 2319980000 4579 N 26TH ST DONALDSON, JOE EDDIE JR 50 2319983200 4580 N 27TH ST DONALDSON, JOE EDDIE JR 50 2319983200 4580 N 27TH ST DONALDSON, JOE EDDIE JR 50 2319983200 4538 N TEUTONIA AV JEFFERY B HARDY SR 50 2319983200 4358 N TEUTONIA AV MARQUIS DWAYNE HARMON 50 2451202000 4321 N TEUTONIA AV MARQUIS DWAYNE HARMON 50 | | | | <u> </u> | |
| 2311039000 4518 N 26TH ST DOROTHY J JACKSON JEFFREY JACKSON 50 2311040000 4524 N 26TH ST LARRY L DAVIS CAROLYN J DAVIS 50 2311041000 4526 N 26TH ST PAUL & DOMAS WELLINGTON LIVING TRUST 50 2311042000 4532 N 26TH ST DERRICK F NASH 50 2311043000 4538 N 26TH ST THE PAUL AND DOMAZ WELLINGTON LIVING TRUST 50 2311044000 4544 N 26TH ST TAN'S INVESTMENTS LLC 50 2311045000 4550 N 26TH ST ANITA L WILSON 50 2311046000 4558 N 26TH ST ING PROPERTIES ONE LLC 50 2319912110 4645-A N TEUTONIA AV REX SABIO MERRY YEN 50 2319972000 4574 N 26TH ST ATC PAINTING & CONTRACTING LLC EILAND INVESTMENTS LLC 50 2319973110 4580 N 26TH ST DIEAN PITTMAN 50 2319983000 4579 N 26TH ST ROBBIE D FULTON 50 2319983200 4580 N 27TH ST DONALDSON, JOE EDDIE JR 100 2319983200 4530 N TEUTONIA AV JEFFERY B HARDY SR 100 2451201000 4335 N TEUTONIA AV MARQUIS DWAYNE HARMON 50 2451202000 4321 N TEUTONIA AV HECTOR L CABALLERO 50 | | | | | |
| 2311040000 4524 N 26TH ST LARRY L DAVIS CAROLYN J DAVIS 50 2311041000 4526 N 26TH ST PAUL & DOMAS WELLINGTON LIVING TRUST 50 2311042000 4532 N 26TH ST DERRICK F NASH 50 2311043000 4538 N 26TH ST THE PAUL AND DOMAZ WELLINGTON LIVING TRUST 50 2311045000 4544 N 26TH ST TAN'S INVESTMENTS LLC 50 2311045000 4550 N 26TH ST ANITA L WILSON 50 2311046000 4558 N 26TH ST ING PROPERTIES ONE LLC 50 2319912110 4645-A N TEUTONIA AV REX SABIO MERRY YEN 50 2319972000 4574 N 26TH ST ATC PAINTING & CONTRACTING LLC EILAND INVESTMENTS LLC 50 2319973110 4580 N 26TH ST DIEAN PITTMAN 50 2319981000 4579 N 26TH ST ROBBIE D FULTON 50 2319981000 4575 N 26TH ST DONALDSON, JOE EDDIE JR 100 2319982000 4580 N 27TH ST B J GASTON 50 2319983200 4583 N TEUTONIA AV JEFFERY B HARDY SR 100 2451202000 4321 N TEUTONIA AV HECTOR L CABA | | | | JEFFREY JACKSON | |
| 2311041000 | | | | | |
| 2311042000 4532 N 26TH ST DERRICK F NASH S0 2311043000 4538 N 26TH ST THE PAUL AND DOMAZ WELLINGTON LIVING TRUST S0 2311044000 4544 N 26TH ST TAN'S INVESTMENTS LLC S0 2311045000 4550 N 26TH ST ANITA L WILSON S0 2311046000 4558 N 26TH ST ING PROPERTIES ONE LLC S0 2319912110 4645-A N TEUTONIA AV REX SABIO MERRY YEN S0 2319972000 4574 N 26TH ST ATC PAINTING & CONTRACTING LLC EILAND INVESTMENTS LLC S0 2319973110 4580 N 26TH ST DIEAN PITTMAN S0 2319980000 4579 N 26TH ST ROBBIE D FULTON S0 231998000 4575 N 26TH ST DONALDSON, JOE EDDIE JR 100 2319982000 4580 N 27TH ST B J GASTON S0 2451201000 4335 N TEUTONIA AV MARQUIS DWAYNE HARMON S0 2451202000 4321 N TEUTONIA AV HECTOR L CABALLERO 50 | | | | | |
| 2311043000 4538 N 26TH ST THE PAUL AND DOMAZ WELLINGTON LIVING TRUST 50 2311044000 4544 N 26TH ST TAN'S INVESTMENTS LLC 50 2311045000 4550 N 26TH ST ANITA L WILSON 50 2311046000 4558 N 26TH ST ING PROPERTIES ONE LLC 50 2319912110 4645-A N TEUTONIA AV REX SABIO MERRY YEN 50 2319972000 4574 N 26TH ST ATC PAINTING & CONTRACTING LLC EILAND INVESTMENTS LLC 50 2319973110 4580 N 26TH ST DIEAN PITTMAN 50 2319980000 4579 N 26TH ST ROBBIE D FULTON 50 2319981000 4575 N 26TH ST DONALDSON, JOE EDDIE JR 100 2319982000 4580 N 27TH ST B J GASTON 50 2319983200 4653 N TEUTONIA AV JEFFERY B HARDY SR 100 2451201000 4335 N TEUTONIA AV MARQUIS DWAYNE HARMON 50 2451202000 4321 N TEUTONIA AV HECTOR L CABALLERO 50 | | | | | |
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| | 2451204000 | 2422 W ROOSEVELT DR | NHB MANAGEMENT LLC | | 50 |

| 2451205000 | 2428 W ROOSEVELT DR | 2428ROOS LLC | | 50 |
|------------|---------------------|---|------------------------|-----|
| 2451206000 | 2434 W ROOSEVELT DR | GARDEN HOMES EVANGELICAL LUTHERAN CHURC | | 0 |
| 2451207000 | 2442 W ROOSEVELT DR | GARDEN HOMES EVANGELICAL | LUTHERN CHURCH | 0 |
| 2451209000 | 4353-4355 N 24TH PL | NATALIE CHRISTIE | JERRY REEVES | 100 |
| 2451210000 | 4343-4345 N 24TH PL | ALVIN TURNER | DEBRA TURNER | 100 |
| 2451211000 | 4339-4341 N 24TH PL | ROOSEVELT & DOROTHY M | COOPER TRUSTEES OF THE | 100 |
| 2459998000 | 4361 N TEUTONIA AV | KIM BRUMFIELD | | 50 |



NID #6 Board of Directors

Mr. Aaron McClendon, President

Mr. Joseph Bova, Treasurer

Ms. Anita Aydin

Ms. Arneatha Cockrane

Mr. William Smith

Historic Garden Homes Neighborhood Improvement District 6

ANNUAL REPORT: April 1, 2024 - March 31, 2025

Mission Statement

Mission: The Historic Garden Homes NID 6 will energetically support projects that promote COMMUNITY DEVELOPMENT.

Focus: To fund structural levers that foster positive neighborhood values, namely secular projects that:

- 1) Fix the environment
- 2) Build community relational cohesion
- 3) Strengthen families
- 4) Bolster collective efficacy
- 5) Promote health and life-expectancy longevity
- 6) Flourish creativity and artistic development
- 7) Celebrate cultural and neighborhood values
- 8) Preserve the neighborhood's historic heritage

Core Programs - To expend \$29,075

Garden Homes Lutheran Church

The Garden Homes Lutheran Church had another successful **Juneteenth Day Celebration** with 250 people enjoying this freedom-related celebration during the block party at the church location, 2450 W. Roosevelt Drive.

Garden Homes Neighborhood Association, Inc.

NID 6 designated grants to the Garden Homes Neighborhood Association, Inc. to support five projects:

Speed Humps installment payment, Chess in the School, Clean Neighborhood Project, Home Repair Rebate Project (HRRP), and the 100th Anniversary Commemorative Book.

The association made the **Speed Humps Project** second of five-instalment payments in July. Per agreement with the City, the three remaining payments of \$4,752.18 will be made on July 1 of each year, 2025-2027.

Chess in the School enriched the 52 participating students from the Lloyd Barbee Montessori School. The Garden Homes Lutheran School chose not to participate this year. Mr. Milton Caston, the professional chess instructor, conducted 45 one-hour classes at Lloyd Barbee from October 2 through November 20, 2024.

The **Clean Neighborhood Project** was brought back to live after two years of hibernation. Eleven youths kept the Garden Homes Park and surrounding streets immaculate over six two-hour every-other Clean-Up weekends, June 30-September 21, 2024.

Although all eight **Home Repair Rebate Project's** applicants were approved to receive matching funds grants totaling \$8,000, four applicants concluded their projects on time and received rebates totaling \$3,500. Their home renovation projects addressed basements (2), flooring, roof, porch, driveway, garage slab, garage, windows (3), storm doors (2), fence, landscaping and power wash ventures.

The **100th Anniversary Commemorative Book** project was not completed. Of the \$21,424.18 NID 6 grant, \$15,901.53 were expended. GHNAI is positioned to return \$5,522.65 to NID 6.

Felecia Mayo

Felicia Mayo had her **Community Health Resource Fair** in September 2024. She has not turned in a final report. NID 6 is holding her 2025 grant until she files the 2024 report and the NID 6 board approves the report.

Powerhouse Deliverance Church of God

Much planning went into preparation for the **Back to School** event immense event, i.e. the purchase of supplies for the book bags which included: Book bags, pencils, colored pencils, markers, glue, rulers, scissors, wide ruled and college ruled paper, crayons, glue, spiral notebook paper, erasers, black and

blue ink pens, pocket folders, composition notebooks and other assorted school supplies.

The Back-to-School event took place on Saturday, August 10, 2024, at the New Hope Baptist Church, 2433 W. Roosevelt Drive. The event started at 11:00 a.m. and ended approximately at 3:00 p.m. Three hundred youths received free book bags and other school supplies.

Methodology

From the RFPs the Historic Garden Homes NID 6 sent to seven entities late April 2023, four responded: Garden Homes Lutheran Church, Garden Homes Neighborhood Association, Inc., Felecia Mayo and the Powerhouse Deliverance Church of God.

The NID 6 Board of Directors selected all eight submitted projects from the four entities, allocating \$29,075 in grant support and to cover administrative expenses.

Once the City of Milwaukee Common Council approved the NID 6-selected projects, the NID 6 board of directors contracted with each entity to undertake the operation of the eight projects. At the 2024 program deadline of February 28, 2025, the entities had to provide final narrative and financial reports plus return all unused funds to NID 6 by March 15, 2025. NID 6 closed out 2024 on March 31, 2025.

HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT #6 REPORT ON FINANCIAL STATEMENTS YEAR ENDED DECEMBER 31, 2024

HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT #6 REPORT ON FINANCIAL STATEMENTS YEAR ENDED DECEMBER 31, 2024

| Table of Contents | Page |
|-----------------------------------|------|
| Accountants' Compilation Report | 1 |
| Financial Statements | |
| Statements of Financial Position | 2 |
| Statements of Activities | 3 |
| Statements of Cash Flows | 4 |
| Notes to the Financial Statements | 5-7 |



ACCOUNTANTS' COMPILATION REPORT

To the Board of Directors Historic Garden Homes NID #6 4456 N 25th Street, Milwaukee, WI 53209

Management is responsible for the accompanying financial statements of Historic Garden Homes Neighborhood (a nonprofit organization), which comprise the statement of financial position as of December 31, 2024, and the related statements of activities, and cash flows for the year then ended, and the related notes to the financial statements in accordance with accounting principles generally accepted in the United States of America.

We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA.

We did not audit or review the financial statements nor we required to perform any procedures to verify the accuracy or completeness of the information provided by management.

We do not express an opinion, a conclusion, nor provide any assurance on these financial statements.

Milwaukee, Wisconsin September 22, 2025

Colemans Williams, et de

HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT #6 STATEMENT OF FINANCIAL POSITION DECEMBER 31, 2024

| ASSETS | |
|----------------------------------|--------------|
| CURRENT ASSETS | |
| Cash | \$ 13,701 |
| Other | 9,306 |
| TOTAL ASSETS | \$ 23,007 |
| LIABILITY AND NET ASSETS | |
| LIABILITY | |
| Payable to City of Milwaukee | \$ 4,752 |
| NET ASSETS | |
| Beginning Net Assets | 4,554 |
| Change in Net Assets | 13,701 |
| | 18,255 |
| TOTAL LIABILITIES AND NET ASSETS | \$ 23,007 |

HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT #6 STATEMENT OF ACTIVITIES YEAR ENDED DECEMBER 31, 2024

| Revenue | |
|-------------------------------|--------------|
| Assessments | \$ 20,150 |
| Other | 25,649 |
| Total Revenue | 45,799 |
| | _ |
| Expenses | |
| Program Services | 29,511 |
| Management and General | 2,587 |
| Total Expenses | 32,098 |
| | |
| CHANGE IN NET ASSETS | 13,701 |
| | |
| Net Assets, Beginning of Year | 4,554 |
| NET ASSETS, END OF YEAR | \$ 18,255 |

HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT #6 STATEMENT OF CASH FLOWS YEAR ENDED DECEMBER 31, 2024

| CASH FLOWS FROM OPERATING ACTIVITIES | |
|--|--------------|
| Change in Net Assets | \$ 13,701 |
| Adjustments: | |
| Decrease in Other Current Assets | (1,823) |
| Decrease in Payable to City of Milwaukee | (14,257) |
| Net Cash Used by Operating Activites | (2,379) |
| Net Decrease in Cash | (2,379) |
| CASH AT THE BEGINNING OF YEAR | 16,080 |
| CASH AT END OF YEAR | \$ 13,701 |

HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT #6 NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2024

NOTE A - Summary of Significant Accounting Policies

Organization

Historic Garden Homes Neighborhood Improvement District #6's (the "Organization") purpose is to support projects that build community relational cohesion for its total constituency area of 330 households and 18 businesses.

The Organization is exempt from tax as an affiliate of a governmental unit under Section 501(a) of the Internal Revenue Code.

Basis of Accounting

The financial statements are prepared on the accrual basis of accounting.

Cash

For purpose of the statement of cash flows, cash includes all highly liquid debt instruments with original maturities of three months or less when purchased.

Prepaid Expenses

The Organization contracts with the Garden Homes Neighborhood Association, Inc. to carry out a portion of its activities. Based on the annual operating plan, the Organization deposits with the Association, amount specified in the budget. The Association earns an administrative fee of 2.5% of actual expenditure. The amount unexpended by the Association at the end of the year is reported as prepaid expenses.

In addition, the Organization contracts with the Garden Homes Evangelical Lutheran Church and Felecia Mayo for additional programming. Based on the annual operating plan, the Organization deposits funds with them and receive a full reporting of amounts expended. All amounts were expended during the year, and accordingly, no amounts are reported as prepaid expenses.

Revenue

Contributions received and unconditional promises to give are measured at their fair values and are reported as increases in net assets. Contributions are considered available for the Organization's general programs unless specifically restricted by the donor. Contributions received with restrictions that are met in the same reporting period are reported as revenue without donor restrictions and increase net assets without donor restrictions. Conditional promises to give are not recognized 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 when the barrier is not overcome. Amounts received for which the donor has limited the use of the asset or designated the gift as support for future periods are considered restricted support and included in net assets with donor restrictions. When a donor restriction expires, net assets with donor restrictions are reclassified

HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT #6 NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2024

NOTE A - Summary of Significant Accounting Policies (continued)

Revenue (continued)

to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

When the restriction on a contribution is met in the same reporting period as the contribution is received, the contribution is reported in net assets without donor restrictions. 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 gift. Donated services are recognized as contributions if the services create or enhance nonfinancial assets or if 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 accompanying financial statements.

Expenses

The Organization allocates costs directly to program or management when appropriate. All expenses are directly allocated based on nature of expense.

Estimates

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

NOTE B – Liquidity

The Organization has \$13,701 of financial assets available for expenditures within one year of the statement of financial position date consisting of cash. The Organization funds projects identified in its annual operating plan from property assessments on an annual basis and therefore does not maintain a significant amount of cash at the end of the year.

HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT #6 NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2024

NOTE C – Concentration of Receipts

Historic Garden Homes Neighborhood Improvement District #6 receives property assessment income from the City of Milwaukee. The operations rely on the availability of these funds.

In order to provide revenues to support the Organization's mission, the Common Council of the City of Milwaukee enforced an assessment on the property located within a specific area of the NID. The assessment is calculated based on a fixed amount of \$50 for residential properties and \$100 for businesses.

NOTE D - Payable to City of Milwaukee

The Garden Homes Neighborhood Association, Inc. entered into an agreement with the City of Milwaukee to pay for the installation of nine speed humps. The Organization has agreed to reimburse the Garden Homes Neighborhood Association, Inc. for these costs.

NOTE E – Subsequent Events

The Organization has evaluated events and transactions occurring after December 31, 2024 through September 22, 2025, the date financial statements are available to be issued for possible adjustments to financial statements or disclosures. The Organization has determined that no subsequent events need to be disclosed.