



# 2021 Milwaukee Improvement Districts Report



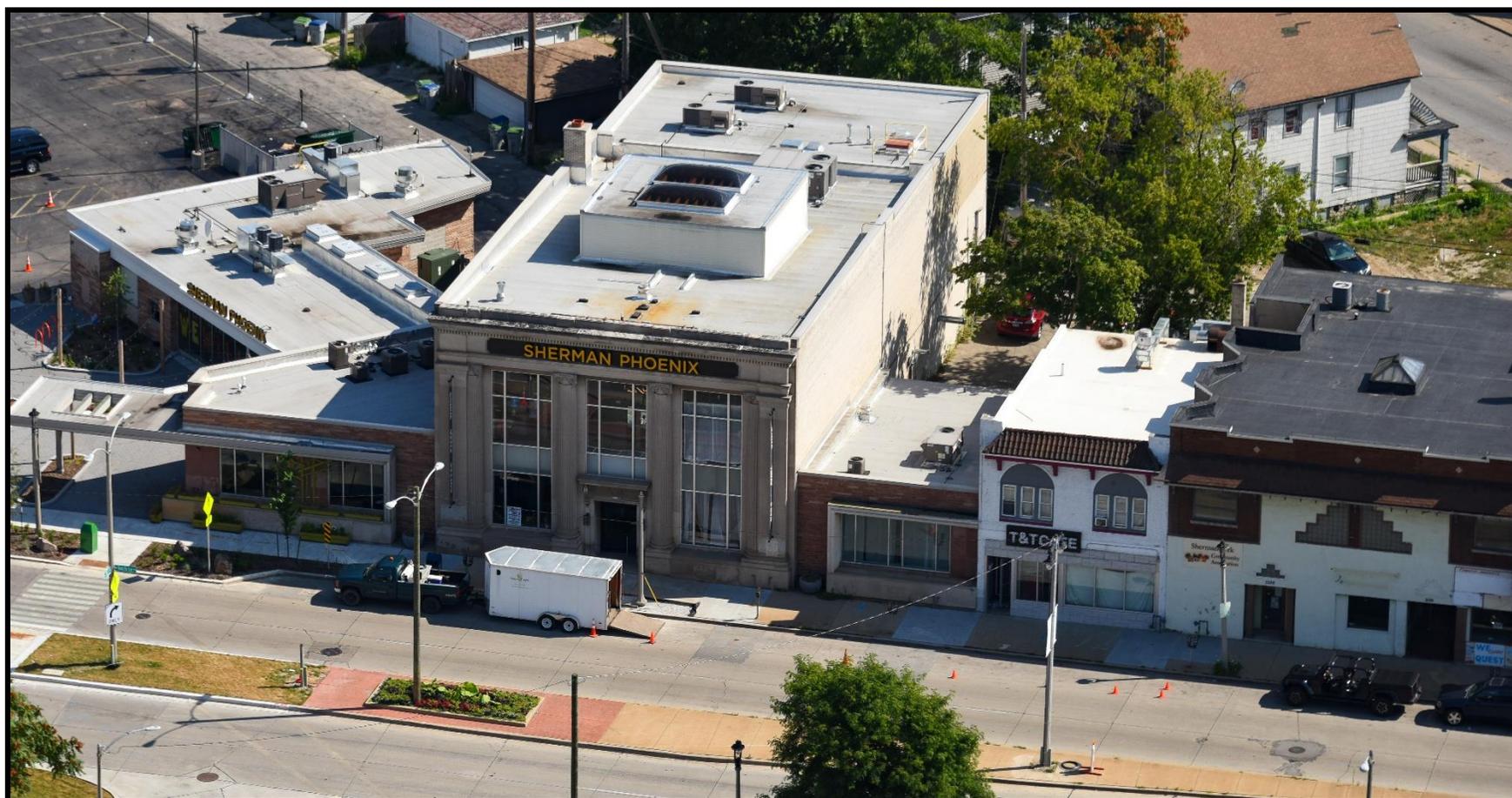
Prepared by: Sally Svetic,  
Economic Development Specialist

# ABOUT THIS REPORT

## How to Read this Report

The 2021 Milwaukee Improvement District Report contains data reported to the Commercial Corridor Team (CCT) from each Neighborhood Improvement District (NID)'s Annual Documents including their Financial Statements, Operating Plans and Annual Reports (most current data available).

This report organizes NIDs by assessment revenue, average assessed property value and common area characteristics to illustrate basic comparisons among Milwaukee improvement districts.

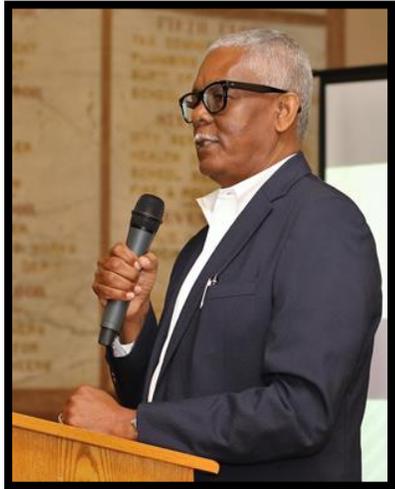


# COMMERCIAL CORRIDOR TEAM

The Department of City Development’s Commercial Corridor Team (CCT) provides support, technical assistance, and business development resources to commercial and retail businesses, and designated commercial districts such as the BIDs and NIDs.

Additionally, CCT is responsible for the management of the City’s Façade, Signage, Whitebox, Retail Investment Fund and Foreclosed Commercial Property Renovation Fund Grants.

CCT’s work expands to collaborating with City Real Estate and Planning to further support projects that help improve the City’s neighborhoods and commercial corridors’ quality of life.



Kenneth Little,  
Neighborhood Business  
Development Manger



Economic Development Specialists:  
Sally Svetic, Rick Banks, Vanessa Claypool, Jessica Sanchez



Natanael Martinez,  
Commercial Corridor Manager

# 2021 TEAM ACTIVITY

## Milwaukee Restart Program

Launched to aid small businesses impacted by COVID-19

- Over 1,000 businesses assisted
- Over \$18.5 million in grant funds distributed over three rounds
- 2,764 jobs retained and 320 jobs created among the 1,000 businesses who received grants



## Brew City Match

Innovative collaboration with LISC that aims to fuel commercial corridor revival and the resurgence of entrepreneurship in Milwaukee. The program focuses on the BIDs within the MKE United footprint:

- The Historic King Drive BID #8
- North Avenue Marketplace BID #32
- Near West Side BID #10
- Cesar Chavez Drive BID #38
- Historic Mitchell Street BID #4
- Riverworks BID #25



**\$744,855.97 in city funds have been awarded in BCM areas since 2018 with \$3,948,316.64 leveraged in private capital.**

# 2021 TEAM ACTIVITY

## Sherman Phoenix TID

Supporting the attraction and retention of businesses in the area surrounding the Sherman Phoenix – \$100,000 in funds have been fully allocated and will be reimbursed to those businesses as they complete their projects.



## Fresh Food Access Fund (FFAF)

Launched to promote innovative initiatives that advance the availability of healthy, fresh foods in underserved communities via education and capital grants. \$200,000 was awarded to 17 businesses/nonprofits in 2021.



# 2021 TEAM GRANTMAKING ACTIVITY

To date in 2021, 48 grants have been approved for a total of \$637,381.12, assisting business and property owners to invest an estimated \$4,384,172.05 in their properties or commercial spaces.

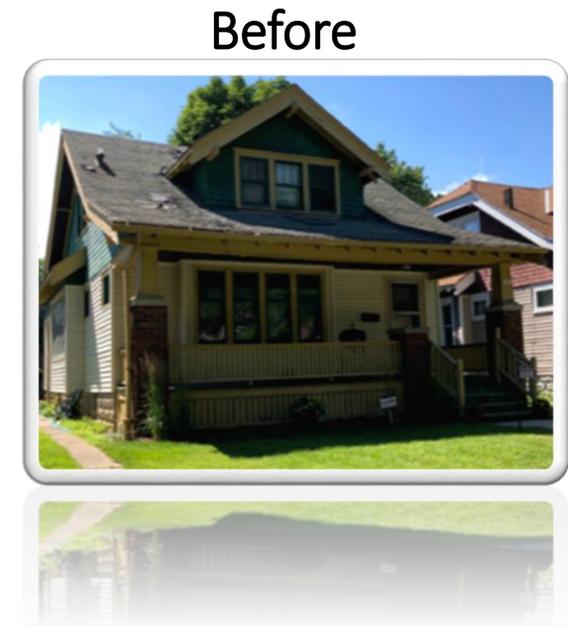


# NID OVERVIEW

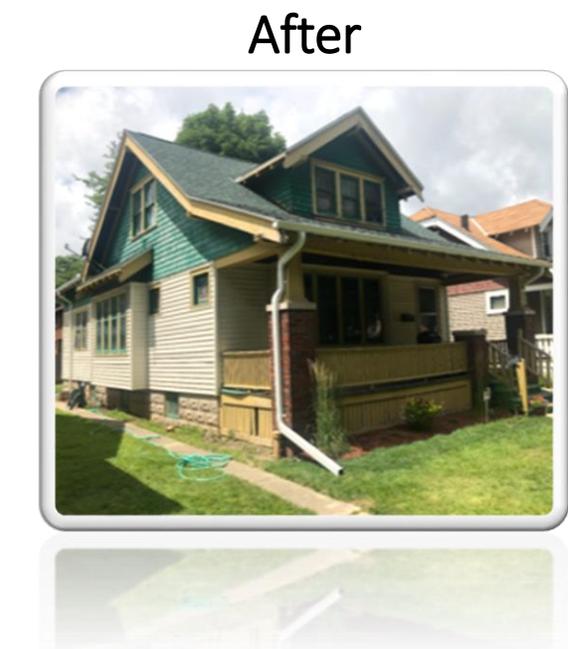
## NIDs in Milwaukee

In 2006, the State of Wisconsin signed into law, the 2005 Wisconsin ACT 186, the legislative declaration that was created to give Wisconsin Municipalities the power to establish one or more Neighborhood Improvement Districts (NID).

The establishment of NIDs allows the assessable residential and commercial properties within the district boundary to contribute to programs aimed at safety, housing repairs, neighborhood branding, activation of public green spaces, and other activities as approved by the NID Board. The NID Board is elected by NID occupants and property owners every year at the NID annual meeting. Any individual who owns or occupies property within the District is eligible to serve on the Board and vote.



Sherman Park NID #4  
Home Improvement Grant Project



## NIDs Help...

- Implement public safety activities
- Promote and offer home improvement resources to keep homes well maintained and improve the appearance of neighborhood
- Organize workshops to support neighborhood entrepreneurs
- Manage the maintenance of public areas to create an active and welcoming neighborhood

# NID OVERVIEW – STATISTICS

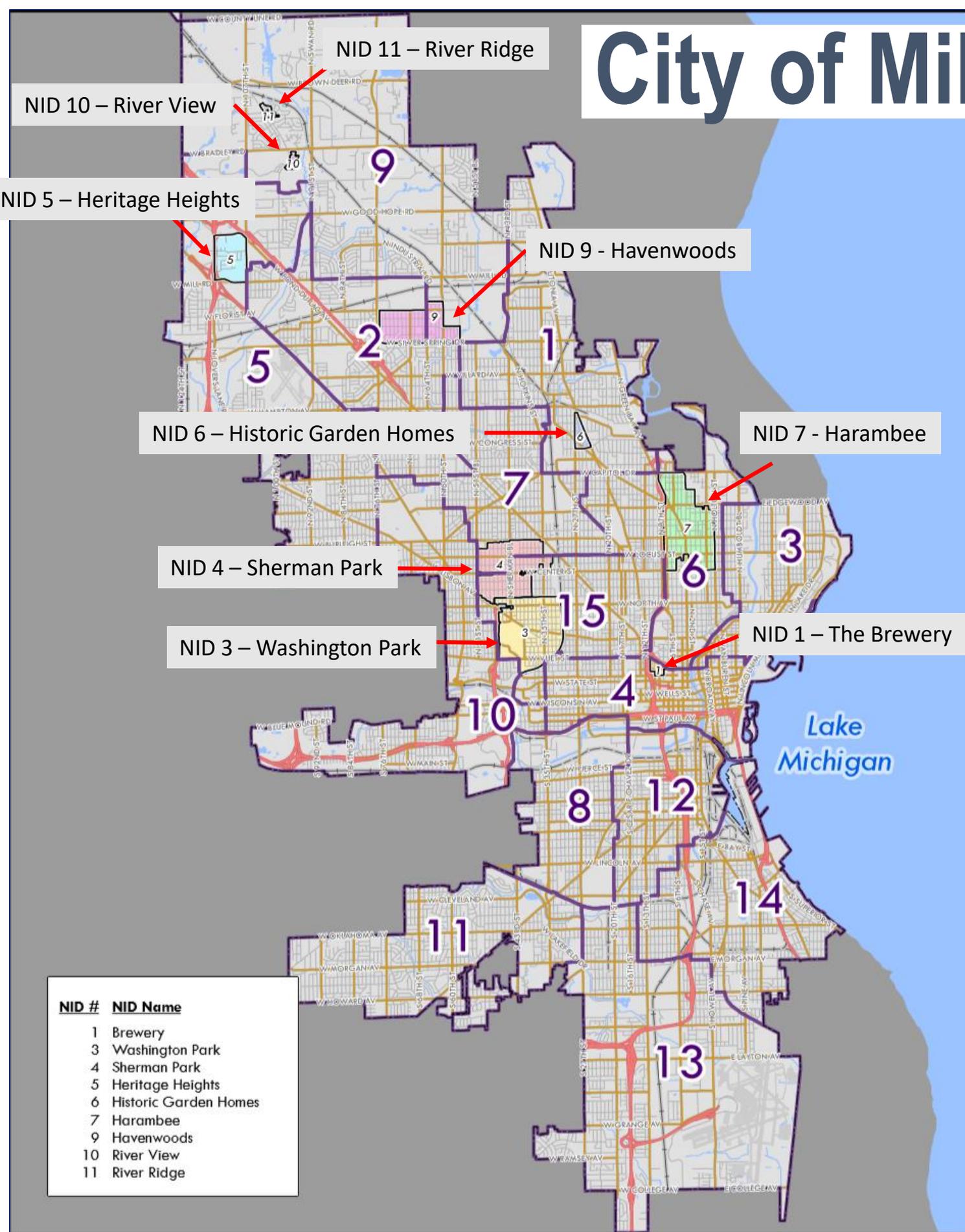
## IN 2020 THE 9 EXISTING NIDs...

- Secured 10 contracts for programming and maintenance in their districts
- Provided 75 homeowners with home improvement grants totaling \$370,307
- Conducted 10 community cleanups, with crews responding to 10 cleanup requests
- Held 5 “Fathers Building Fathers workshops, with 29 fathers attending
- Employed 11 students through the Mayor’s Earn and Learn program
- Removed over 1262 cubic yards of trash, illegal dumping and debris
  - Including 30 tires and 71 televisions!!
- Funded 2 neighborhood/community improvement projects
- Held 13 community events
- Held 2 community listening sessions
- Taught 24 students to play chess
- Installed 2 speed humps
- Maintained 2 pocket parks
- Received at least \$60,000 in grant funding
- Installed a mural

\*this data was compiled from NID annual reports and is only a snapshot of some of the work NIDs conduct



# City of Milwaukee NID Map



NID #	NID Name
1	Brewery
3	Washington Park
4	Sherman Park
5	Heritage Heights
6	Historic Garden Homes
7	Harambee
9	Havenwoods
10	River View
11	River Ridge



\*As of 9/22/20

# NID Creation, Expansion And Termination



Riverview (#10) was created in 2019



River Ridge (#11) was created in 2020

# INDEX OF NIDS BY ALDERMANIC DISTRICTS

Aldermanic District	NID Name	NID #
1	Historic Garden Homes	6
2	Havenwoods	9
4	The Brewery	1
5	Heritage Heights	5
6	Harambee	7
7	Sherman Park	4
9	Havenwoods	9
	Riverview	10
	River Ridge	11
15	Washington Park	3
	Sherman Park	4

\*Districts 3, 8, 10, 11, 12, 13, 14 do not have a NID presence

# NIDs BY COMMON AREA CHARACTERISTICS

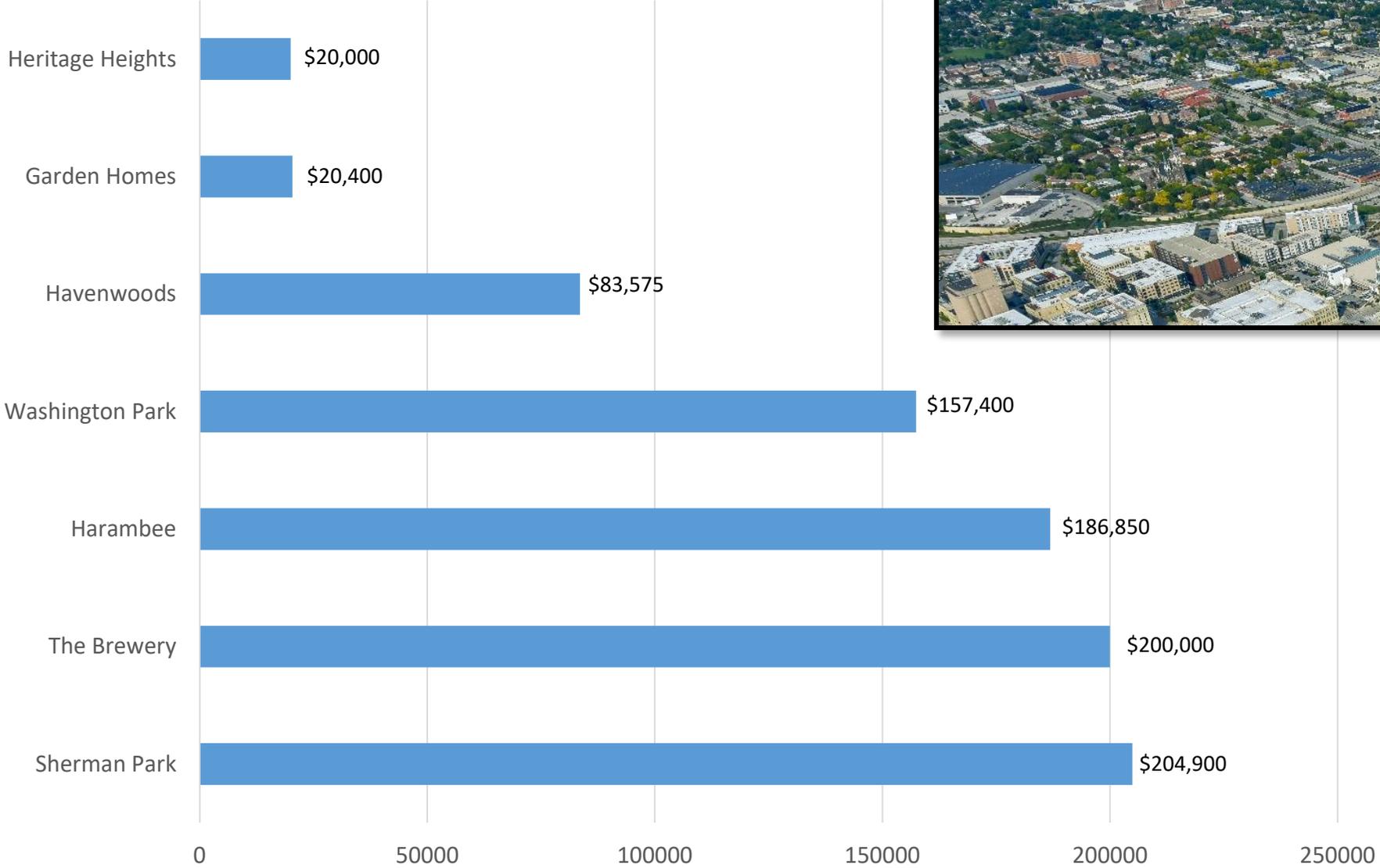
Mixed Use	Community Focused Residential	Home Owners Association
The Brewery	Washington Park	Heritage Heights
	Sherman Park	Riverview
	Harambee	River Ridge
	Havenwoods	
<i>*The Brewery (NID 1) is also classified as a Downtown BID</i>	Historic Garden Homes	



# TOTAL NID ASSESSMENTS COLLECTED IN FY'19



2019 Assessment Total



2019: \$873,125.00  
in NID Assessments

2020 \$894,700.00  
in NID Assessments

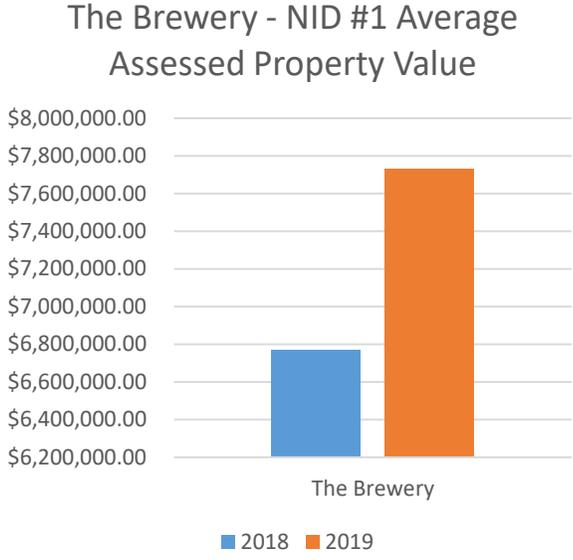
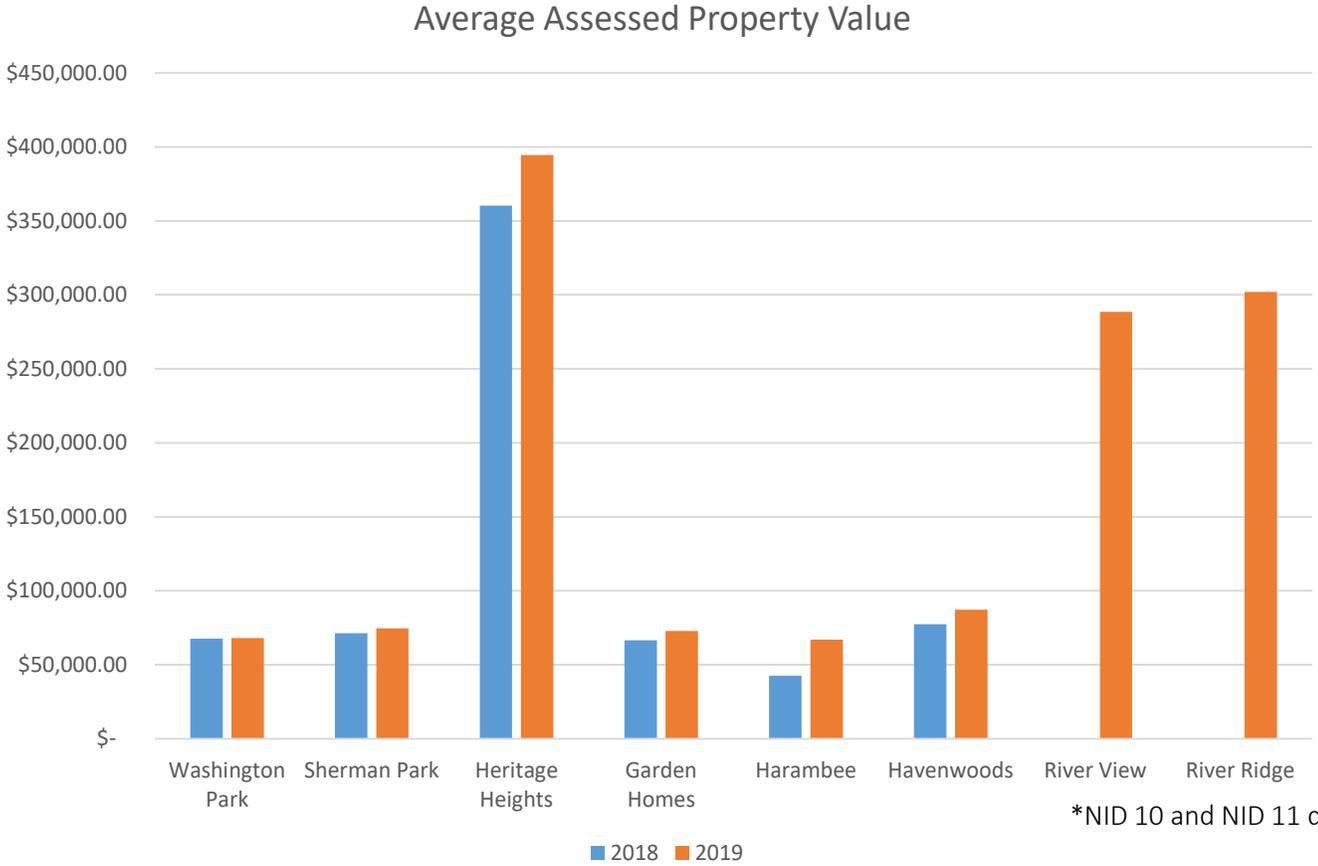
2021: *PROJECTED*  
\$900,275.00 in NID  
Assessments

\*NID 10 – Riverview did not collect assessments in FY 19 as they were created in 2019 (FY'20 Assessment was \$11,400)

\*NID 11 – River Ridge did not collect assessments in FY 19 as they were created in 2020 (FY'21 Assessment was \$8,600)

\*Data as of 2019<sup>13</sup>

# AVERAGE ASSESSED PROPERTY VALUE



\*Data as of 2019<sup>14</sup>

Commercial Corridor Team (CCT)  
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Milwaukee, Wisconsin 53202  
(414) 286-8201  
façadegrants@milwaukee.gov  
milwaukee.gov/BusinessToolbox



CED

September 29, 2021

Approving Year 2022 Operating Plans for  
City of Milwaukee NIDs

# NID 1 - The Brewery

Presented by: Erin Stenum, Manager of NID #1



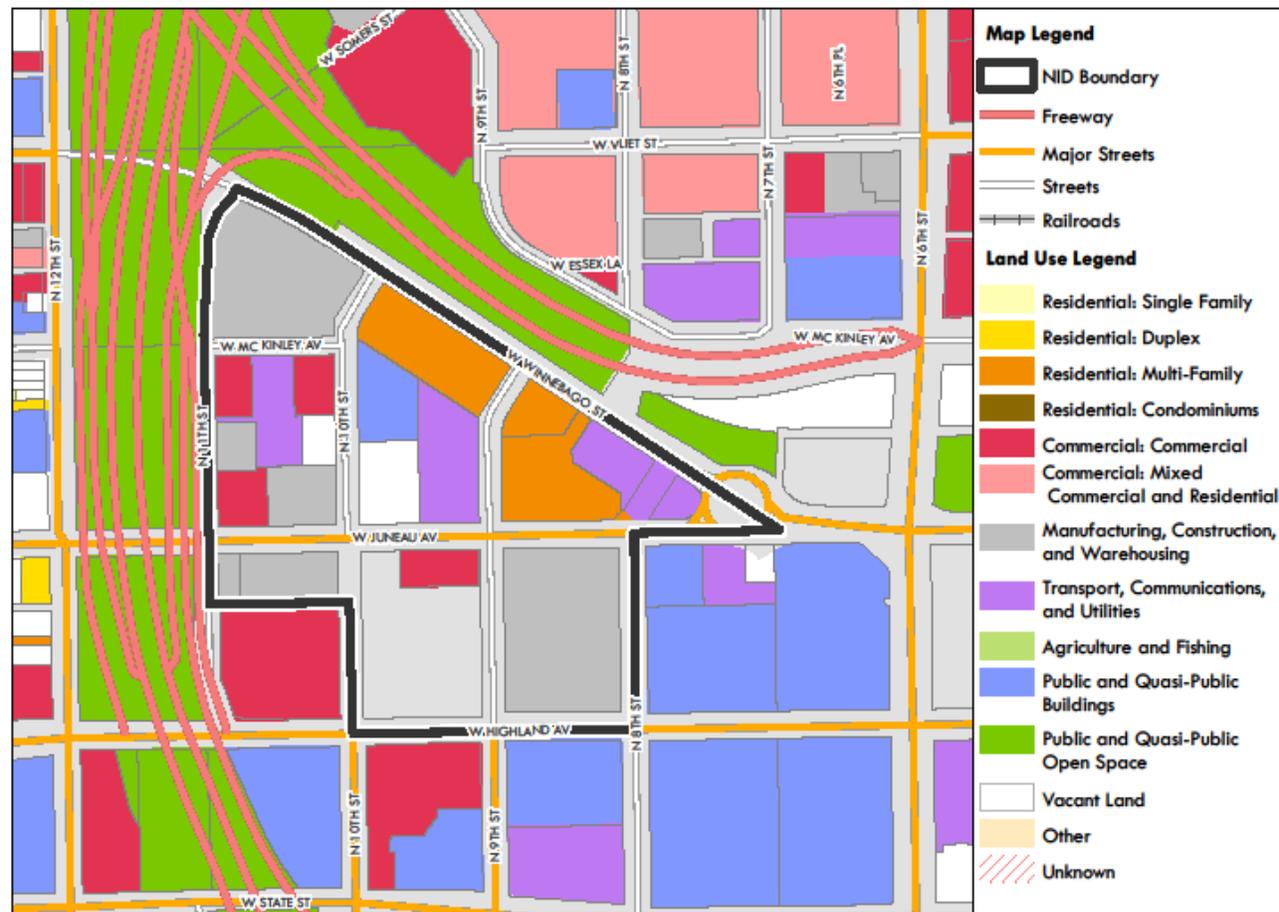
# NID 1 - The Brewery

Presented by: Erin Stenum, Manager of NID #1

## NID NO. 1: BREWERY NEIGHBORHOOD IMPROVEMENT DISTRICT

Prepared by the Department of City Development Planning Division, 12/13/2016  
Source: City of Milwaukee Information Technology Management Division; NIDC

0 500 1,000 Feet



Document Path: E:\GIS\_Data\Projects\2016 Projects\16-11-14 NID Land Use Maps (x3)\Map - Brewery NID & Current Land Use (Rev 12-13.mxd)

# NID 5 - Heritage Heights

Presented by: Darryl Winston, NID 5 Board Chair



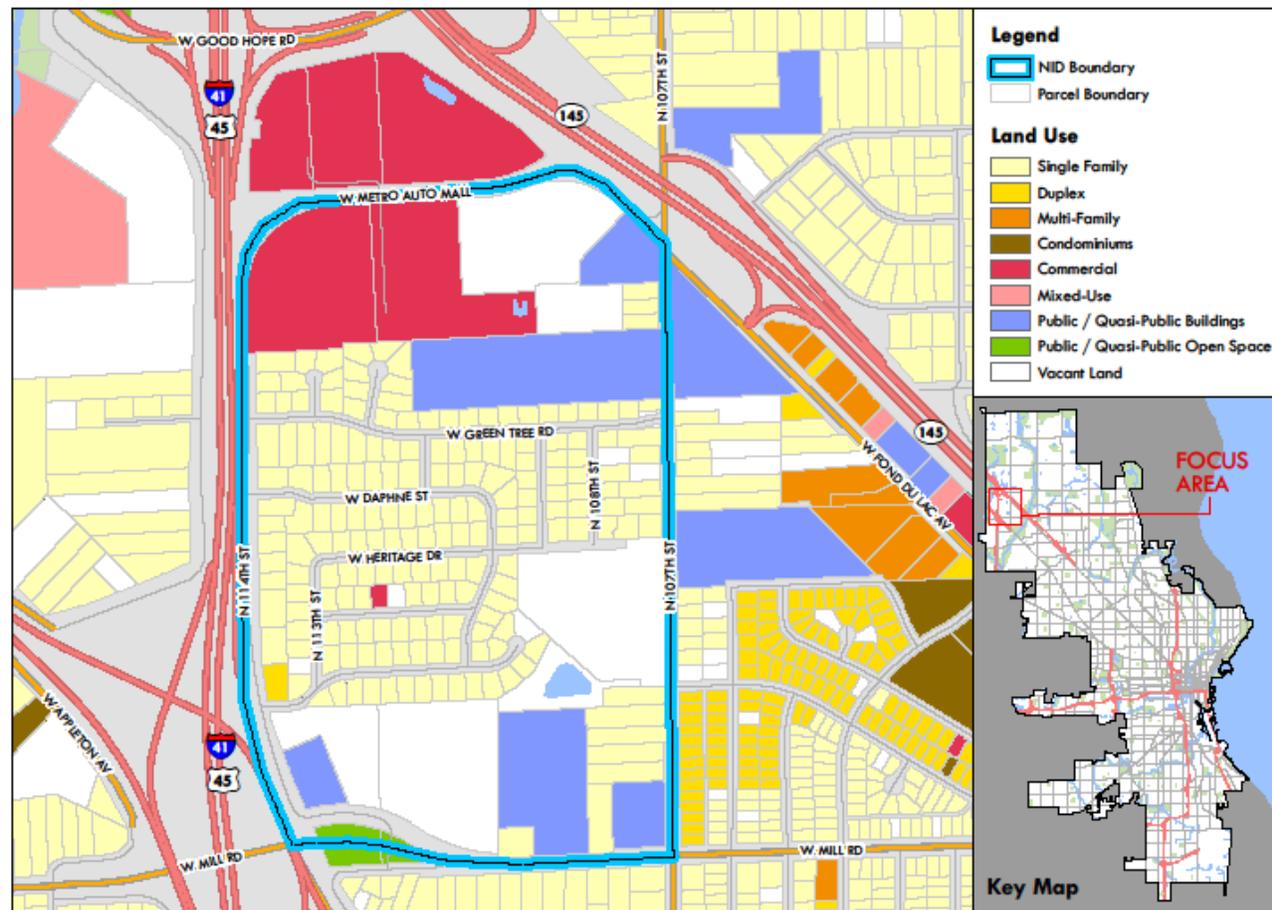
# NID 5 - Heritage Heights

Presented by: Darryl Winston, NID 5 Board Chair

## HERITAGE HEIGHTS NEIGHBORHOOD NEIGHBORHOOD INVESTMENT DISTRICT

Prepared by the Dept. of City Development Planning Division, 2/14/2018  
Source: City of Milwaukee Information Technology Management Division

0 1,000 2,000 Feet



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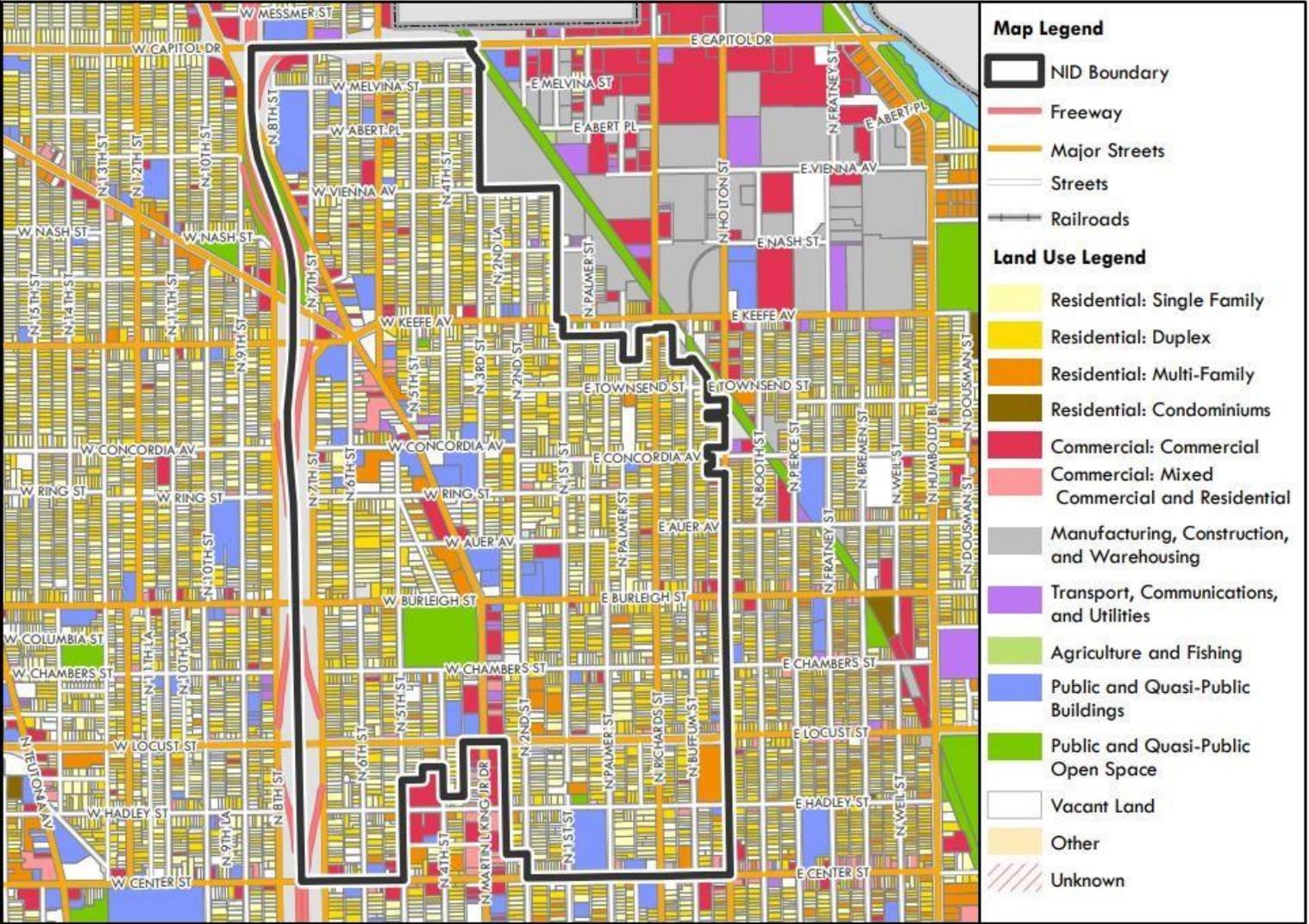
# NID 7 - Harambee

Presented by: Darryl Johnson, Executive Director and  
Cordella Jones, NID 7 Board Chair



# NID 7 - Harambee

Presented by: Darryl Johnson, Executive Director and  
Cordella Jones, NID 7 Board Chair



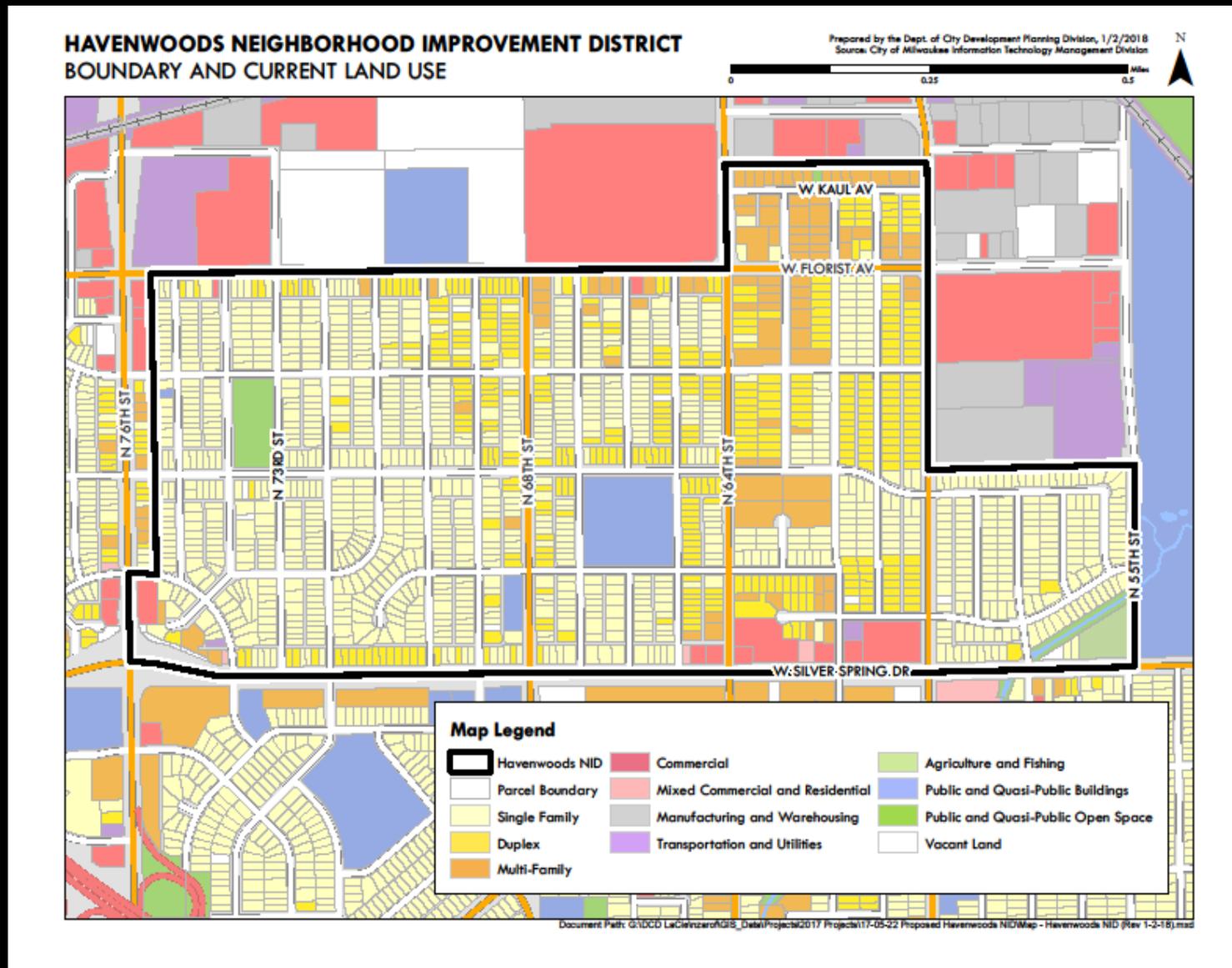
# NID 9 - Havenwoods

Presented by: Katlin Hahn, NID 9 Program Manager



# NID 9 - Havenwoods

Presented by: Katlin Hahn, NID 9 Program Manager



# NID 10 - Riverview

Presented by: Keith Atkinson, NID 10 Board Chair



# NID 10 - Riverview

Presented by: Keith Atkinson, NID 10 Board Chair

