

BUSINESS IMPROVEMENT DISTRICT NO. 48
Granville
YEAR 10 OPERATING PLAN
SEPTEMBER 28, 2021

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1. 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 Appendix A.

On or about October 11 2012, the City of Milwaukee (the "City") received a petition from property owners which requested creation of a BID known as the Granville BID. In October 16, 2012, the Common Council of the City adopted resolution no. 120503, creating the District and approving the initial operating plan for the District (the "Initial Operating Plan"). In January, 2013 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.

Pursuant to the BID statute, this Year 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 9th year of operation.

II. DISTRICT BOUNDARIES

When created in 2012, the District boundaries cover 60th Street to the east, 95th Street to the west, County Line Road to the North and Good Hope Road to the South 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. Granville Business Improvement District Objectives

The objective of the Granville Business Improvement District is to: enhance the economic viability of local businesses, enhance property values, maximize business facilities (general commerce, manufacturing, distribution, commercial and recreational), market and promote the friendliness and quality of services, enhance the community image through safety and beautification, and overall economic development and area growth.

B. Proposed Activities – Year Ten

All of our activities are planned around the vision for 2030. During our first 10 years we have helped to stabilize the industrial areas, clean up and beautify the district, create community via many events, activities, and collaborations, provide an atmosphere of friendliness, care, and safety, and continue to work on the diversity and

inclusiveness of all areas within Granville. During our next 10 years we will continue to work on all the above AND create a true cohesion between the various aspects of the community, the region, and the state. We hope to build on our manufacturing reputation and provide thousands of great jobs while creating a marketplace to play, recreate, enjoy, and celebrate the continual diversity of all of Granville. We hope to help to bring new businesses that will take us into the 2030s into our commercial corridors and become the center of innovative marketing, manufacturing, education, community building, and fun! We know we can accomplish all of this because as we like to say Granville Works and Granville's Got the Goods! We invite everyone to come up and be a part of this vibrant community.

Principle activities to be engaged in by the district during its 10th year of operation will include:

1. Safety & Beautification

Continue to develop collaboration with the Milwaukee Police District Four and the Milwaukee County Sheriff Department, work with the police and area businesses, property managers, and residents to work on existing safety initiatives, create new initiatives as needed, manage business park, retail area, and property manager communication chains, conduct safety seminars, implement safety initiatives, provide continuous education on crime trends and advise how to be proactive, engage youth with police, develop new safety strategies as needed, and act as a liaison between property managers, business owners and the police. Safety is critical to the continued revitalization of the area; thus the BID complements the work of MPD. Our biggest problems are speeding, racing through red lights, and litter and debris drop-off. To address these concerns and continue to monitor our area we will do the following in 2022.

1. Our a.m. patrol is an ambassador/security whose main function is to be a presence in the entire area and meet and greet employees and customers of our many businesses throughout the morning.
2. Our p.m. patrol will be handled by SOS security who is engaged in daily visiting our businesses, surveying their security and general needs and concerns, and providing them with information relative to their business growth in Granville. As they travel and reach out, they are of course the eyes on the street providing the security presence needed. When problems arise, they know to contact MPD.
3. We are contracted with River Works to have key beautification experts from River Works keep Granville litter free during the entire year and handle any dumping situations in the district. We utilized the services in 2021 and the district is pristine, the litter is much less than before, and the dumping seems to be controlled and removed quickly when it does occur which adds to the environment and the content of the guests and residents.
4. We are contracted with Granville's Crawford Tree & Landscaping to maintain all corridors, plant flowers throughout the business district, and do added beautification as needed throughout the year.
5. We are contracted with Holiday Heroes to decorate Granville during the holiday season and provide the sense of place and community.

2. Economic Retention and Expansion

All work done by the BID relates to both economic and community development. The BID will continue to actively work on economic retention and economic growth and expansion in the BID area. This will encompass outreach to BID partners, community building, workforce development partnerships, partnerships with area colleges and high schools, promotion of BID area to developers and site seekers, and collaboration with partners who can help BID partners grow and prosper. Some of the activities we will do to address this are:

1. Hopefully we will celebrate the opening of the much-anticipated Granville Connection at 8633 W. Brown Deer Rd. in spring, 2022. This is an entrepreneurial hub for more than 35 start-up businesses and up to six restaurants. There will be coaching, mentoring, and handholding for all the entrepreneurs to assist them in transitioning into true businesses making both a profit and a living for Milwaukee employees and growing the wealth and stability of the Milwaukee community. All the entrepreneurs are minority businesses.

2. Hopefully 2022 will provide in-person opportunities to truly make the connections with the Granville employers at community job fairs, resource fairs, and community fairs to connect the Granville employers to the Granville residents and future residents.
3. The BID works to enhance incumbent workforce preparation while trying to engage the businesses with the future worker who lives in the area.
4. The BID will also work on engaging area high school and middle school students with business partners and will form a partnership with the Center for Teaching Entrepreneurship to work with students on leadership, entrepreneurship, and the goal of generating wealth.
5. The BID brings speakers and thought leaders to Granville for our companies, both small and large, to listen to and continue to grow and innovate with new ideas for the next decade.

3. Marketing

In 2022 we will continue to brand the area as a safe, vibrant, active and energized community that is poised for new development that will serve the community, city and region. The BID will continue to develop marketing and promotional programs, strategies, and events to promote the district and foster collaborative partnerships and growth. The BID plans to once again host the highly successful Granville Car, Bike, and Truck spectacular, the Annual Blues Fest, Granwaukee Days, and new events that highlight our diversity and inclusion.

4. Community

The BID continues to connect its businesses to the community and will continue to find collaborative opportunities to bridge education and the local employers.

The BID will continue to work with homeowners and condo associations to create community and organization.

And as always, we partner with the 4th District Faith Based Organization and the 4th District.

5. Other

The BID will contract with Ritz Holman to performing accounting work and provide 10-year strategic direction for financials for both the BID and the GEDC. As the BID continues to broaden it's work it is necessary to contract with our partner, Ritz Holman, who is familiar with the BID from their work as the BID 48 auditor. We will be hiring another firm to audit 2022 financials.

C. Proposed Budget

Proposed Expenditures – Approximately \$936.844 in 2022.

| Category/Item | Budget |
|--|-----------|
| Beautification and Identity | |
| Neighborhood clean-ups, signage and boulevard enhancement (trees, perennials, etc.) | \$95,000 |
| Community Outreach Initiatives | \$254,000 |
| Work with police, property managers, businesses, residents. Provide additional security for area as needed. Camera grant program. Private Security | |

| | |
|--|---------------------|
| Economic Retention/Expansion/Growth | \$240,000 |
| Granville Connection, Working directly with partners, businesses, workforce development, education to foster retention, expansion, and growth | |
| | |
| Marketing and Promotion | |
| Development and implementation of activities to increase awareness of the positive attributes and opportunities in the district. (public relations, advertising collaboration, marketing materials, newsletters, surveys, special events, website) | \$240,374.08 |
| | |
| Administration and Management | |
| Management services: Oversight, member communication, administrative support, annual audit, office space/rental, liability insurance, memberships, office supplies, mailings, misc. etc. | \$107,470.32 |
| Total | \$893,750.40 |
| Reserve from 2020 (ESTIMATED) | \$100,000.00 |
| | |
| Assessments | \$936,844.55 |
| GEDC | \$20,000 |
| | |
| | |

Financing Method

It is proposed to raise \$936,844.55 through BID assessments in Milwaukee (see Appendix D). Future miscellaneous income will be from interest on reserves. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

D. Organization of the 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. The by-laws approved that all 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 - 9 members.

2. Term - Appointments to the Board shall be for a period of three years. 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.
3. Compensation - None.
4. Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings Law if and as legally required.
5. Record Keeping - Files and records of the Board's affairs shall be kept pursuant to public record requirements.
6. Staffing - The Board may employ staff and/or contract for staffing services pursuant to this Operating Plan and subsequent modifications thereof. In 2022, the Board may employ or contract a full-time Executive Director, Granville Connection personnel, security staff and/or interns and other employees as needed.
7. Meetings - The Board shall at least four times per year. The Board has adopted rules of order (by-laws) to govern the conduct of its meetings.
8. Executive Committee –The Board shall elect from its members a chair, a vice-chair, a secretary, and a treasurer who shall comprise an Executive Committee of the Board.
9. Non-voting Members - At the option of a majority of the members of the Board, representatives of BID partner organizations (ie: MATC, MPS, other nonprofits) may be invited to attend meetings of the Board or Executive Committee as nonvoting members.
10. 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.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

The assessment method will be on the current year general property assessment that is established by the City of Milwaukee. The rate will be approximately \$2.10 per \$1000 of assessed value per property.

As of January 1, 2021, the property in the proposed district had a total assessed value of over \$446,116.453.

This plan proposed to assess the property in the district at a rate of \$2.10per \$1,000.00 of assessed value for the purposes of the BID.

B. Excluded and Exempt Property

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

1. State Statute 66.1109(1)(f)lm: 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 plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY

A. 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.

1. The District will enhance the safety and cleanliness of Granville and, consequently, encourage commerce in the Granville community. Increased business activity in Granville will increase sales tax revenues and property tax base.

City Role in District Operation

2. 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:
3. Perform its obligations and covenants under the Cooperation Agreement.
4. Provide technical assistance to the District in the adoption of this and subsequent operating plans and provide such other assistance as may be appropriate.
5. Collect assessments, maintain the same in a segregated account and disburse monies to the Board.
6. Receive annual audits as required per Wisconsin Statutes section 66.1109(3)(c).
7. 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.

8. 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 Wight 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. Changes

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.

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).

A. LISTING OF PROPERTIES

| Taxkey | Address | Class | total | BID 48 Assessments |
|-----------|---------------------------|-----------------------|--------------|--------------------|
| 60031000 | 9301 N 76TH ST | Special Mercantile | 947,600.00 | 1,989.96 |
| | | | \$ | \$ |
| 69999127 | 8209 W GLENBROOK RD | Mercantile Apartments | 122,400.00 | 257.04 |
| | | | \$ | \$ |
| 310421000 | 7400 W BROWN DEER RD | Special Mercantile | 522,500.00 | 1,097.25 |
| | | | \$ | \$ |
| 310431000 | 6800 W BROWN DEER RD | Local Commercial | 1,362,400.00 | 2,861.04 |
| | | | \$ | \$ |
| 310432000 | 6942 W BROWN DEER RD | Special Mercantile | 640,800.00 | 1,345.68 |
| | | | \$ | \$ |
| 319986125 | 7340 W BROWN DEER RD | Mercantile Apartments | 399,000.00 | 837.90 |
| | | | \$ | \$ |
| 319992111 | 7500 W BROWN DEER RD | Special Mercantile | 1,236,400.00 | 2,596.44 |
| | | | \$ | \$ |
| 319996110 | 6900-6924 W BROWN DEER RD | Local Commercial | 1,331,200.00 | 2,795.52 |
| | | | \$ | \$ |
| 320001000 | 7900 W BROWN DEER RD | Special Mercantile | 912,900.00 | 1,917.09 |
| | | | \$ | \$ |
| 320003100 | 9001 N 76TH ST | Local Commercial | 1,500,000.00 | 3,150.00 |
| | | | \$ | \$ |
| 320011000 | 9049 N 76TH ST | Local Commercial | 645,900.00 | 1,356.39 |
| | | | \$ | \$ |
| 320031000 | 9055 N 76TH ST | Local Commercial | 331,800.00 | 696.78 |
| | | | \$ | \$ |
| 320032000 | 9075 N 76TH ST | Special Mercantile | 338,200.00 | 710.22 |
| | | | \$ | \$ |
| 320033000 | 9091 N 76TH ST | Special Mercantile | 1,347,000.00 | 2,828.70 |
| | | | \$ | \$ |
| 320041100 | 8200 W BROWN DEER RD | Special Mercantile | 1,951,000.00 | 4,097.10 |
| | | | \$ | \$ |
| 320051000 | 8100 W BROWN DEER RD | Special Mercantile | 1,251,800.00 | 2,628.78 |
| | | | \$ | \$ |
| 320061000 | 9225 N 76TH ST | Special Mercantile | 382,400.00 | 803.04 |
| | | | \$ | \$ |
| 320062000 | 9127-9191 N 76TH ST | Special Mercantile | 1,169,000.00 | 2,454.90 |
| | | | \$ | \$ |
| 320082000 | 8300 W BROWN DEER RD | Special Mercantile | 729,000.00 | 1,530.90 |
| | | | \$ | \$ |
| 320083000 | 8310-8360 W BROWN DEER RD | Local Commercial | 887,200.00 | 1,863.12 |
| | | | \$ | \$ |
| 320091000 | 8825 N 76TH ST | Special Mercantile | 827,100.00 | 1,736.91 |
| | | | \$ | \$ |
| 320121000 | 8901 N 76TH ST | Local Commercial | 992,900.00 | 2,085.09 |

| | | | | |
|-----------|-----------------------------|--------------------|--------------------|-----------------|
| 320132100 | 8875 N 76TH ST | Local Commercial | \$ 186,700.00 | \$ 392.07 |
| 320142000 | 8080 W BROWN DEER RD | Local Commercial | \$ 650,000.00 | \$ 1,365.00 |
| 320143100 | 8008 W BROWN DEER RD | Local Commercial | \$ 1,342,700.00 | \$ 2,819.67 |
| 320151000 | 8110 W BROWN DEER RD | Special Mercantile | \$ 6,695,100.00 | \$ 14,059.71 |
| 320154000 | 8120 W BROWN DEER RD | Special Mercantile | \$ 2,360,700.00 | \$ 4,957.47 |
| 320161000 | 8260 W NORTHRIDGE MALL RD | Local Commercial | \$ 221,700.00 | \$ 465.57 |
| 320162000 | 9009 N GRANVILLE STATION RD | Special Mercantile | \$ 1,242,700.00 | \$ 2,609.67 |
| 320167000 | 8901 N GRANVILLE STATION RD | Local Commercial | \$ 835,200.00 | \$ 1,753.92 |
| 320168000 | 8066 W MENARD RD | Special Mercantile | \$ 994,500.00 | \$ 2,088.45 |
| 320169000 | 8104 W MENARD RD | Local Commercial | \$ 79,500.00 | \$ 166.95 |
| 320170000 | 8221 W NORTHRIDGE MALL RD | Special Mercantile | \$ 535,400.00 | \$ 1,124.34 |
| 320171000 | 9101 N GRANVILLE STATION RD | Special Mercantile | \$ 721,900.00 | \$ 1,515.99 |
| 329997123 | 7800-7810 W BROWN DEER RD | Special Mercantile | \$ 7,440,000.00 | \$ 15,624.00 |
| 330015111 | 8530-8564 W BROWN DEER RD | Special Mercantile | \$ 710,600.00 | \$ 1,492.26 |
| 330141100 | 8320 W BEATRICE CT | Local Commercial | \$ 138,200.00 | \$ 290.22 |
| 330141200 | 8450 W BEATRICE CT | Local Commercial | \$ 422,500.00 | \$ 887.25 |
| 330142000 | 8940 N 85TH ST | Special Mercantile | \$ 907,700.00 | \$ 1,906.17 |
| 330232100 | 8738 W BROWN DEER RD | Special Mercantile | \$ 798,100.00 | \$ 1,676.01 |
| 330234000 | 9008 W BROWN DEER RD | Local Commercial | \$ 169,100.00 | \$ 355.11 |
| 330331000 | 8824 W BROWN DEER RD | Special Mercantile | \$ 2,688,900.00 | \$ 112.93 |
| 330351000 | 8488 W BROWN DEER RD | Special Mercantile | \$ 1,047,000.00 | \$ 2,198.70 |
| 330371000 | 9026 W BROWN DEER RD | Special Mercantile | \$ 561,600.00 | \$ 1,179.36 |
| 330372000 | 8842 N SWAN RD | Local Commercial | \$ 435,000.00 | \$ 913.50 |
| 330381000 | 8718 W BROWN DEER RD | Special Mercantile | \$ 469,800.00 | \$ 986.58 |
| 330391000 | 8780 W BROWN DEER RD | Special Mercantile | \$ 425,500.00 | \$ 893.55 |

| | | | | |
|-----------|---------------------------------|--------------------|--------------------|----------------|
| 330392000 | 8722 W BROWN DEER RD | Local Commercial | \$ 137,500.00 | \$ 288.75 |
| 330401000 | 8980 N 85TH ST | Local Commercial | \$ 515,400.00 | \$ 1,082.34 |
| 330402000 | 8950 N 85TH ST | Local Commercial | \$ 148,300.00 | \$ 311.43 |
| 330411000 | 8409 W BEATRICE CT | Special Mercantile | \$ 65,000.00 | \$ 136.50 |
| 330412000 | 8400 W BROWN DEER RD | Special Mercantile | \$ 443,800.00 | \$ 931.98 |
| 330441000 | 8600 W BROWN DEER RD, Unit 1 | Special Mercantile | \$ 400,100.00 | \$ 840.21 |
| 330442000 | 8600 W BROWN DEER RD, Unit 2 | Special Mercantile | \$ 397,000.00 | \$ 833.70 |
| 330443000 | 8600 W BROWN DEER RD, Unit 3 | Special Mercantile | \$ 523,100.00 | \$ 1,098.51 |
| 331261000 | 8634 W BROWN DEER RD | Special Mercantile | \$ 502,000.00 | \$ 1,054.20 |
| 331262000 | 8700 W BROWN DEER RD | Local Commercial | \$ 523,900.00 | \$ 1,100.19 |
| 341161000 | 9104 W BROWN DEER RD | Local Commercial | \$ 326,900.00 | \$ 686.49 |
| 410001000 | 9425 W BROWN DEER RD | Special Mercantile | \$ 910,700.00 | \$ 1,912.47 |
| 410011000 | 9201 W BROWN DEER RD | Special Mercantile | \$ 1,421,400.00 | \$ 2,984.94 |
| 410031000 | 9300-9312 W HEATHER AV | Local Commercial | \$ 1,038,300.00 | \$ 2,180.43 |
| 410041000 | 8601 N 91ST ST | Special Mercantile | \$ 1,938,000.00 | \$ 4,069.80 |
| 410042000 | 8701 N 91ST ST | Local Commercial | \$ 166,400.00 | \$ 349.44 |
| 410051000 | 9400 W HEATHER AV | Manufacturing | \$ 4,486,900.00 | \$ 9,422.49 |
| 410061100 | 9301-9331 W HEATHER AV | Special Mercantile | \$ 1,726,100.00 | \$ 3,624.81 |
| 410063000 | 8535 N 91ST ST | Manufacturing | \$ 3,959,400.00 | \$ 8,314.74 |
| 410071000 | 9301 W BROWN DEER RD | Special Mercantile | \$ 1,455,000.00 | \$ 3,055.50 |
| 410072000 | 9401 W BROWN DEER RD | Local Commercial | \$ 791,000.00 | \$ 1,661.10 |
| 419997100 | 9505 W BROWN DEER RD | Local Commercial | \$ 54,600.00 | \$ 114.66 |
| 419999210 | 9101 W BROWN DEER RD | Special Mercantile | \$ 87,000.00 | \$ 182.70 |
| 420001000 | 8923 W BROWN DEER RD | Local Commercial | \$ 600,000.00 | \$ 1,260.00 |
| 420002000 | 8975 W BROWN DEER RD | Local Commercial | \$ 376,500.00 | \$ 790.65 |

| | | | | |
|-----------|---------------------------|--------------------|-----------------|-------------|
| 420012000 | 8801 W BROWN DEER RD | Special Mercantile | \$ 938,800.00 | \$ 1,971.48 |
| 420021000 | 8787 W BROWN DEER RD | Special Mercantile | \$ 1,050,200.00 | \$ 2,205.42 |
| 420023000 | 8485 W BROWN DEER RD | Special Mercantile | \$ 538,600.00 | \$ 1,131.06 |
| 420032000 | 8711 W BROWN DEER RD | Special Mercantile | \$ 2,275,200.00 | \$ 4,777.92 |
| 420041100 | 8501 W BROWN DEER RD | Special Mercantile | \$ 4,647,300.00 | \$ 9,759.33 |
| 420072000 | 8531 W BROWN DEER RD | Special Mercantile | \$ 1,356,400.00 | \$ 2,848.44 |
| 420081000 | 9050 W HEATHER AV | Manufacturing | \$ 3,082,700.00 | \$ 6,473.67 |
| 420092000 | 8599 W BROWN DEER RD | Special Mercantile | \$ 624,500.00 | \$ 1,311.45 |
| 420101000 | 9041-9075 W HEATHER AV | Special Mercantile | \$ 1,467,700.00 | \$ 3,082.17 |
| 420102000 | 8415 N 87TH ST | Manufacturing | \$ 967,500.00 | \$ 2,031.75 |
| 420103000 | 9000 W DEAN RD | Manufacturing | \$ 3,652,800.00 | \$ 7,670.88 |
| 420112000 | 8440 N 87TH ST | Manufacturing | \$ 3,478,300.00 | \$ 7,304.43 |
| 420122000 | 8525 N 87TH ST | Special Mercantile | \$ 1,039,600.00 | \$ 2,183.16 |
| 420124000 | 8475 N 87TH ST | Manufacturing | \$ 1,929,100.00 | \$ 4,051.11 |
| 420131000 | 8800 W DEAN RD | Manufacturing | \$ 1,454,600.00 | \$ 3,054.66 |
| 420132000 | 8828 W DEAN RD | Manufacturing | \$ 686,300.00 | \$ 1,441.23 |
| 420141000 | 8919 W HEATHER AV | Local Commercial | \$ 513,600.00 | \$ 1,078.56 |
| 420143100 | 8801 W HEATHER AV | Manufacturing | \$ 1,454,500.00 | \$ 3,054.45 |
| 420151000 | 8910 W HEATHER AV | Manufacturing | \$ 1,647,200.00 | \$ 3,459.12 |
| 420152000 | 8600 N 87TH ST | Manufacturing | \$ 2,941,500.00 | \$ 6,177.15 |
| 420153000 | 8480 N 87TH ST | Special Mercantile | \$ 2,916,000.00 | \$ 6,123.60 |
| 420162000 | 8835 W HEATHER AV | Local Commercial | \$ 594,000.00 | \$ 1,247.40 |
| 420171100 | 8603-8665 W BROWN DEER RD | Special Mercantile | \$ 1,600,000.00 | \$ 3,360.00 |
| 429996100 | 8680 N 91ST ST | Local Commercial | \$ 416,800.00 | \$ 875.28 |
| 429998112 | 8730 N 91ST ST | Special Mercantile | \$ 838,300.00 | \$ 1,760.43 |

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|-----------|---------------------------|--------------------|-----------------|-------------|
| 429999110 | 9025 W BROWN DEER RD | Local Commercial | \$ 155,600.00 | \$ 326.76 |
| 429999120 | 9005 W BROWN DEER RD | Local Commercial | \$ 279,100.00 | \$ 586.11 |
| 430413000 | 8331 W BROWN DEER RD | Special Mercantile | \$ 591,800.00 | \$ 1,242.78 |
| 430421000 | 8311 W BROWN DEER RD | Local Commercial | \$ 275,100.00 | \$ 577.71 |
| 430422000 | 8301 W BROWN DEER RD | Local Commercial | \$ 683,400.00 | \$ 1,435.14 |
| 430431000 | 7600 W DEAN RD | Local Commercial | \$ 334,000.00 | \$ 701.40 |
| 430442100 | 8001 W BROWN DEER RD | Special Mercantile | \$ 874,000.00 | \$ 1,835.40 |
| 430581000 | 7901 W BROWN DEER RD | Special Mercantile | \$ 1,031,300.00 | \$ 2,165.73 |
| 430582000 | 7817 W BROWN DEER RD | Local Commercial | \$ 258,000.00 | \$ 541.80 |
| 430811100 | 8700 N SERVITE DR | Manufacturing | \$ 2,695,400.00 | \$ 5,660.34 |
| 430851000 | 8111 W BROWN DEER RD | Local Commercial | \$ 981,000.00 | \$ 2,060.10 |
| 430852000 | 8101 W BROWN DEER RD | Special Mercantile | \$ 835,000.00 | \$ 1,753.50 |
| 430862000 | 8205 W BROWN DEER RD | Special Mercantile | \$ 506,900.00 | \$ 1,064.49 |
| 430871000 | 8155-8173 W BROWN DEER RD | Special Mercantile | \$ 1,250,000.00 | \$ 2,625.00 |
| 430872000 | 8227 W BROWN DEER RD | Local Commercial | \$ 159,100.00 | \$ 334.11 |
| 439996000 | 8400 N 84TH ST | Local Commercial | \$ 14,500.00 | \$ 30.45 |
| 439998114 | 8701 N 76TH PL | Local Commercial | \$ 64,900.00 | \$ 136.29 |
| 440241000 | 6933 W BROWN DEER RD | Special Mercantile | \$ 460,400.00 | \$ 966.84 |
| 440243110 | 6801-6917 W BROWN DEER RD | Special Mercantile | \$ 2,419,400.00 | \$ 5,080.74 |
| 449965110 | 8747 N 76TH PL | Local Commercial | \$ 95,300.00 | \$ 200.13 |
| 449972100 | 7015 W BROWN DEER RD | Special Mercantile | \$ 988,800.00 | \$ 2,076.48 |
| 690001100 | 8380 N 76TH ST | Special Mercantile | \$ 1,146,000.00 | \$ 2,406.60 |
| 690031000 | 8042-8084 N 76TH ST | Local Commercial | \$ 1,433,400.00 | \$ 3,010.14 |
| 690032100 | 7400 W BRADLEY RD | Local Commercial | \$ 168,000.00 | \$ 352.80 |
| 690032200 | 7420 W BRADLEY RD | Local Commercial | \$ 178,800.00 | \$ 375.48 |

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|-----------|---------------------------|--------------------|--------------------|-----------------|
| 690041000 | 7301 W DEAN RD | Special Mercantile | \$ 2,409,000.00 | \$ 5,058.90 |
| 690051000 | 8316-8350 N STEVEN RD | Special Mercantile | \$ 705,600.00 | \$ 1,481.76 |
| 690052000 | 7125 W DEAN RD | Manufacturing | \$ 1,520,100.00 | \$ 3,192.21 |
| 690061000 | 8313 N STEVEN RD | Manufacturing | \$ 1,389,900.00 | \$ 2,918.79 |
| 690072000 | 8222 N GRANVILLE WOODS RD | Manufacturing | \$ 2,787,600.00 | \$ 5,853.96 |
| 690083000 | 8050 N GRANVILLE WOODS RD | Manufacturing | \$ 1,119,000.00 | \$ 2,349.90 |
| 690091000 | 8133 N GRANVILLE WOODS RD | Special Mercantile | \$ 4,126,200.00 | \$ 8,665.02 |
| 690093100 | 7025 W MARCIA RD | Manufacturing | \$ 3,250,500.00 | \$ 6,826.05 |
| 690111000 | 7100 W MARCIA RD | Manufacturing | \$ 2,243,400.00 | \$ 4,711.14 |
| 690112000 | 7020 W MARCIA RD | Local Commercial | \$ 554,300.00 | \$ 1,164.03 |
| 690121000 | 8170 N GRANVILLE WOODS RD | Special Mercantile | \$ 2,466,600.00 | \$ 5,179.86 |
| 690131000 | 8071 N GRANVILLE WOODS RD | Manufacturing | \$ 867,700.00 | \$ 1,822.17 |
| 690151000 | 7221-7225 W MARCIA RD | Special Mercantile | \$ 6,321,700.00 | \$ 13,275.57 |
| 699988211 | 8010-8030 N 76TH ST | Local Commercial | \$ 1,517,800.00 | \$ 3,187.38 |
| 699989113 | 7415 W DEAN RD | Special Mercantile | \$ 5,726,900.00 | \$ 120.26 |
| 699990110 | 7300 W BRADLEY RD | Manufacturing | \$ 2,271,900.00 | \$ 4,770.99 |
| 699990220 | 7200 W BRADLEY RD | Manufacturing | \$ 236,000.00 | \$ 495.60 |
| 699995100 | 6840 W BRADLEY RD | Local Commercial | \$ 22,300.00 | \$ 46.83 |
| 699996100 | 6804 W BRADLEY RD | Local Commercial | \$ 43,700.00 | \$ 91.77 |
| 700003110 | 8200 W TOWER AV | Manufacturing | \$ 8,777,500.00 | \$ 18,432.75 |
| 700012100 | 8021 W TOWER AV | Local Commercial | \$ 199,000.00 | \$ 417.90 |
| 700021000 | 8109 W TOWER AV | Local Commercial | \$ 23,000.00 | \$ 48.30 |
| 700043000 | 8320 W FAIRLANE AV | Local Commercial | \$ 625,700.00 | \$ 1,313.97 |
| 700051100 | 8301 N 76TH ST | Special Mercantile | \$ 1,929,500.00 | \$ 4,051.95 |
| 700062100 | 8155 N 76TH ST | Manufacturing | \$ 1,180,500.00 | \$ 2,479.05 |

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|-----------|----------------------|--------------------|-----------------|--------------|
| 700071000 | 8377 N 76TH ST | Local Commercial | \$ 268,000.00 | \$ 562.80 |
| 700072000 | 8371 N 76TH ST | Special Mercantile | \$ 72,800.00 | \$ 152.88 |
| 700081000 | 8025-8055 N 76TH ST | Local Commercial | \$ 733,700.00 | \$ 1,540.77 |
| 700082000 | 7700 W BRADLEY RD | Local Commercial | \$ 119,700.00 | \$ 251.37 |
| 700091000 | 8050 W FAIRLANE AV | Special Mercantile | \$ 1,676,700.00 | \$ 3,521.07 |
| 700092000 | 7810-7900 W TOWER AV | Manufacturing | \$ 4,628,800.00 | \$ 9,720.48 |
| 700101000 | 8325 W TOWER AV | Local Commercial | \$ 1,179,600.00 | \$ 2,477.16 |
| 700102000 | 8165 W TOWER AV | Manufacturing | \$ 1,075,200.00 | \$ 2,257.92 |
| 700111000 | 8365 N 76TH ST | Special Mercantile | \$ 1,063,400.00 | \$ 2,233.14 |
| 700112000 | 7655 W DEAN RD | Special Mercantile | \$ 321,000.00 | \$ 674.10 |
| 700121000 | 8000 W TOWER AV | Special Mercantile | \$ 5,685,600.00 | \$ 11,939.76 |
| 709984100 | 8120 W BRADLEY RD | Local Commercial | \$ 852,400.00 | \$ 1,790.04 |
| 709986120 | 8103 W TOWER AV | Local Commercial | \$ 382,300.00 | \$ 802.83 |
| 709989210 | 7939 W TOWER AV | Manufacturing | \$ 761,700.00 | \$ 1,599.57 |
| 709995112 | 7725 W TOWER AV | Manufacturing | \$ 578,100.00 | \$ 1,214.01 |
| 709995113 | 7825 W TOWER AV | Special Mercantile | \$ 1,725,400.00 | \$ 217.40 |
| 709995210 | 8015 N 76TH ST | Special Mercantile | \$ 1,081,200.00 | \$ 2,270.52 |
| 709996110 | 8075 N 76TH ST | Special Mercantile | \$ 1,008,200.00 | \$ 2,117.22 |
| 710011000 | 8500 W TOWER AV | Manufacturing | \$ 5,719,500.00 | \$ 12,010.95 |
| 710021000 | 8058 N 87TH ST | Manufacturing | \$ 1,871,300.00 | \$ 3,929.73 |
| 710022000 | 8501 W TOWER AV | Manufacturing | \$ 2,741,200.00 | \$ 5,756.52 |
| 710031100 | 8600 W BRADLEY RD | Manufacturing | \$ 1,623,400.00 | \$ 3,409.14 |
| 710032100 | 8512 W BRADLEY RD | Special Mercantile | \$ 1,891,300.00 | \$ 3,971.73 |
| 710043000 | 8901 W TOWER AV | Manufacturing | \$ 4,803,500.00 | \$ 10,087.35 |
| 710061000 | 8111 N 87TH ST | Manufacturing | \$ 3,117,400.00 | \$ 6,546.54 |

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|-----------|-------------------------|--------------------|--------------------|-----------------|
| 710064000 | 8325 N 87TH ST | Manufacturing | \$ 2,256,300.00 | \$ 4,738.23 |
| 710071000 | 8201 N 87TH ST | Manufacturing | \$ 834,700.00 | \$ 1,752.87 |
| 710072000 | 8225 N 87TH ST | Local Commercial | \$ 148,500.00 | \$ 311.85 |
| 710091000 | 8900 W TOWER AV | Manufacturing | \$ 4,163,600.00 | \$ 8,743.56 |
| 710101000 | 8811 W DEAN RD | Manufacturing | \$ 2,157,000.00 | \$ 4,529.70 |
| 710102000 | 8200 N FAULKNER RD | Manufacturing | \$ 4,703,100.00 | \$ 9,876.51 |
| 710103000 | 8888 W TOWER AV | Local Commercial | \$ 737,200.00 | \$ 1,548.12 |
| 710122000 | 8800 W BRADLEY RD | Manufacturing | \$ 3,378,700.00 | \$ 7,095.27 |
| 710131000 | 9099 W DEAN RD | Manufacturing | \$ 2,635,900.00 | \$ 5,535.39 |
| 710132000 | 8265 N FAULKNER RD | Manufacturing | \$ 1,717,100.00 | \$ 3,605.91 |
| 710133000 | 8215 N FAULKNER RD | Local Commercial | \$ 174,500.00 | \$ 366.45 |
| 710141000 | 8700 W BRADLEY RD | Special Mercantile | \$ 2,973,100.00 | \$ 6,243.51 |
| 800001100 | 7901 N FAULKNER RD | Manufacturing | \$ 5,249,100.00 | \$ 11,023.11 |
| 800004000 | 7821 N FAULKNER RD | Special Mercantile | \$ 1,563,000.00 | \$ 3,282.30 |
| 800007000 | 7834-7844 N FAULKNER RD | Special Mercantile | \$ 932,300.00 | \$ 1,957.83 |
| 800008000 | 8701 W BRADLEY RD | Manufacturing | \$ 1,990,100.00 | \$ 4,179.21 |
| 800009000 | 8625 W BRADLEY RD | Manufacturing | \$ 1,567,400.00 | \$ 3,291.54 |
| 800031100 | 7930 N FAULKNER RD | Manufacturing | \$ 4,877,400.00 | \$ 10,242.54 |
| 800041100 | 7855 N FAULKNER RD | Manufacturing | \$ 1,833,300.00 | \$ 3,849.93 |
| 800061110 | 7865 N 86TH ST | Manufacturing | \$ 3,247,900.00 | \$ 6,820.59 |
| 800062000 | 8700 W PORT AV | Local Commercial | \$ 995,900.00 | \$ 2,091.39 |
| 800072000 | 7878 N 86TH ST | Manufacturing | \$ 1,031,600.00 | \$ 2,166.36 |
| 800073000 | 7840 N 86TH ST | Manufacturing | \$ 2,668,900.00 | \$ 5,604.69 |
| 800081000 | 8711 W PORT AV | Manufacturing | \$ 2,556,600.00 | \$ 5,368.86 |
| 800082100 | 8609 W PORT AV | Manufacturing | \$ 7,028,600.00 | \$ 14,760.06 |

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|-----------|-------------------------|--------------------|-----------------|--------------|
| 800091000 | 8908 W CALUMET RD | Local Commercial | \$ 232,600.00 | \$ 488.46 |
| 800101000 | 8530 W CALUMET RD | Local Commercial | \$ 980,100.00 | \$ 2,058.21 |
| 800111000 | 8760 W, CALUMET RD LLD | Local Commercial | \$ 315,900.00 | \$ 663.39 |
| 800131000 | 7900 N 86TH ST | Manufacturing | \$ 3,102,800.00 | \$ 6,515.88 |
| 809994112 | 8628 W CALUMET RD | Local Commercial | \$ 1,127,500.00 | \$ 2,367.75 |
| 809997000 | 8466 W CALUMET RD | Local Commercial | \$ 181,400.00 | \$ 380.94 |
| 809999000 | 8410 W CALUMET RD | Local Commercial | \$ 432,900.00 | \$ 600.00 |
| 810101100 | 7777 N 76TH ST | Local Commercial | \$ 1,387,700.00 | \$ 2,914.17 |
| 810192000 | 8111-8115 W BRADLEY RD | Local Commercial | \$ 894,600.00 | \$ 1,878.66 |
| 810201110 | 8355 W BRADLEY RD | Special Mercantile | \$ 1,695,500.00 | \$ 3,560.55 |
| 810202100 | 8219 W BRADLEY RD | Manufacturing | \$ 727,500.00 | \$ 1,527.75 |
| 810211000 | 7915 N 81ST ST | Manufacturing | \$ 825,000.00 | \$ 1,732.50 |
| 810212000 | 8236 W PARKLAND CT | Manufacturing | \$ 478,500.00 | \$ 1,004.85 |
| 810221000 | 8300-8310 W PARKLAND CT | Manufacturing | \$ 1,668,500.00 | \$ 3,503.85 |
| 810222000 | 8301 W PARKLAND CT | Special Mercantile | \$ 5,446,100.00 | \$ 11,436.81 |
| 810223000 | 8225 W PARKLAND CT | Manufacturing | \$ 2,591,300.00 | \$ 5,441.73 |
| 810232000 | 7940 N 81ST ST | Special Mercantile | \$ 1,376,200.00 | \$ 2,890.02 |
| 810241100 | 7850 N 81ST ST | Manufacturing | \$ 2,838,900.00 | \$ 5,961.69 |
| 810252000 | 8222 W CALUMET RD | Local Commercial | \$ 314,000.00 | \$ 659.40 |
| 810261000 | 7620 N 81ST ST | Manufacturing | \$ 1,672,300.00 | \$ 3,511.83 |
| 810262000 | 7630-7664 N 81ST ST | Manufacturing | \$ 1,838,800.00 | \$ 3,861.48 |
| 810263000 | 7720 N 81ST ST | Local Commercial | \$ 738,300.00 | \$ 1,550.43 |
| 810264000 | 7764 N 81ST ST | Local Commercial | \$ 598,900.00 | \$ 1,257.69 |
| 810274000 | 8324 W CALUMET RD | Local Commercial | \$ 1,323,000.00 | \$ 2,778.30 |
| 810281100 | 7737 N 81ST ST | Manufacturing | \$ 1,921,700.00 | \$ 4,035.57 |

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|-----------|---------------------|--------------------|--------------------|-----------------|
| 810291000 | 8220 W SLESKE CT | Manufacturing | \$ 1,414,100.00 | \$ 2,969.61 |
| 810292000 | 8300 W SLESKE CT | Manufacturing | \$ 1,436,000.00 | \$ 3,015.60 |
| 810301000 | 7711 N 81ST ST | Special Mercantile | \$ 5,256,700.00 | \$ 11,039.07 |
| 819994100 | 7645 N 76TH ST | Local Commercial | \$ 220,900.00 | \$ 463.89 |
| 819995100 | 7675 N 76TH ST | Local Commercial | \$ 154,000.00 | \$ 323.40 |
| 819999110 | 7965-7967 N 76TH ST | Special Mercantile | \$ 675,000.00 | \$ 1,417.50 |
| 819999120 | 7919 N 76TH ST | Local Commercial | \$ 1,195,500.00 | \$ 2,510.55 |
| 820004000 | 7900 N 73RD ST | Manufacturing | \$ 2,401,500.00 | \$ 5,043.15 |
| 820011000 | 7074 W PARKLAND CT | Manufacturing | \$ 3,772,500.00 | \$ 7,922.25 |
| 820012000 | 7020 W PARKLAND CT | Manufacturing | \$ 3,816,300.00 | \$ 8,014.23 |
| 820013100 | 7025 W PARKLAND CT | Special Mercantile | \$ 5,411,800.00 | \$ 11,364.78 |
| 820014000 | 7075 W PARKLAND CT | Manufacturing | \$ 1,984,600.00 | \$ 4,167.66 |
| 820021000 | 7241 W PARKLAND CT | Local Commercial | \$ 240,500.00 | \$ 505.05 |
| 820022000 | 7221 W PARKLAND CT | Manufacturing | \$ 1,176,700.00 | \$ 2,471.07 |
| 820031000 | 7970 N 76TH ST | Local Commercial | \$ 417,300.00 | \$ 876.33 |
| 820032000 | 7960 N 76TH ST | Local Commercial | \$ 282,400.00 | \$ 593.04 |
| 820041100 | 7000 W CALUMET RD | Manufacturing | \$ 7,574,400.00 | \$ 15,906.24 |
| 820043100 | 6800 W CALUMET RD | Manufacturing | \$ 1,761,600.00 | \$ 3,699.36 |
| 820051100 | 7932 N 76TH ST | Special Mercantile | \$ 1,070,600.00 | \$ 2,248.26 |
| 820052000 | 7906-7910 N 76TH ST | Local Commercial | \$ 1,092,600.00 | \$ 2,294.46 |
| 820062100 | 7800 N 76TH ST | Local Commercial | \$ 2,717,600.00 | \$ 5,706.96 |
| 820071000 | 7878 N 76TH ST | Special Mercantile | \$ 7,851,100.00 | \$ 16,487.31 |
| 820081000 | 7777 N 73RD ST | Manufacturing | \$ 4,564,300.00 | \$ 9,585.03 |
| 829995110 | 7901 N 73RD ST | Manufacturing | \$ 232,500.00 | \$ 488.25 |
| 829995122 | 7909-7933 N 73RD ST | Special Mercantile | \$ 655,000.00 | \$ 1,375.50 |

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|------------|------------------------|--------------------|-----------------|--------------|
| 829995123 | 7303 W BRADLEY RD | Manufacturing | \$ 939,000.00 | \$ 1,971.90 |
| 829995210 | 7201 W BRADLEY RD | Manufacturing | \$ 1,945,800.00 | \$ 4,086.18 |
| 829996112 | 7505 W BRADLEY RD | Local Commercial | \$ 850,000.00 | \$ 1,785.00 |
| 829997113 | 7801 N 73RD ST | Manufacturing | \$ 3,038,700.00 | \$ 6,381.27 |
| 829997121 | 7869 N 73RD ST | Manufacturing | \$ 596,000.00 | \$ 1,251.60 |
| 829998129 | 7776 N 76TH ST | Local Commercial | \$ 432,000.00 | \$ 907.20 |
| 829998131 | 7676 N 76TH ST | Manufacturing | \$ 1,923,400.00 | \$ 4,039.14 |
| 830712000 | 7737 N 67TH ST | Special Mercantile | \$ 1,772,900.00 | \$ 3,723.09 |
| 830714000 | 6790 W CALUMET RD | Local Commercial | \$ 6,000.00 | \$ 12.60 |
| 830721000 | 6600 W CALUMET RD | Manufacturing | \$ 3,613,100.00 | \$ 7,587.51 |
| 830731000 | 7701-7715 N 67TH ST | Local Commercial | \$ 957,800.00 | \$ 2,011.38 |
| 830732000 | 7651 N 67TH ST | Local Commercial | \$ 78,800.00 | \$ 165.48 |
| 830742000 | 6619 W CALUMET RD | Manufacturing | \$ 2,415,300.00 | \$ 5,072.13 |
| 830743000 | 6747 W CALUMET RD | Local Commercial | \$ 230,300.00 | \$ 483.63 |
| 830751000 | 6505 W CALUMET RD | Local Commercial | \$ 468,500.00 | \$ 983.85 |
| 830761000 | 6500 W CALUMET RD | Manufacturing | \$ 2,543,100.00 | \$ 5,340.51 |
| 830762000 | 6500-R W CALUMET RD | Local Commercial | \$ 5,600.00 | \$ 11.76 |
| 1060011000 | 7250 N 76TH ST | Local Commercial | \$ 269,900.00 | \$ 566.79 |
| 1060012000 | 7210-7230 N 76TH ST | Local Commercial | \$ 320,400.00 | \$ 672.84 |
| 1060021111 | 7440 N 76TH ST | Special Mercantile | \$ 5,421,600.00 | \$ 11,385.36 |
| 1060042000 | 7550 N 76TH ST | Local Commercial | \$ 1,045,000.00 | \$ 2,194.50 |
| 1060121000 | 7301 W CALUMET RD | Local Commercial | \$ 1,743,600.00 | \$ 3,661.56 |
| 1060122100 | 7480 N 76TH ST | Local Commercial | \$ 39,900.00 | \$ 83.79 |
| 1069988112 | 7272 N 76TH ST, Unit . | Special Mercantile | \$ 542,700.00 | \$ 1,139.67 |
| 1069989212 | 7330 N 76TH ST | Local Commercial | \$ 598,600.00 | \$ 1,106.21 |

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|------------|------------------------|--------------------|--------------------|-----------------|
| 1069997111 | 7123 W CALUMET RD | Special Mercantile | \$ 1,289,000.00 | \$ 2,706.90 |
| 1069999114 | 7470-R N 76TH ST | Local Commercial | \$ 2,100.00 | \$ 4.41 |
| 1070101000 | 7377 N 76TH ST | Local Commercial | \$ 724,700.00 | \$ 1,521.87 |
| 1070102000 | 7700 W CLINTON AV | Local Commercial | \$ 32,200.00 | \$ 67.62 |
| 1070103000 | 7712 W CLINTON AV | Local Commercial | \$ 32,200.00 | \$ 67.62 |
| 1070104000 | 7726 W CLINTON AV | Local Commercial | \$ 32,200.00 | \$ 67.62 |
| 1070106000 | 7812 W CLINTON AV | Local Commercial | \$ 311,300.00 | \$ 653.73 |
| 1070107100 | 7900 W CLINTON AV | Local Commercial | \$ 568,500.00 | \$ 1,193.85 |
| 1070111000 | 7928 W CLINTON AV | Local Commercial | \$ 106,200.00 | \$ 223.02 |
| 1070112100 | 7817 W CLINTON AV | Manufacturing | \$ 553,600.00 | \$ 1,162.56 |
| 1070202100 | 7225 N 76TH ST | Local Commercial | \$ 365,100.00 | \$ 766.71 |
| 1070211000 | 7619 W CLINTON AV | Local Commercial | \$ 605,300.00 | \$ 1,271.13 |
| 1070221000 | 7727 W CLINTON AV | Local Commercial | \$ 53,200.00 | \$ 111.72 |
| 1070223100 | 7701 W CLINTON AV | Local Commercial | \$ 812,700.00 | \$ 1,706.67 |
| 1070251000 | 8201 W CALUMET RD | Local Commercial | \$ 1,143,500.00 | \$ 2,401.35 |
| 1070271100 | 7515 N 81ST ST | Special Mercantile | \$ 4,764,200.00 | \$ 10,004.82 |
| 1070291000 | 7420 N 81ST ST | Local Commercial | \$ 145,000.00 | \$ 304.50 |
| 1070292000 | 7500 N 81ST ST | Special Mercantile | \$ 2,249,700.00 | \$ 4,724.37 |
| 1070293000 | 8035 W CALUMET RD | Manufacturing | \$ 1,056,300.00 | \$ 2,218.23 |
| 1070302000 | 7810 W GOOD HOPE RD | Local Commercial | \$ 635,800.00 | \$ 1,335.18 |
| 1070312000 | 7844 W GOOD HOPE RD | Special Mercantile | \$ 84,900.00 | \$ 178.29 |
| 1070321000 | 7701 W CALUMET RD | Special Mercantile | \$ 3,390,600.00 | \$ 7,120.26 |
| 1070332000 | 7720 W GOOD HOPE RD | Local Commercial | \$ 988,000.00 | \$ 2,074.80 |
| 1070341000 | 7839-7901 W CLINTON AV | Local Commercial | \$ 842,500.00 | \$ 1,769.25 |
| 1070351000 | 7800 W CLINTON AV | Special Mercantile | \$ 3,390,600.00 | \$ 7,120.26 |

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|------------|---------------------------|--------------------|-------------------|---------------|
| 1070352000 | 7701 W CALUMET RD | Special Mercantile | \$ 471,600.00 | \$ 990.36 |
| 1079986210 | 8331 W CALUMET RD | Manufacturing | \$ 386,500.00 | \$ 811.65 |
| 1079986220 | 8301 W CALUMET RD | Local Commercial | \$ 312,800.00 | \$ 656.88 |
| 1079988100 | 8000 W GOOD HOPE RD | Manufacturing | \$ 2,043,800.00 | \$ 4,291.98 |
| 1079989112 | 8300 W GOOD HOPE RD | Manufacturing | \$ 5,330,700.00 | \$ 11,194.47 |
| 1079989212 | 7930 W CLINTON AV | Local Commercial | \$ 537,800.00 | \$ 1,129.38 |
| 1079995224 | 7313 N 76TH ST | Local Commercial | \$ 773,500.00 | \$ 1,624.35 |
| 1079998221 | 7411 N 76TH ST | Local Commercial | \$ 362,700.00 | \$ 761.67 |
| 1080331000 | 8501 W CALUMET RD | Local Commercial | \$ 526,300.00 | \$ 1,105.23 |
| 1089992100 | 8401 W CALUMET RD | Local Commercial | \$ 652,000.00 | \$ 1,369.20 |
| 1089992200 | 8431 W CALUMET RD | Local Commercial | \$ 456,900.00 | \$ 959.49 |
| 1089994000 | 7474 N WILL ENTERPRISE CT | Manufacturing | \$ 2,516,300.00 | \$ 5,284.23 |
| 1089997000 | 8613 W CALUMET RD | Local Commercial | \$ 116,600.00 | \$ 244.86 |
| 1089998120 | 8617 W CALUMET RD | Local Commercial | \$ 99,500.00 | \$ 208.95 |
| | | | \$ 446,116,453.00 | \$ 936,844.55 |

B. 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.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. 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 subs. [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. The notice shall state the boundaries of 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 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 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](#).

C.PROPOSED 2019 BUDGET

Proposed Budget














| Category/Item | Budget |
|--|--------------|
| | |
| Beautification and Identity | |
| Neighborhood clean-ups, signage and boulevard enhancement (trees, perennials, etc.) | \$95,000 |
| | |
| Community Outreach Initiatives | \$254,000 |
| Work with police, property managers, businesses, residents. Provide additional security for area as needed. Camera grant program. Private Security | |
| Economic Retention/Expansion/Growth | \$240,000 |
| Working directly with partners, businesses, workforce development, education to foster retention, expansion, and growth | |
| | |
| Marketing and Promotion | |
| Development and implementation of activities to increase awareness of the positive attributes and opportunities in the district. (public relations, advertising collaboration, marketing materials, newsletters, surveys, special events, website) | \$240,374.08 |
| | |
| Administration and Management | |

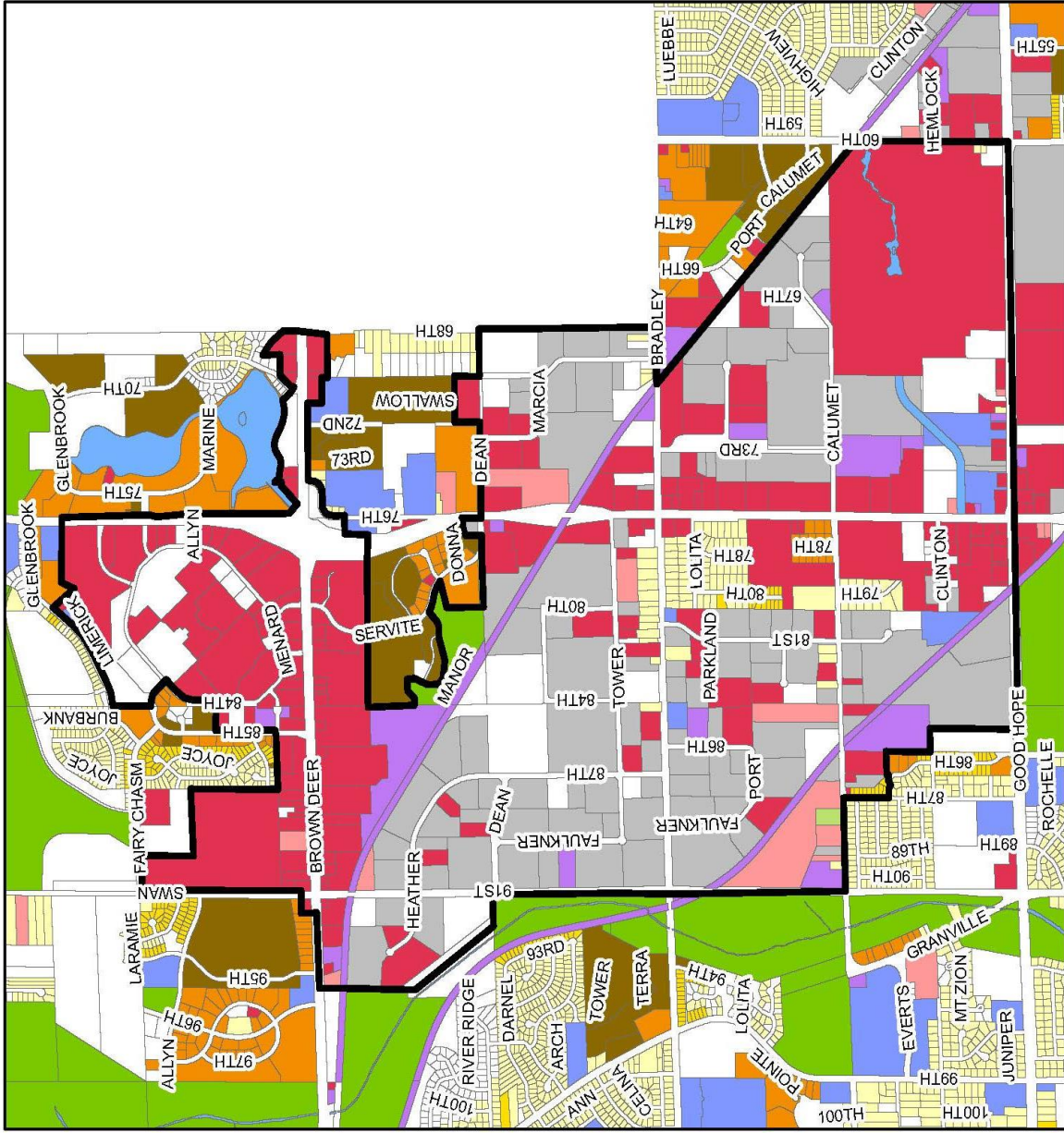
| | |
|--|---------------------|
| Management services: Oversight, member communication, administrative support, annual audit, office space/rental, liability insurance, memberships, office supplies, mailings, misc. etc. | \$107,470.32 |
| Total | \$936,844.55 |
| Reserve from 2020 (ESTIMATED) | \$100,000.00 |
| | |
| Assessments | \$936,844.55 |
| GEDC | \$20,000 |
| | |
| | |

D.MAP OF DISTRICT BOUNDARIES

**Potential
Business Improvement District
No. X (Granville BID)**

Land Use

-  BID Boundary
- Residential**
-  Single Family
-  Duplex
-  Multi-Family
-  Condominiums
- Commercial**
-  Commercial
-  Mixed Commercial and Residential
- Manufacturing, Construction,
and Warehousing**
- 
- Transportation, Communications,
and Utilities**
- 
- Public and Quasi-Public**
-  Public Parks and Quasi-Public
-  Open Space
-  Public Schools and Buildings,
Churches, Cemeteries, and
Quasi-Public Buildings
- Vacant Land or
Recent Taxkey Change**
- 



Prepared by:
Department of City Development Information Center, AT
Project File:
F:\MIS GIS\MapProject\BID0480s\2012\Map
Map File:
F:\MIS GIS\MapProject\BID0480s\2012\Map

E. 2021 Board Members

1. Mark Krause, Board Chair,(1/2019-1/2022)

Owner Krause Funeral Home and Cremation, 7001 W. Brown Deer Road,
mark@krausefuneralhome.com

2. Patti Plough, Secretary, (1/2020-1/2023)

Owner Healics Inc., 8919 W. Heather Ave., patti.plough@healics.com

3. Tim Hansen, Board Vice Chair, (9/2020-9/2023)

Owner Hansen Auto Sales, 7776 N. 76th St., JSH5@sbcglobal.net

4. Mandeep Kler, Member, (1/2019-1/2022)

Owner Citgo, 8071 N. 76th St., zirapearls@gmail.com

5. Ostaveeya Tye, Member,(7/2021-7/2024)

Owner, TruCannabliss, 8311 W. Brown Deer Rd. , ostaveeya@trucannabliss.com

6. Michael Poe, Member (7/2021-7/2024)

Director of Real Estate at AllSet Investments/Property Management
7600 W Dean Rd, Milwaukee, WI 53223, mpoe@allsetproperties.com

7. Steve Piehl, Member, (7/2021-2/2024)

Owner Big Orange House (dba Milwaukee Laundry), 9151 N. 76th Street, steve.piehl@gmail.com

Annual Report Granville Business Improvement District 2021

Mission Statement/Vision/Priorities

The mission of the Granville Business Improvement District is”

- Enhance the economic viability of local businesses.
- Enhance property values.
- Market and promote the friendliness and quality of services.
- Enhance the community image through safety and beautification.
- Oversee area economic development.
- Market and brand Granville.
- Help find solutions to workforce needs.
- Help businesses thrive by being innovative in training and programming.
- Sustain a great community.

The Granville Business Improvement District board of directors also oversees the operations of the Granville Economic Development Corporation.

Total Assessed Value of Properties within District

- The total assessed value of the Granville Business Improvement District was \$861000.
- Year-to-Year comparison ...in 2019 it was \$821,000.

Landscaping and Beautification

- The BID maintains more than 12 miles of medians. The BID contracts to cut the grass, fertilize the grass, remove litter, and maintain the medians beginning in April and ending with the first frost.
- The BID has planted 20 annual/perennial flower beds on the corridor stretches.
- During the holidays the BID decorates the corridors with 200 wreaths and ribbons.

Security

- The BID employed one fulltime security guard and contracted with SOS security who has responded to over 800 calls to address issues such as pan handlers, unruly customers, suspicious behavior, suspicious vehicles, employee firings, domestic violence issues warranting employee escorts, parking lot watch, cars broken into, minor arguments, and other matters.
- Crime in the BID is down 30.7 percent over a ten-year period.
- Vehicle thefts and thefts from vehicles was limited to the country-wide problem of Kias and Hyundais and only 4 were reported.
- Most crimes are property related and non-violent.
- The prevalence of crime in Granville is very low compared to the city as a whole.
- Drag Racing incidents have decreased by 95 percent in the district.
- Summer, 2021 had almost no crime issues in the industrial district.
- Major security issues involve employee safety because of threats to employees.
- Homelessness was an occurring concern. Dumping in empty lots is a problem.

Administration

- The BID has between 1.5 and 2 employees.
- The BID hosts 4 board meetings and one annual meeting.

Economic Development

- Awarded two security camera grants. Occupancy in the industrial sector is more than 95 percent.
- Douglas Dynamics purchased the Russ Darrow car dealership.
- One other car dealer is now sold to Reid Funeral Homes and the other to a church.
- Created the Human Resource Professionals roundtable to address relevant concerns.
- Contacted every small business in the district four or more times to keep them current on COVID relief and address concerns.
- Collaborated with the National Wellness Institute to provide virtual training on diversity, inclusion, inclusion leadership and change in the workplace.
- Collaborated with WMEP to provide an executive seminar series on how to move beyond COVID 19.
- Celebrated women in manufacturing and addressed stress in the workplace
- In 2021 the concept of the Granville Connection at 8633 W. Brown Deer Road real The Connection's opening day has been moved to 2022, but the design has been finalized and the building was rethought to accommodate concerns about social distancing. There will be six restaurants, other foods, gathering/community space, more than 35 retailers, a wedding center, a gym/dance studio, and other niche spaces. Major innovation is underway. The BID was awarded a WEDC grant to assist paying for a food hall kitchen.
- The BID hosted a holiday celebration for employees.

- Created web sites for Granville Works, Granville's Got the Goods and created a Call Granville Home campaign for both jobs and residents
- Hosted a Taste of Granville party in December along with a meet the leaders of the BID and Milwaukee in December.

Marketing & Branding

- The Granville BID received news coverage in 12 articles or television/radio outlets.
- Number of Facebook fans increased from 900 to 1245.
- The Granville Blues Fest was the first major festival in Milwaukee in July and more than 16000 people attended the four day Granville celebration.
- The Granville Car Show welcomed more than 350 cars and diversity at this event continues to grow...both age and ethnicity diversity.
- Every month on Sundays sponsored GranWaukee, soon to become the place to be to shop on Sunday afternoons,
- Advertised on billboards, radio stations, and community papers.

New Programs/New Initiative Formed

- In 2022 the Granville BID will continue to work on the initiatives described above and other initiatives that develop. Overall, 2021 was a year of reflection, vision, direction, and grit. And a year to ignite and build momentum; which we did. We worked to continue to energize the area. Despite the 2020/2021 setbacks, several new businesses are moving into the area including both manufacturing, food, and

retail. 2022 is a critical year to create momentum, bring new business to the area, bring people to Granville, and market the area and wonderful community.

- We will be the leader in the retail/restaurant incubator and a fitness incubator in 2022,
- Building a sustainable workforce will continue to be a priority.
- Bringing entrepreneur and wealth creation training to teens is a priority.
- A small business mentee and coaching program will be formed.
- ESL for employees will be ongoing.
- C-Suite roundtables will be formed.
- Computer skills and Excel training will be ongoing.
- We will be partnering with SOS to build our security so we can use data more efficiently and be a resource for MPD.
- We hope to expand the BID to 124th Streets to include all of Granville.
- We are actively involved with the new Neighborhood board.

The Granville staff thank the Common Council and city for all their help in working with BIDs and supporting us in 2021 and look forward to seeing everyone in person in 2022 and celebrating rebirth from COVID. We work together to create diverse, inclusive, expanding, and phenomenal communities like Granville.

Thank you!

The Granville Business Improvement District

Executive Director Mary Hoehne

GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020
(With Summarized Totals for the Year Ended December 31, 2019)

GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE

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| Combining Statement of Financial Position | 14 |

Independent Auditor's Report

Board of Directors
Granville Business Improvement District #48 and Affiliate

We have audited the accompanying consolidated financial statements of Granville Business Improvement District #48 and Affiliate which comprise the consolidated statement of financial position as of December 31, 2020, and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Organization's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Granville Business Improvement District #48 and Affiliate as of December 31, 2020, and the changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Ritz Holman LLP
Serving business, nonprofits, individuals and trusts.

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Milwaukee, WI 53202 f. 414.271.7464
ritzholman.com

Board of Directors
Granville Business Improvement District #48 and Affiliate

Report on Summarized Comparative Information

We have previously audited Granville Business Improvement District #48 and Affiliate's December 31, 2019, financial statements and we expressed an unmodified audit opinion on those audited financial statements in our report dated September 1, 2020. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2019, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Supplementary Information

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


RITZ HOLMAN LLP
Certified Public Accountants

Milwaukee, Wisconsin
October 12, 2021

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2020
(With Summarized Totals for the Year Ended December 31, 2019)**

| ASSETS | | 2020 | 2019 |
|--|--|-------------------|-------------------|
| CURRENT ASSETS | | | |
| Cash | | \$ 371,204 | \$ 260,350 |
| Accounts Receivable | | 6,650 | 581 |
| Prepaid Expenses | | 8,706 | 6,700 |
| Total Current Assets | | \$ 386,560 | \$ 267,631 |
| FIXED ASSETS | | | |
| Vehicle | | \$ 25,281 | \$ 15,363 |
| Construction In Process | | 103,516 | 4,000 |
| Less: Accumulated Depreciation | | (3,841) | (768) |
| Net Fixed Assets | | \$ 124,956 | \$ 18,595 |
| OTHER ASSETS | | | |
| Intangible Assets, Net of Accumulated Amortization | | \$ 4,559 | \$ 8,767 |
| Total Other Assets | | \$ 4,559 | \$ 8,767 |
| TOTAL ASSETS | | \$ 516,075 | \$ 294,993 |
| LIABILITIES AND NET ASSETS | | | |
| CURRENT LIABILITIES | | | |
| Accounts Payable | | \$ 56,291 | \$ 33,859 |
| Accrued Payroll | | 3,501 | 9,401 |
| Total Current Liabilities | | \$ 59,792 | \$ 43,260 |
| Total Liabilities | | \$ 59,792 | \$ 43,260 |
| NET ASSETS | | | |
| Without Donor Restrictions | | | |
| Operating | | \$ 296,283 | \$ 91,733 |
| Board Designated | | 160,000 | 160,000 |
| Total Net Assets | | \$ 456,283 | \$ 251,733 |
| TOTAL LIABILITIES AND NET ASSETS | | \$ 516,075 | \$ 294,993 |

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

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
CONSOLIDATED STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2020
(With Summarized Totals for the Year Ended December 31, 2019)**

| | Without Donor Restrictions | |
|-------------------------------|-------------------------------|-------------|
| | 2020 | 2019 |
| REVENUE | | |
| Tax Assessments | \$ 827,485 | \$ 768,795 |
| Contributions | 6,065 | --- |
| Pop Up Jazz Concerts | --- | 7,405 |
| Total Revenue | \$ 833,550 | \$ 776,200 |
| EXPENSES | | |
| Program Services | \$ 568,505 | \$ 743,967 |
| Management and General | 60,495 | 56,523 |
| Total Expenses | \$ 629,000 | \$ 800,490 |
| CHANGE IN NET ASSETS | \$ 204,550 | \$ (24,290) |
| Net Assets, Beginning of Year | 251,733 | 276,023 |
| NET ASSETS, END OF YEAR | \$ 456,283 | \$ 251,733 |

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

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2020
(With Summarized Totals for the Year Ended December 31, 2019)**

| | 2020 | | | 2019 Total |
|---------------------------------------|---------------------|------------------------------|-------------------|-------------------|
| | Program Services | Management and General | Total | |
| Salaries and Wages | \$ 178,250 | \$ 19,806 | \$ 198,056 | \$ 198,259 |
| Payroll Taxes | 13,636 | 1,515 | 15,151 | 14,778 |
| Employee Benefits | 16,521 | 1,836 | 18,357 | 32,593 |
| Professional Fees | --- | 11,959 | 11,959 | 9,402 |
| Supplies | --- | 1,902 | 1,902 | 1,470 |
| Telephone | --- | 4,060 | 4,060 | 4,338 |
| Postage | 127 | --- | 127 | 225 |
| Technology | --- | 10,757 | 10,757 | 8,704 |
| Printing | --- | --- | --- | 784 |
| Conferences, Conventions and Meetings | 2,349 | --- | 2,349 | 10,196 |
| Occupancy | --- | 3,576 | 3,576 | 1,584 |
| Depreciation and Amortization Expense | 7,281 | --- | 7,281 | 4,626 |
| Mileage Expense | 15,594 | --- | 15,594 | 7,309 |
| Beautification and Identity Costs | 104,653 | --- | 104,653 | 71,179 |
| Marketing and Promotion | 57,920 | --- | 57,920 | 146,697 |
| Events | | | | |
| Auto Show | --- | --- | --- | 24,382 |
| Jazz Festival | --- | --- | --- | 39,894 |
| Economic Development | | | | |
| Workforce Classes | 20,466 | --- | 20,466 | 27,253 |
| Granville Connection | 34,670 | --- | 34,670 | 56,723 |
| Membership Events | 5,901 | --- | 5,901 | 8,379 |
| COVID-19 Community Event | 37,373 | --- | 37,373 | --- |
| Food Truck MunchDays | --- | --- | --- | 136 |
| Community Outreach | | | | |
| Security | 66,745 | --- | 66,745 | 112,996 |
| Meetings/ Conferences | 1,045 | --- | 1,045 | 5,345 |
| Toy Drive | 4,629 | --- | 4,629 | --- |
| Neighborhood Ambassadors | --- | --- | --- | 6,000 |
| Other | 1,345 | --- | 1,345 | 1,560 |
| Insurance | --- | 4,153 | 4,153 | 3,600 |
| Miscellaneous | --- | 931 | 931 | 2,078 |
| TOTALS | \$ 568,505 | \$ 60,495 | \$ 629,000 | \$ 800,490 |

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

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2020
(With Summarized Totals for the Year Ended December 31, 2019)**

| | 2020 | 2019 |
|---|--------------|-------------|
| CASH FLOWS FROM OPERATING ACTIVITIES | | |
| Change in Net Assets | \$ 204,550 | \$ (24,290) |
| Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities | | |
| Depreciation and Amortization Expense | 7,281 | 4,626 |
| (Increase) Decrease in Accounts Receivable | (6,069) | 5,968 |
| (Increase) Decrease in Prepaid Expenses | (2,006) | (4,800) |
| (Increase) Decrease in Security Deposit | --- | 400 |
| Increase (Decrease) in Accounts Payable | 22,432 | 7,795 |
| Increase (Decrease) in Accrued Payroll | (5,900) | 1,613 |
| Net Cash Provided (Used) by Operating Activities | \$ 220,288 | \$ (8,688) |
| CASH FLOWS FROM INVESTING ACTIVITIES | | |
| Purchase of Fixed Assets | \$ (109,434) | \$ (25,675) |
| Net Cash Used by Investing Activities | \$ (109,434) | \$ (25,675) |
| Net Increase (Decrease) in Cash and Cash Equivalents | \$ 110,854 | \$ (34,363) |
| CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR | 260,350 | 294,713 |
| CASH AND CASH EQUIVALENTS AT END OF YEAR | \$ 371,204 | \$ 260,350 |

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

GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2020

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE A - Summary of Significant Accounting Policies

Organization

Granville Business Improvement District #48 (the "Organization") was organized under Wisconsin State Statute 66.608. This statute provides for the formation of Business Improvement Districts (BIDs) upon the petition of at least one property owner in the district. The purpose of a BID is to allow businesses within the district to develop, manage and promote their districts and to establish an assessment to fund these activities. The Organization's mission is to plan for long-term sustainable growth, foster a premier business and commercial center, provide guidance on financing and incentives, and nurture our community through safety, beautification, and services.

Granville Business Improvement District #48 is exempt from tax as an affiliate of a governmental unit under Section 501(a) of the Internal Revenue Code.

Consolidated Financial Statements

The accompanying consolidated financial statements include the accounts of Granville Business Improvement District #48 and Granville Economic Development Corporation (an "Affiliate"). Significant intercompany accounts and transactions have been eliminated.

Granville Economic Development Corporation is exempt from income tax under Section 501(c)(3) of the Internal Revenue Code and is classified as other than a private foundation. The mission of the Affiliate is to plan, promote and develop the vitality of the Granville area. Business Improvement District #48 and Granville Economic Development Corporation have common board members and accordingly, are consolidated.

Accounting Method

The financial statements of the Organization 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, 2020, the Organization had only unrestricted net assets, however, net assets have been designated by the board as follows:

| | |
|--|------------------|
| Cash Flow and Signage | \$ 60,000 |
| Granville Connection Social Enterprise Hub | <u>100,000</u> |
| Total Designated Net Assets | <u>\$160,000</u> |

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 when purchased.

Accounts Receivable

Accounts receivable are stated at unpaid balances of fees and other miscellaneous receivables. All accounts receivable are expected to be collected and no allowance for uncollectible amounts is considered necessary.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE A - Summary of Significant Accounting Policies (continued)

Fixed Assets

Fixed assets are recorded at cost. Depreciation is provided over the estimated useful lives of the assets using the straight-line method. The Organization capitalizes major additions.

Contributions and Grant 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 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.

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.

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, 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.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE A - Summary of Significant Accounting Policies (continued)

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.

NOTE B - Accounting Change

Accounting Standards Update 2020-07, Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets (Topic 958) will be effective for fiscal years beginning after June 15, 2021. The amendments in this update are required and provide new presentation and disclosure requirements about contributed nonfinancial assets to nonprofits, including additional disclosure requirements for recognized contributed services. Contributed nonfinancial assets will be required to be reported as a separate line in the statement of activities. A financial statement note will be required to provide disaggregated contributed nonfinancial assets by category including: the type of contributed nonfinancial asset; qualitative information about the monetization or utilization of the nonfinancial assets; the policy about the monetization or utilization of nonfinancial assets; a description of restrictions, valuation, and the market used to determine the fair value. The amendments, required to be presented retrospectively to all periods presented, will not change the recognition and measurement requirements for those assets.

Accounting Standards Update 2016-02, Leases (Topic 842) will be effective for fiscal years beginning after December 15, 2021. This update requires the recognition of lease assets and lease liabilities on the statement of financial position measured at the present value of lease payments and requires disclosure of key information about the leasing arrangements.

Accounting Standards Update 2020-08, Receivables – Nonrefundable Fees and Other Costs (Topic 310-20) will be effective for fiscal years beginning after December 15, 2021. The amendments in this update represent changes to clarify the codification. An organization shall apply the amendment prospectively. This amendment impacts the effective yield of an existing individual callable debt security.

Accounting Standards Update 2016-13, Financial Instruments - Credit Losses (Topic 326) will be effective for fiscal years beginning after December 15, 2023. The main objective of this update is to provide financial statement users with more decision-useful information about the expected credit losses on financial instruments and other commitments to extend credit held by a reporting entity at each reporting date. To achieve this objective, the amendments in this update replace the incurred loss impairment methodology in current GAAP with a methodology that reflects expected credit losses and requires consideration of a broader range of reasonable and supportable information to inform credit loss estimates, including exploring more forward-looking alternatives.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE C - Comparative Financial Information

The financial information shown for 2019 in the accompanying financial statements is included to provide a basis for comparison with 2020 and presents summarized totals only. 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, 2019, from which the summarized information was derived.

NOTE D - Liquidity

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

| | |
|---------------------------|------------------|
| Cash and Cash Equivalents | \$271,204 |
| Accounts Receivable | <u>6,650</u> |
| Total Financial Assets | <u>\$277,854</u> |

The above cash and cash equivalents do not include \$100,000 of funds designated by the board for the Granville Connection Social Enterprise Hub. The Organization structures its financial assets to be available as its general expenditures, liabilities, and other obligations come due and has set aside \$60,000 of board designated funds for cash flow.

NOTE E - Concentration of Risk

The Organization receives property assessment income from the City of Milwaukee. The Organization's operations rely on the availability of these funds. Approximately 99% of the Organization's revenue was from the City of Milwaukee for the year ended December 31, 2020.

NOTE F - Intangible Assets

Intangible assets of \$4,559 presented on the statement of financial position as of December 31, 2020, consist of the following:

| <u>Amortized Asset</u> | <u>Gross Cost</u> | <u>Accumulated Amortization</u> | <u>Residual Value</u> | <u>Life</u> |
|------------------------|-------------------|---------------------------------|-----------------------|-------------|
| Website | <u>\$12,625</u> | <u>\$8,066</u> | <u>\$4,559</u> | 3 years |

Estimated amortization expense for the next two years is \$4,208 and \$351, respectively.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE G - Assessment Income

In order to provide revenues to support the Organization's mission, the Common Council of the City of Milwaukee enforced an assessment on property located within a specified area of the Granville neighborhood. The assessment is calculated based on assessed values of the properties as of every fall. The assessment levied on properties was \$2/1,000 for every dollar of assessed property value for the year ended December 31, 2020.

NOTE H - Marketing and Promotion

The Organization uses marketing and promotion to promote its programs among the audiences it serves. Advertising costs are expensed as incurred. Marketing and promotion expense for the year ended December 31, 2020, was \$57,920.

NOTE I - Operating Leases

On February 1, 2020, the Organization signed a five year lease for the Granville Connection in Milwaukee, Wisconsin. Rent payments will begin once the project has been completed which is estimated at October 1, 2021. The facilities will be used as an entrepreneurial hub for retail, office, gym, entertainment and restaurant services. The future minimum payments required under the lease are as follows:

| <u>Year</u> | <u>Amount</u> |
|-------------|-----------------|
| 2021 | \$ 2,500 |
| 2022 | 10,458 |
| 2023 | 10,958 |
| 2024 | <u>917</u> |
| Total | <u>\$24,833</u> |

Occupancy expense for the year ended December 31, 2020, was \$3,576 which included storage space rental and utilities for temporary office space.

NOTE J - Related Party Transactions

The Organization made a payment of \$9,918 to a company owned by a board member to purchase an auto for the security employee hired by the Organization. The Organization made payment of \$3,750 to a company owned by a board member to purchase personal protection equipment for an event held in 2020.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE K - Income Tax

Granville Economic Development Corporation is exempt from income tax under Section 501(a) of the Internal Revenue Code and 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, 2020, the Organization and Affiliate had no amounts related to unrecognized income tax benefits and no amounts related to accrued interest and penalties. The Organization does not anticipate any significant changes to unrecognized income tax benefits over the next year. The Organization and Affiliate are currently not under audit by any federal or state taxing authority.

NOTE L - Subsequent Events

The Organization has evaluated events and transactions occurring after December 31, 2020, through October 12, 2021, the date the financial statements are available to be issued, for possible adjustments to the financial statements or disclosures. The Organization has determined that no subsequent events need to be disclosed.

The COVID-19 pandemic, whose effects first became known in January 2020, is having a broad and negative impact on commerce and financial markets around the world. The United States and global markets experienced significant declines in value resulting from uncertainty caused by the pandemic. The Organization is closely monitoring its liquidity and is actively working to minimize the impact of these declines. The extent of the impact of COVID-19 on the Organization's operational and financial performance will depend on certain developments, including the duration and spread of the outbreak and its impacts on the Organization's customers, employees, and vendors, all of which at present, cannot be determined. Accordingly, the extent to which COVID-19 may impact the Organization's financial position and changes in net assets and cash flows is uncertain and the accompanying financial statements include no adjustments relating to the effects of this pandemic.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
COMBINING STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2020**

| ASSETS | | | | | |
|--|-------------------------------------|--|--------------------------|--------------------------|--------------------------|
| | Business Improvement District | Economic Development Corporation | Total | Eliminations | Consolidated Total |
| CURRENT ASSETS | | | | | |
| Cash | \$ 351,090 | \$ 20,114 | \$ 371,204 | \$ --- | \$ 371,204 |
| Accounts Receivable | 5,214 | 6,065 | 11,279 | (4,629) | 6,650 |
| Prepaid Expenses | 8,706 | --- | 8,706 | --- | 8,706 |
| Total Current Assets | <u>\$ 365,010</u> | <u>\$ 26,179</u> | <u>\$ 391,189</u> | <u>\$ (4,629)</u> | <u>\$ 386,560</u> |
| FIXED ASSETS | | | | | |
| Vehicle | \$ 25,281 | \$ --- | \$ 25,281 | \$ --- | \$ 25,281 |
| Construction In Process | 103,516 | --- | 103,516 | --- | 103,516 |
| Less: Accumulated Depreciation | (3,841) | --- | (3,841) | --- | (3,841) |
| Net Fixed Assets | <u>\$ 124,956</u> | <u>\$ ---</u> | <u>\$ 124,956</u> | <u>\$ ---</u> | <u>\$ 124,956</u> |
| OTHER ASSETS | | | | | |
| Intangible Assets, Net of Accumulated Amortization | \$ 4,559 | \$ --- | \$ 4,559 | \$ --- | \$ 4,559 |
| Total Other Assets | <u>\$ 4,559</u> | <u>\$ ---</u> | <u>\$ 4,559</u> | <u>\$ ---</u> | <u>\$ 4,559</u> |
| TOTAL ASSETS | <u><u>\$ 494,525</u></u> | <u><u>\$ 26,179</u></u> | <u><u>\$ 520,704</u></u> | <u><u>\$ (4,629)</u></u> | <u><u>\$ 516,075</u></u> |
| LIABILITIES AND NET ASSETS | | | | | |
| CURRENT LIABILITIES | | | | | |
| Accounts Payable | \$ 56,291 | \$ 4,629 | \$ 60,920 | \$ (4,629) | \$ 56,291 |
| Accrued Payroll | 3,501 | --- | 3,501 | --- | 3,501 |
| Total Current Liabilities | <u>\$ 59,792</u> | <u>\$ 4,629</u> | <u>\$ 64,421</u> | <u>\$ (4,629)</u> | <u>\$ 59,792</u> |
| Total Liabilities | <u>\$ 59,792</u> | <u>\$ 4,629</u> | <u>\$ 64,421</u> | <u>\$ (4,629)</u> | <u>\$ 59,792</u> |
| NET ASSETS | | | | | |
| Without Donor Restrictions | | | | | |
| Operating | \$ 274,733 | \$ 21,550 | \$ 296,283 | \$ --- | \$ 296,283 |
| Board Designated | 160,000 | --- | 160,000 | --- | 160,000 |
| Total Net Assets | <u>\$ 434,733</u> | <u>\$ 21,550</u> | <u>\$ 456,283</u> | <u>\$ ---</u> | <u>\$ 456,283</u> |
| TOTAL LIABILITIES AND NET ASSETS | <u><u>\$ 494,525</u></u> | <u><u>\$ 26,179</u></u> | <u><u>\$ 520,704</u></u> | <u><u>\$ (4,629)</u></u> | <u><u>\$ 516,075</u></u> |

October 12, 2021

To the Board of Directors
Granville Business Improvement District #48 and Affiliate

We have audited the consolidated financial statements of Granville Business Improvement District #48 and Affiliate for the year ended December 31, 2020, and have issued our report thereon dated October 12, 2021. Professional standards require that we provide you with the information about our responsibilities under *Generally Accepted Auditing Standards* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated January 9, 2021.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Granville Business Improvement District #48 and Affiliate are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the audit year. We noted no transactions entered into by the Organization during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

1. Management's estimate of the expense allocation to program, management and fundraising on the statement of functional expenses is based on management's estimate of costs attributable to each function or program.
2. Management's estimate of depreciation expense is based on estimating the useful lives of the fixed assets.

We evaluated the key factors and assumptions used to develop the estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Disagreements With Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Ritz Holman LLP
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ritzholman.com

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Significant or material journal entries provided by you after the onset of audit fieldwork or proposed to you include the following:

- Increase vehicle asset and increase accounts payable \$9,918
- Increase construction in process and decrease expense \$99,516

Management Representations

We have requested certain representations from management that are included in the management representation letter dated October 12, 2021.

Management Consultations With Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Organization's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Organization's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with U.S. generally accepted accounting principles, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

To the Board of Directors
Granville Business Improvement District #48 and Affiliate
Page Three

This information is intended solely for the use of the Board of Directors and management of Granville Business Improvement District #48 and Affiliate and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

A handwritten signature in cursive script that reads "Ritz Holman LLP".

RITZ HOLMAN LLP
Certified Public Accountants

Granville Business Improvement District #48 and Affiliate
7817 W Brown Deer Rd
Milwaukee, WI 53223

In planning and performing our audit of the financial statements of Granville Business Improvement District #48 and Affiliate for the year ended December 31, 2020, we considered the Organization's internal control structure to determine our auditing procedures for the purpose of expressing an opinion on the financial statements and not to provide assurance on the internal control structure.

However, during our audit we became aware of the following matters that are opportunities for strengthening internal controls and operating efficiency:

1. Reimbursements made to the Executive Director were not reviewed and approved prior to payment. Support for one of the reimbursements was missing documentation. We recommend that all reimbursements be reviewed and approved by the board president prior to payment.
2. Bank reconciliations are not being reviewed. We recommend that bank reconciliations be reviewed by someone other than the preparer of the bank reconciliation.
3. During our testing of expenses, we noted that supporting documentation was not always complete. We recommend that all supporting documentation be maintained in a manner that allows for verification of amounts paid. We understand that this situation may be related to moving to a remote work environment as a result of COVID-19. The Organization may want to consider using an electronic filing system or bill payment system such as Bill.com.
4. Checks received and deposited in the bank account for the Granville Economic Development Corporation were endorsed with the name of the Executive Director. We recommend that all deposits be endorsed for deposit only with the name of the Organization. Consideration should be given to obtaining a stamp to use for this purpose.

This letter does not affect our report dated October 12, 2021, on the financial statements of Granville Business Improvement District #48 and Affiliate.

We will review the status of these comments during our next audit engagement. We have already discussed many of these comments and suggestions with various Organization personnel, and we will be pleased to discuss them in further detail at your convenience, to perform any additional study of these matters, or to assist you in implementing the recommendations.


RITZ HOLMAN LLP
Certified Public Accountants

Milwaukee, Wisconsin
October 12, 2021

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