

Business Improvement District No. 43  
South 27<sup>th</sup> Street Business Improvement District  
2022 Proposed Operating Plan

August 29th, 2020

## I. INTRODUCTION

### A. Background

In 1984, the Wisconsin legislature created S. 66.1109 of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDS). The purpose of the law 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 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee created Business Improvement District No 43 (BID 43) and approved its initial operating plan via Common Council Resolution No 090560, adopted by reference November 3, 2009.

Since 2009, BID 43 has submitted yearly-amended plans adding and modifying its plan objectives as part of its ongoing management and promotion of the district. This amended plan shall govern operation of BID 43 during calendar year 2022.

### B. Physical Setting

The area is roughly bounded by:

The properties at South 27<sup>th</sup> Street and Kinnickinnic Parkway on the North and extends South to the Milwaukee/Greenfield border to the intersection of South 27<sup>th</sup> Street and College Ave.

## II. DISTRICT BOUNDARIES

Boundaries of the district are shown on the map in Appendix C of this Plan. A listing of the properties included in the district is provided in Appendix D.

## III. PROPOSED OPERATING PLAN

### A. Plan Objectives

The objective of the South 27<sup>th</sup> Street Business Improvement District is to: enhance the economic viability of local businesses, enhance property values, maximize business facilities, promote the friendliness and quality, enhance the community image through safety/awareness and beautification, with overall area growth and development.

### B. Proposed Activities – Year Thirteen

Principal activities to be engaged in by the district during its 13<sup>th</sup> year of operation will include:

- a. Continue to enhance the area's image through beautification, maintenance and related activities.
- b. Programming and initiatives to be a driving influence for our businesses and surrounding residential community to contribute to a safe, vibrant and culturally inclusive district.
- c. Execution of activities within the South 27<sup>th</sup> Street Business District's Strategic Plan and Vision.
- d. Partner with surrounding entities to strengthen programming, partnerships and participation.

A unique feature is Greenfield is also in its 13<sup>th</sup> year since the formation of two business improvement districts. The two BID's (Greenfield BID #1 and Greenfield BID #2) fall under one umbrella and share the same common goals and initiatives. Further, it is fact that the 3 business improvement districts (Milwaukee 43 and Greenfield 1 & 2 jointly contract with a 501-c-3 entity (a/k/a South 27<sup>th</sup> Street Business District Association (Historic Highway 41) to manage both districts as one. The organization continues to run under one umbrella, one board and one set of bylaws.

C. Proposed Expenditures

Approximately \$136,432 in 2022, this is Milwaukee's proposed portion of the budget.

Proposed Budget

Proposed 2022 Budget

Budgeted Activities and Programs

Design and Maintenance: \$30,015

Management and maintenance of extensive boulevard design. Repairs or replanting as well as any other miscellaneous beautification initiatives supporting the appearance of the district and surrounding neighborhood areas.

Marketing and Promotion: \$30,015

General branding and implementation of district activities. (Ex. Business Development, partnerships/memberships, sponsorships, meetings, campaigns, retention, events, etc.)

Administration and Management: \$76,403

Full time management: Business recruitment, oversight, communication, administrative support, etc. Office space, audit, insurance, supplies, grant program, future programming, misc. and other duties.

Anticipated BID Revenues	\$136,433
Reserve	\$60,000
Total BID Revenues and Reserves	\$196,433

#### D. Financing Method

It is proposed to raise \$136,433 through BID assessments in Milwaukee (see Appendix D). Other miscellaneous income will be from interest and dividends. Sponsorships revenue may be anticipated for special programs and marketing efforts. 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.

#### E. Organization of BID Board

The Mayor will appoint members to the district board (“board”). The board’s primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that the majority of the board members be owners or occupants of property within the district.

It is fact that the two communities will provide board members in relative proportion to the “Association” that is contracted to run the three business improvement districts.

It is recommended that the BID board be structured and operate as follows:

1. Board size from Milwaukee – Minimum of Five and maximum of 9.
2. Composition – At least 60% shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among it’s members.
3. Term – Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings – All meetings of the board shall be governed by the Wisconsin Open Meetings Law and held periodically.
6. Record Keeping – Files and records of the board’s affairs shall be kept pursuant to the public record requirements.
7. Staffing – The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.

8. Meetings – The board shall meet regularly, at least twice each year. The board shall adopt rules of order (“by-laws”) to govern the conduct of its meetings.

F. Relationship to the South 27<sup>th</sup> Street Business District Association

The Association has contracted with the BID to provide services in accordance with this Plan.

#### IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The principal 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 of the assessed value of the property was selected as the basic assessment methodology for this BID.

The assessment will be on the current year general property assessment that is established by the City of Milwaukee. The rate will be approximately \$1 per \$1,000 of assessed value. \$500 minimum with a maximum of \$1,500 per property.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent disproportional assessment of a small number of high value properties, a maximum assessment of \$1,500 per parcel will be applied.

As of August 2021, the property in the proposed district had a total assessed value of over \$193,812,218. This plan proposed to assess the property in the district at a rate of \$1 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID.

Appendix D shows the projected BID assessment for each property included in the district.

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 the district activities may be asked to make a financial contribution to the district on a voluntary basis.

## V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

### A. City Plans

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

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

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the 27<sup>th</sup> Street Business Improvement District business area and for further preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

### B. City Role in District Operation

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

1. Provide technical assistance to the proponents of the district through adoption of the Plan and thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district on a timely basis.
4. Receive annual audits as required per sec. 66.1109(3)(c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30<sup>th</sup> of each Plan year, with the official City records and the assessed

value of each tax key number within the district, for purposes of calculating the BID assessments.

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

## VI. FUTURE YEAR OPERATING PLANS

### A. Phased Development

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

Section 66.1109(3)(a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the development program, it focuses upon the current year activities, and information on specific assessed values, budget amounts and assessment amounts based on year eight conditions. Greater detail about subsequent year's activities will be provided in the required annual updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

The BID 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 consent of the City of Milwaukee.

### B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include an assessable properties, a certain class or classes or properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

### C. Termination of the BID

A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a value 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 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 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.

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).

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.

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.

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.



## APPENDICES

- A. Statute
- B. Board of Directors Roster
- C. Map of District
- D. Property Tax List

## Appendix A

### 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.

**(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 an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit 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 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.
- (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.

**History:** [1983 a. 184](#); [1989 a. 56 s. 258](#); [1999 a. 150 s. 539](#); Stats. 1999 s. 66.1109; [2001 a. 85](#).

## Appendix B

### BID 43 Board of Directors Roster

The BID 43 Board will have a minimum of 5 members, not to exceed 9 total members. At least 60% of the board will own or occupy property within the district. Any board member that does not occupy or own property within the district shall be a City of Milwaukee resident. Appointments to the board shall be for a period of 3 years.

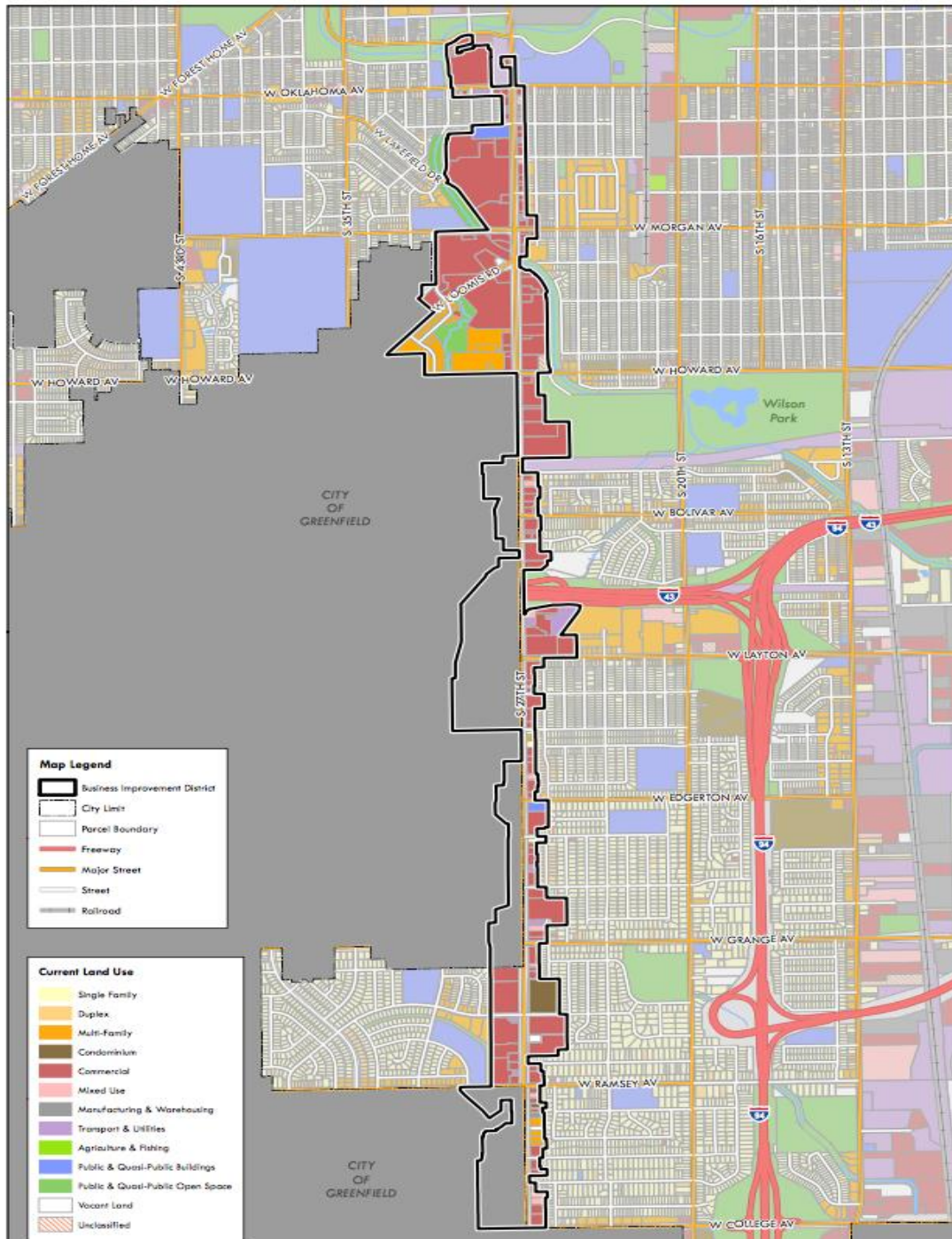
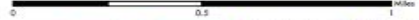
Name	Title	Classification	Business	Address	Term	Notes
David Bardon	President	Owner	JB's on 41	4040 S 27	8/2/16-8/2/19	Renewal In Process
Jeffrey Steren	President	Owner	Steren Group	5890 S 27	1/11/16-7/11/19	Renewal In Process
Melissa Cannistra		Occupant	Tri City	3378 S 27	5/3/2017-5/3/20	
Sylvestra Ramirez		Occupant	PTM	3906 S 27	2/6/17-2/6/20	
John Ackeret		Occupant	Aurora	2900 W Oklahoma	7/17/17-7/17/20	
Hetal Patel		Owner	Quality Suites	4488 S 27	2/14/17-2/14/20	
Patricia Najera Torres		Resident			2/9/17-2/9/20	

David Garzon	Owner	Best Care Pediatrics	4220 S 27	1/10/17- 1/10/20
Christopher Rasch	Occupant	Sixteenth Street Community Health Center		9/26/17- 9/26/20

# Appendix C

## BID NO. 43: SOUTH 27TH STREET CITY OF MILWAUKEE

Prepared by the Dept. of City Development Planning Division, 7/6/2017  
Source: City of Milwaukee Information Technology Management Division,  
Dept. of City Development Commercial Corridor Team



BID	Taxkey	Address	Owner1	Class	BID Assessble Value	BID Assessment
B43	5100018119	2900 W OKLAHOMA AV	AURORA HEALTH CARE METRO INC	Special Mercantile	\$ 7,073,900.00	\$1,500.00
B43	5109985110	3025-3039 S 27TH ST	AURORA HEALTH CARE METRO INC	Special Mercantile	\$ 775,000.00	\$775.00
B43	5330792000	2725 W OKLAHOMA AV	DG 3422 OLENTANGY LLC	Special Mercantile	\$ 749,000.00	\$749.00
B43	5330793000	3105 S 27TH ST	LEON CORPORATION	Special Mercantile	\$ 275,000.00	\$500.00
B43	5330794000	3119 S 27TH ST	RONALD N SCHNEIDER	Local Commercial	\$ 228,600.00	\$500.00
B43	5330795000	3151 S 27TH ST	LEON CORPORATION	Local Commercial	\$ 187,500.00	\$500.00
B43	5330796000	3165 S 27TH ST	SALAM RAMAHI	Local Commercial	\$ 504,500.00	\$504.50
B43	5330797000	3179-3181 S 27TH ST	CLR'S CORNER LLC	Local Commercial	\$ 141,050.00	\$500.00
B43	5331101000	3233 S 27TH ST	MICHAEL J KELLY TRUST	Special Mercantile	\$ 2,945,600.00	\$1,500.00
B43	5331102000	3300 S 30TH ST	NANCYLOU R NOWICKI	Local Commercial	\$ 2,975,100.00	\$1,500.00
B43	5331104000	3473 S 27TH ST	SOUTHGATE MARKETPLACE LLC	Special Mercantile	\$ 4,575,900.00	\$1,500.00
B43	5331111000	3355 S 27TH ST	WAL-MART REAL ESTATE	Special Mercantile	\$ 10,579,900.00	\$1,500.00
B43	5331112000	3415 S 27TH ST	SOUTHGATE MARKETPLACE	Local Commercial	\$ 1,016,000.00	\$1,016.00
B43	5331121000	3219 S 27TH ST	JHGV LLC	Special Mercantile	\$ 1,519,400.00	\$1,500.00
B43	5340001100	3300 S 27TH ST	WEISS HOLDINGS LLC	Local Commercial	\$ 118,465.00	\$500.00
B43	5340005000	3360 S 27TH ST	RONALD I PACHEFSKY LIFE EST	Special Mercantile	\$ 404,400.00	\$500.00



B43	5340006100	3370-3378 S 27TH ST	TRI CITY NATL BANK SOUTHGATE	Special Mercantile	\$ 392,700.00	\$500.00
B43	5340092100	3404 S 27TH ST	KARAN DHILLON LLC	Local Commercial	\$ 450,600.00	\$500.00
B43	5340095111	3432 S 27TH ST	616 UNIVERSITY LLC	Special Mercantile	\$ 639,700.00	\$639.70
B43	5340097100	3440 S 27TH ST	SOUTHSIDE LLC	Local Commercial	\$ 402,900.00	\$500.00
B43	5340098100	3450 S 27TH ST	SOUTHSIDE LLC	Local Commercial	\$ 86,700.00	\$500.00
B43	5340099000	3456 S 27TH ST	ST FRANCIS BANK FSB	Special Mercantile	\$ 73,100.00	\$500.00
B43	5340100000	3470 S 27TH ST	GARY PAVLAK	Special Mercantile	\$ 737,600.00	\$737.60
B43	5340101110	2612 W MORGAN AV	SAWYER REAL ESTATE	Special Mercantile	\$ 593,000.00	\$593.00
B43	5340403000	3104 S 27TH ST	27TH STREET SUBS LLC	Special Mercantile	\$ 290,000.00	\$500.00
B43	5340404100	3120 S 27TH ST	WARREN/ DANIEL REAL ESTATE	Local Commercial	\$ 1,748,300.00	\$1,500.00
B43	5340406000	3140 S 27TH ST	ZURN LLC	Local Commercial	\$ 273,800.00	\$500.00
B43	5340407000	3146 S 27TH ST	NICHOLAS G MAZOS &	Local Commercial	\$ 113,500.00	\$500.00
B43	5340408000	3152 S 27TH ST	REGALIA PROPERTIES LLC	Local Commercial	\$ 102,300.00	\$500.00
B43	5340409000	3158 S 27TH ST	OSAMA ABUSHANAB	Local Commercial	\$ 153,516.00	\$500.00
B43	5340410000	3162-3164 S 27TH ST	CERVERA GARCIA PROPERTIES LL	Local Commercial	\$ 296,700.00	\$500.00
B43	5340411000	3168-3170 S 27TH ST	CURT C & MINH LE TRAN JT REV	Local Commercial	\$ 317,600.00	\$500.00
B43	5340412000	3172-3174 S 27TH ST	FIRST WEST REALTY LLC	Local Commercial	\$ 137,764.00	\$500.00

B43	5340413000	3178-3180 S 27TH ST	27TH ST BUILDING LLC	Local Commercial	\$ 209,145.00	\$500.00
B43	5340644000	3200-3214 S 27TH ST	MAZ INVESTMENT GROUP LLC	Special Mercantile	\$ 717,100.00	\$717.10
B43	5340645111	3232 S 27TH ST	3 CHIPS LLC	Special Mercantile	\$ 576,000.00	\$576.00
B43	5340645112	3236 S 27TH ST	TRL 27TH STREET LLC	Local Commercial	\$ 402,500.00	\$500.00
B43	5340650000	3246 S 27TH ST	GRANO-MAYER PROP LLC	Special Mercantile	\$ 322,000.00	\$500.00
B43	5340651000	3270 S 27TH ST	OHIO PARTNERS LLC	Local Commercial	\$ 1,220,200.00	\$1,220.20
B43	5340911000	3334 S 27TH ST	ALEXANDRA GIANOPOULOS AKA ALEXANDRIA GIANOPOULOS	Special Mercantile	\$ 950,000.00	\$950.00
B43	5340912000	3340 S 27TH ST	SELF-HELP FEDERAL CREDIT UNION	Special Mercantile	\$ 708,900.00	\$708.90
B43	5521591000	3860 S 27TH ST	SCP 2009 C32 084 LLC	Special Mercantile	\$ 3,457,900.00	\$1,500.00
B43	5521592000	2600 W HOWARD AV	MNA 2600 HOWARD LLC	Local Commercial	\$ 3,311,000.00	\$1,500.00
B43	5521601000	3650-3658 S 27TH ST	KHERA LOOMIS LLC	Local Commercial	\$ 2,008,700.00	\$1,500.00
B43	5521602000	3632-3636 S 27TH ST	27TH STREET PROPERTIES, LLC	Special Mercantile	\$ 2,187,400.00	\$1,500.00
B43	5521603000	3606 S 27TH ST	CFT DEVELOPMENTS, LLC	Special Mercantile	\$ 1,007,000.00	\$1,007.00
B43	5529936110	3804 S 27TH ST	GIUFFRE IV LLC	Local Commercial	\$ 1,272,500.00	\$1,272.50
B43	5529937000	3800 S 27TH ST	DARWIN CHENTNIK	Local Commercial	\$ 318,400.00	\$500.00
B43	5529939221	3702 S 27TH ST	NRF VIII - SOUTH TOWNE LLC	Special Mercantile	\$ 463,000.00	\$500.00

B43	5529939222	3700-3736 S 27TH ST	NRF VIII - SOUTH TOWNE LLC	Special Mercantile	\$ 6,132,400.00	\$1,500.00
B43	5529987111	2603-2609 W MORGAN AV	STEIN FAMILY INVESTMENTS LLC	Local Commercial	\$ 741,400.00	\$741.40
B43	5529996000	3540 S 27TH ST	BFS RETAIL & COMMERCIAL	Special Mercantile	\$ 704,000.00	\$704.00
B43	5529998100	3514 S 27TH ST	SUN PRAIRIE REAL	Special Mercantile	\$ 1,032,800.00	\$1,032.80
B43	5529999100	3500 S 27TH ST	STEIN FAMILY INVESTMENTS LLC	Local Commercial	\$ 527,500.00	\$527.50
B43	5530501111	3801-3831 S MINER ST	27TH & LOOMIS DEVELOPMENT	Mercantile Apartments	\$ -	
B43	5530505000	3020 W FARDALE AV	TEC ENTERPRISES LLC	Mercantile Apartments	\$ -	
B43	5530506000	3050 W FARDALE AV	PAUL KASDORF LLC	Mercantile Apartments	\$ -	
B43	5530507000	3060 W FARDALE AV	DARREN N BUDAHN	Mercantile Apartments	\$ -	
B43	5530508000	3070 W FARDALE AV	KAREN J BUCHEN	Mercantile Apartments	\$ -	
B43	5530509000	3108 W FARDALE AV	MARIANNE STACHOWIAK	Mercantile Apartments	\$ -	
B43	5530510000	3118 W FARDALE AV	ZSM LLC	Mercantile Apartments	\$ -	
B43	5530511000	3128 W FARDALE AV	ANDRE'S APTS LLC	Mercantile Apartments	\$ -	
B43	5530512000	3200 W FARDALE AV	BLUE DIAMOND INVESTMENTS LLC	Mercantile Apartments	\$ -	
B43	5530513000	3214 W FARDALE AV	RAY EMINI LLC	Mercantile Apartments	\$ -	
B43	5530514000	3011 W FARDALE AV	ANDRE'S APARTMENTS LLC	Mercantile Apartments	\$ -	
B43	5530515000	3021 W FARDALE AV	ANDRE'S APARTMENTS LLC	Mercantile Apartments	\$ -	

B43	5530516000	3031 W FARDALE AV	FARDALE HOME LLC	Special Mercantile	\$ 577,900.00	\$577.90
B43	5530517000	3041 W FARDALE AV	SKZ LLC	Mercantile Apartments	\$ -	
B43	5530518000	3051 W FARDALE AV	FARDALE PROPERTIES LLC	Mercantile Apartments	\$ -	
B43	5530519000	3127 W FARDALE AV	RAYMOND HTOO	Mercantile Apartments	\$ -	
B43	5530520000	3201 W FARDALE AV	CJM APARTMENTS LLC	Mercantile Apartments	\$ -	
B43	5530605110	3889 S MINER ST	METROPOLITAN ASSOCIATES FKA	Mercantile Apartments	\$ -	
B43	5530625111	2800 W HOWARD AV	BEANT BOPARAI	Mercantile Apartments	\$ -	
B43	5530701000	2802 W HOWARD AV	METROPOLITAN ASSOCIATES FKA	Mercantile Apartments	\$ -	
B43	5530711000	3775-3795 S 27TH ST	SOUTHGATE SQUARE COMPANY	Mercantile Apartments	\$ -	
B43	5530721000	3801 S 27TH ST	ROAD REAL ESTATE LLC	Special Mercantile	\$ 889,700.00	\$889.70
B43	5530723100	3821 S 27TH ST	NAFEZ AL-DEBBEH	Local Commercial	\$ 472,400.00	\$500.00
B43	5530724000	3789 S 27TH ST	SOUTHGATE SQUARE PHASE II	Mercantile Apartments	\$ -	
B43	5530742000	2801 W MORGAN AV	LOOMIS CENTRE LLC	Special Mercantile	\$ 72,100.00	\$500.00
B43	5530751000	3545 S 27TH ST	LOOMIS CENTRE LLC	Special Mercantile	\$ 7,290,700.00	\$1,500.00
B43	5530752000	2901 W MORGAN AV	LOOMIS CENTRE LLC	Local Commercial	\$ 144,600.00	\$500.00
B43	5530754000	3565 S 27TH ST	LOOMIS CENTRE LLC	Special Mercantile	\$ 1,750,000.00	\$1,500.00
B43	5530761000	3555 S 27TH ST	LOOMIS CENTRE LLC	Special Mercantile	\$ 2,275,800.00	\$1,500.00

B43	5530762000	3543 S 27TH ST	PARAGON LEASING LLC	Local Commercial	\$ 1,040,700.00	\$1,040.70
B43	5530771000	2701 W MORGAN AV	LOOMIS CENTRE LLC	Special Mercantile	\$ 519,600.00	\$519.60
B43	5530772000	3511 S 27TH ST	LOOMIS CENTRE LLC	Special Mercantile	\$ 572,000.00	\$572.00
B43	5539991121	2917-2919 W LOOMIS RD	POINT LOOMIS STATION LLC	Special Mercantile	\$ 7,690,600.00	\$1,500.00
B43	5539991122	3605 S 27TH ST	POINT LOOMIS STATION LLC	Special Mercantile	\$ 1,043,000.00	\$1,043.00
B43	5539993200	3849 S 27TH ST	C/O SUE DODGE	Special Mercantile	\$ 960,000.00	\$960.00
B43	5539994110	3875 S 27TH ST	MELD 4 LLC	Local Commercial	\$ 1,377,900.00	\$1,377.90
B43	5539999115	3030 W LOOMIS RD	VAN HORN PROPERTIES OF	Local Commercial	\$ 1,381,200.00	\$1,381.20
B43	5539999116	3100 W LYNNDAL AV	3030 LOOMIS LLC	Local Commercial	\$ 51,900.00	\$500.00
B43	5770551000	4240 S 27TH ST	SCRUB WILLOWS LLC	Special Mercantile	\$ 974,200.00	\$974.20
B43	5770581000	4296 S 27TH ST	FASTRACK INC	Special Mercantile	\$ 477,600.00	\$500.00
B43	5770582000	4278 S 27TH ST	SHERWIN WILLIAMS REALTY	Local Commercial	\$ 608,500.00	\$608.50
B43	5779949112	4264 S 27TH ST	PRIZE STEAK PRODUCTS INC	Local Commercial	\$ 888,800.00	\$888.80
B43	5779988100	4220 S 27TH ST	4220 GARZON LLC	Local Commercial	\$ 470,000.00	\$500.00
B43	5779990110	4200 S 27TH ST	KOLLER PROPERTIES LLC	Local Commercial	\$ 410,400.00	\$500.00
B43	5779990300	2605 W PLAINFIELD AV	BRIAN EBERTOWSKI	Mercantile Apartments	\$ -	
B43	5779992100	4040 S 27TH ST	BARDON INVESTMENTS LLC	Special Mercantile	\$ 2,082,300.00	\$1,500.00

B43	5779994110	4100 S 27TH ST	BRAEGER REAL ESTATE LLC	Special Mercantile	\$ 4,270,700.00	\$1,500.00
B43	5779996100	3976 S 27TH ST	DUKAN YUN & SEUNG YUN HW	Local Commercial	\$ 288,057.00	\$500.00
B43	5779997121	4000 S 27TH ST	LANDMARK CREDIT UNION	Special Mercantile	\$ 1,283,400.00	\$1,283.40
B43	5779998110	3920 S 27TH ST	MONTERREY MARKET PLAZA LLC	Special Mercantile	\$ 2,471,900.00	\$1,500.00
B43	5779999110	3904-3906 S 27TH ST	SML PARTNERSHIP LLC	Local Commercial	\$ 650,400.00	\$650.40
B43	5980461100	4560 S 27TH ST	NEWLIFE INVESTMENT LLC	Special Mercantile	\$ 163,500.00	\$500.00
B43	5980462000	4550 S 27TH ST	TEN PATELS MILWAUKEE LLC	Local Commercial	\$ 990,500.00	\$990.50
B43	5980471100	4580 S 27TH ST	SUBARU CITY OF MILWAUKEE INC	Special Mercantile	\$ 212,700.00	\$500.00
B43	5980472000	4590 S 27TH ST	DODGE CITY OF MILWAUKEE INC	Special Mercantile	\$ 324,000.00	\$500.00
B43	5980473121	4600 S 27TH ST	NAROTTAMBHAI V PATEL	Special Mercantile	\$ 21,350.00	\$500.00
B43	5980481110	4400 S 27TH ST	SIDHIVINAYAK LLC	Special Mercantile	\$ 1,539,500.00	\$1,500.00
B43	5980483100	4488 S 27TH ST	SIDHIVINAYAK LLC	Special Mercantile	\$ 2,512,600.00	\$1,500.00
B43	5989976110	4320 S 27TH ST	ELMA SCHIMIDT TRUSTEE	Special Mercantile	\$ 1,342,400.00	\$1,342.40
B43	5989977110	4342-4346 S 27TH ST	DEVOE REALTY LLC	Local Commercial	\$ 151,200.00	\$500.00
B43	5989977120	2622 W WHITAKER AV	RONALD N SCHNEIDER	Local Commercial	\$ 284,200.00	\$500.00
B43	5989977200	4350 S 27TH ST	TIAN INVESTMENTS LLC	Local Commercial	\$ 362,700.00	\$500.00
B43	5989979111	4640-4670 S 27TH ST	B&M LEASING LLP	Special Mercantile	\$ 3,461,800.00	\$1,500.00

B43	5989979120	2500 W LAYTON AV	FEAP CORPORATION AS NOMINEE	Special Mercantile	\$ 5,398,700.00	\$1,500.00
B43	5989980120	4624 S 27TH ST	NEWLIFE INVESTMENT LLC	Special Mercantile	\$ 475,000.00	\$500.00
B43	6230001111	4858 S 27TH ST	ROBERT & SARAH BOSCHI TRUST	Local Commercial	\$ 729,200.00	\$729.20
B43	6231002000	4756 S 27TH ST	SIK-TUNG NG	Local Commercial	\$ 350,500.00	\$500.00
B43	6231011100	5040-5054 S 27TH ST	J M AUTO CARE LLC	Local Commercial	\$ 1,171,900.00	\$1,171.90
B43	6231051000	5022 S 27TH ST	AZIZ KHOURY	Local Commercial	\$ 316,300.00	\$500.00
B43	6231061000	4960 S 27TH ST	PHILIP J SANFILIPPO &	Local Commercial	\$ 483,800.00	\$500.00
B43	6231062100	5000 S 27TH ST	LYLE D MEYER	Local Commercial	\$ 650,800.00	\$650.80
B43	6239653100	5072 S 27TH ST	KAMLESH CHAND LLC	Special Mercantile	\$ 567,100.00	\$567.10
B43	6239662111	4950 S 27TH ST	SIGMA PROPERTIES INC	Local Commercial	\$ 1,069,800.00	\$1,069.80
B43	6239831000	4866 S 27TH ST	BALHAIR S DULAI	Special Mercantile	\$ 628,600.00	\$628.60
B43	6239833000	4810 S 27TH ST	DARROW FAMILY LTD	Local Commercial	\$ 1,250,000.00	\$1,250.00
B43	6239837100	4770 S 27TH ST	FOREST PARK REAL	Local Commercial	\$ 483,800.00	\$500.00
B43	6239842111	4730 S 27TH ST	REALTY INCOME PROPERTIES	Special Mercantile	\$ 2,333,100.00	\$1,500.00
B43	6441622100	5306-5328 S 27TH ST	S26TH STREET LLC	Local Commercial	\$ 1,850,400.00	\$1,500.00
B43	6441721100	5252-5264 S 27TH ST	JAMES M PETR	Local Commercial	\$ 1,084,600.00	\$1,084.60
B43	6441731100	5236-5242 S 27TH ST	NATIONAL REAL ESTATE	Special Mercantile	\$ 538,400.00	\$538.40

B43	6441751000	5150 S 27TH ST	EDWARD G ENNIS	Local Commercial	\$ 2,037,400.00	\$1,500.00
B43	6441761000	5220 S 27TH ST	ANGEL REAL ESTATE LLC	Local Commercial	\$ 476,100.00	\$500.00
B43	6449896100	5430 S 27TH ST	JAVIC REALTY	Special Mercantile	\$ 246,400.00	\$500.00
B43	6449898100	5444 S 27TH ST	FRANCES M BANDE	Local Commercial	\$ 54,704.00	\$500.00
B43	6449899100	5460 S 27TH ST	HERRERA PROPERTIES LLC	Local Commercial	\$ 383,500.00	\$500.00
B43	6449900100	5470 S 27TH ST	FRED W STORM, LLC	Local Commercial	\$ 448,100.00	\$500.00
B43	6449917113	5400 S 27TH ST	JAVIC REALTY PARTNERSHIP,A	Special Mercantile	\$ 2,682,000.00	\$1,500.00
B43	6449950110	5354 S 27TH ST	DITA INVESTMENTS LLC	Local Commercial	\$ 777,800.00	\$777.80
B43	6449983100	5114 S 27TH ST	INVESTMENTS REALTY LLC	Special Mercantile	\$ 596,300.00	\$596.30
B43	6680060110	5655 S 27TH ST	SAMSON TRUSTS VENTURE	Special Mercantile	\$ 3,313,600.00	\$1,500.00
B43	6680064112	5839 S 27TH ST	JMR PROPERTIES IV, LLC	Local Commercial	\$ 784,800.00	\$784.80
B43	6680064113	5819 S 27TH ST	JMR PROPERTIES IV, LLC	Local Commercial	\$ 181,000.00	\$500.00
B43	6680064122	5801 S 27TH ST	THE 12TH MAN LLC	Local Commercial	\$ 810,000.00	\$810.00
B43	6680702000	2730 W RAMSEY AV	EHF MAPLE RIDGE RE LLC	Special Mercantile	\$ 5,172,400.00	\$1,500.00
B43	6680711000	5701 S 27TH ST	5701 INVESTMENT LLC	Special Mercantile	\$ 200,000.00	\$500.00
B43	6680713000	5791 S 27TH ST	THE 14TH MAN LLC	Local Commercial	\$ 850,000.00	\$850.00
B43	6680721000	5727 S 27TH ST	JACOBS REALTY LTD PTNRSHP	Special Mercantile	\$ 2,958,000.00	\$1,500.00



B43	6680722000	5777 S 27TH ST	JACOBS REALTY LTD PTNRSHP	Special Mercantile	\$ 2,417,000.00	\$1,500.00
B43	6689999100	5575 S 27TH ST	JMR PROPERTIES IV LLC	Special Mercantile	\$ 1,399,900.00	\$1,399.90
B43	6690166000	5900 S 27TH ST	N & N REAL ESTATE LLC	Local Commercial	\$ 787,700.00	\$787.70
B43	6690167000	5912 S 27TH ST	N & N REAL ESTATE LLC	Local Commercial	\$ 124,285.00	\$500.00
B43	6690901100	5510-5540 S 27TH ST	JMR PROPERTIES IV LLC	Local Commercial	\$ 1,085,000.00	\$1,085.00
B43	6690911000	5890 S 27TH ST	ARCHLAND PROPERTY I LLC	Special Mercantile	\$ 1,200,000.00	\$1,200.00
B43	6690921110	5790 S 27TH ST, Unit 1	CAMEO REALTY LLC	Special Mercantile	\$ 5,117,600.00	\$1,500.00
B43	6690922110	5790 S 27TH ST, Unit 2	CAMEO REALTY LLC	Special Mercantile	\$ 1,479,600.00	\$1,479.60
B43	6690923110	5790 S 27TH ST, Unit 3	CAMEO REALTY LLC	Special Mercantile	\$ 556,400.00	\$556.40
B43	6690924000	5790 S 27TH ST, Unit 4	CAMEO REALTY LLC	Special Mercantile	\$ 2,261,600.00	\$1,500.00
B43	6690925000	5790 S 27TH ST, Unit 5	CAMEO REALTY LLC	Special Mercantile	\$ 2,052,000.00	\$1,500.00
B43	6690941000	5758 S 27TH ST	SLAVOMIR INVESTMENTS, INC.	Special Mercantile	\$ 306,200.00	\$306.20
B43	6699970100	5848 S 27TH ST	TWO 7-WINS, LLC	Local Commercial	\$ 433,900.00	\$500.00
B43	6699980116	5700 S 27TH ST	FUTURA III LLC	Special Mercantile	\$ 3,321,700.00	\$1,500.00
B43	6699984100	5546 S 27TH ST	IDENTICAL EAGLES LLC	Local Commercial	\$ -	
B43	6699987130	5556 S 27TH ST	JOHN LATINOVICH	Local Commercial	\$ 243,920.00	\$500.00
B43	6699987200	5572 S 27TH ST	JMR PROPERTIES IV LLC	Local Commercial	\$ 430,000.00	\$500.00

B43	6900401000	6000 S 27TH ST	BAHRAM NAMDARI	Local Commercial	\$ -	
B43	6900402000	6010 S 27TH ST	WISCONSIN REVOCABLE LIVING TRUST OF NANCY J. PETER	Mercantile Apartments	\$ -	
B43	6900851000	6036 S 27TH ST	CLARENCE F HARTWIG JR	Mercantile Apartments	\$ -	
B43	6900852000	6044 S 27TH ST	CLARENCE F HARTWIG JR	Mercantile Apartments	\$ -	
B43	6900853000	6050 S 27TH ST	CLARENCE F HARTWIG JR	Mercantile Apartments	\$ -	
B43	6900881000	5928 S 27TH ST	DRS INV MD LLC	Local Commercial	\$ 709,200.00	\$709.20
B43	6900941100	6292 S 27TH ST	3LA PARTNERS, LLC	Special Mercantile	\$ 1,804,100.00	\$1,500.00
B43	6900942100	6260 S 27TH ST	ETD DEVELOPMENT LLC	Special Mercantile	\$ 754,000.00	\$754.00
B43	6909847000	5954 S 27TH ST	NICOLE J MARTIN	Local Commercial	\$ 200,400.00	\$500.00
B43	6909859400	6234 S 27TH ST	GERALD MATTHEW FELICIAN AND	Local Commercial	\$ 162,150.00	\$500.00
B43	6909866100	6080 S 27TH ST	JEROME J & MARIANNE L	Special Mercantile	\$ 1,000,700.00	\$1,000.70
B43	6909869112	6112 S 27TH ST	REALTY INCOME CORPORATION	Special Mercantile	\$ 881,000.00	\$881.00
B43	6909874100	6126-6136 S 27TH ST	JOSEPH G RAKOWSKI	Local Commercial	\$ 337,300.00	\$500.00
B43	6909877000	6206 S 27TH ST	SALIM SHELLEH	Local Commercial	\$ 316,100.00	\$500.00
B43	6909880100	6218 S 27TH ST	ANTIC PROPERTIES LLC	Local Commercial	\$ 194,544.00	\$500.00
					\$ 194,432,150.00	<b>\$135,241.40</b>

# Historic Highway 41 News

## MCTS Pilot Video

[MCTS Bus Shelters Receive Makeover Celebrating Historic Highway 41 - YouTube](#)

## Jason Haas, Milwaukee County Supervisor, 14<sup>th</sup> District

*"I give my great thanks to the 27<sup>th</sup> Street BID for creating these sturdy and attractive new panels for three county bus shelters on S. 27<sup>th</sup> Street. These panels showcase Historic U.S. Route 41 while also improving the quality, safety, and curb appeal of the district. It was a pleasure to bring Milwaukee County to the table, and I look forward to deepening Milwaukee County's cooperation and collaboration with the BID."*



## Curb Appeal - A New Look

Bus shelters directly affect curb appeal of property. The South 27<sup>th</sup> Street Business District has partnered with Milwaukee County Transit System to make over three high volume shelters in our business corridor. These shelters have innovative design panels installed. This pilot initiative enhances beautification and curb appeal, and aid to avoid safety hazards of broken glass and vandalism.

We found success with this project after reviewing community feedback and durability sparking a second agreement to upgrade the remaining Milwaukee County shelters in our business corridor. All seven locations have received this upgrade in 2021. These panels have greatly made a difference adding beautification and a more durable and safer material than plexiglass. These panels have also been coated with an anti-graffiti clear coat.

Thank you to Milwaukee County Transit, Supervisor Jason Haas, Alderman Mark Borkowski, Alderman Scott Spiker, Lake Automotive Group, Final Cut Waterjet and Fabrication, Ryan Laessig (conceptual design artist) and our residential neighbors for assistance, partnership, and feedback.

# COVID Response

The South 27<sup>th</sup> Street Business District responded in several ways to offer valuable help throughout the peak of the pandemic. We always keep in mind our employers, employees, students, and neighboring households. It is essential to do our part for our business district and surrounding neighborhood families to help our area continue to grow and thrive.

## Emergency Relief

Carmen High School of Science & Technology's Southeast campus found at South 27 Street and W Oklahoma Avenue include 90% of student families that reside within a 2-mile radius of our business corridor and are low-income households. There were obstacles in transitioning during the pandemic, such as virtual schooling, access to Wi-Fi, obtaining Chrome Books, income interruption, and food and housing insecurity. Our business district donated \$10,000 to Carmen's emergency relief fund, aiding more than three hundred local families through these transitions.



## Marketing Now

### Rapid Grants

In 2020, our Association established a non-matching small rapid grant program to assist businesses quickly diversify how they market themselves and communicate with customers.

These grant funds were used for new online ordering platforms, website creation, signage changes including curbside designated parking areas, PPE upgrades, and other individualized changes in daily routines.

## Food Insecurity

To combat food insecurity, \$35,000 of healthy food choices were distributed to local food pantries in our surrounding area that serve district area households throughout 2020 and 2021. These deliveries were made weekly to various locations based on their reported volume of families using their location.

*This program was made possible by a grant from the Gene & Stephanie Klurfeld Donor Advised Fund of the Jewish Community Center.*

## PPE Supply

Masks were scarce as the pandemic and business operation changes emerged. This resulted in difficulty obtaining PPE supplies to operate. The South 27<sup>th</sup> Street Business District, enlisting The Gateway to Milwaukee to partner with us, purchased a bulk supply of 10,000 masks for our businesses to use for operations and to offer customers. Our Association hosted three mask distribution days for businesses to pick up necessary supplies to operate safely and adhere to municipal guidelines.

# Summer Events

## National Night Out

2021 Video

<https://fb.watch/88CXF4f70h/>



## Most Recent Events

National Night Out  
August 23<sup>rd</sup> – 5pm-8pm  
District 6/KK Parkway

2021 HH41 Open House  
August 17<sup>th</sup> – 11am-1pm  
Motorman Roadhouse  
4251 S 27<sup>th</sup> St

HH41 Job Fair  
June 5<sup>th</sup> – 10am-2pm  
Salvation Army  
2900 W Coldspring Rd

August 23<sup>rd</sup>, Milwaukee Police District 6 hosted National Night Out for district families just East of their S 27<sup>th</sup> St location. 2021 was the first year it was hosted at this location. Our Association attended and provided branded Historic Highway 41 bags filled with items promoting our district businesses and conducted a survey.

Find our area household survey results from National Night Out below.

### **How often do you visit the Historic Highway 41 business corridor?**

6%-Never, 22%-Daily, 43%-Weekly, 29%-Monthly

### **How many businesses do you visit per occurrence?**

36% 1-2, 40% 2-3, 14% 3-4, 10% 4-5

### **What locations draw you to visit our business corridor?**

64% Retail, 65% Grocery, 56% Food and Entertainment,  
15% Medical, 13% Automotive Services

## Our next area of focus...

In August, the South 27<sup>th</sup> Street Business District Association entered a development and maintenance agreement with Milwaukee County Parks to create a Historic Highway 41 Classic Car History Garden. This development is scheduled to begin in spring of 2022 near S 27<sup>th</sup> St and W Howard Ave.

Creating tourism, pedestrian traffic and gathering spaces bordering our corridor, this creates another reason for people to be here. Interest has expanded throughout the planning phase as many media sources are already following and authoring articles on this development.



## The search is on!

During this fall and winter, we will be creating our garden structure and getting things done and prepared to be installed next spring.

We are in search of classic 1950's car bodies, building funding for a pathway and collaborating with local companies and organizations to make this a beautiful attraction. All donors will be recognized with a plaque in the garden bed or on their item.

[HH41.org](http://HH41.org)

The South 27<sup>th</sup> Street  
Business District Association  
4647 S. 27<sup>th</sup> St.  
Greenfield, WI 53221

**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED DECEMBER 31, 2020**

**(With Summarized Totals for the Year Ended December 31, 2019)**

**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**

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Independent Auditor's Report

Board of Directors  
South 27<sup>th</sup> Street District Association

We have audited the accompanying financial statements of South 27<sup>th</sup> Street District Association which comprise the statement of financial position as of December 31, 2020, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the 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 South 27<sup>th</sup> Street District Association as of December 31, 2020, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Ritz Holman LLP  
*Serving businesses, nonprofits, individuals and trusts.*

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Board of Directors  
South 27<sup>th</sup> Street District Association

**Report on Summarized Comparative Information**

We have previously audited South 27<sup>th</sup> Street District Association's December 31, 2019, financial statements and we expressed an unmodified audit opinion on those audited financial statements in our report dated February 5, 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 schedule of revenue and expenses by district 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*  
RITZ HOLMAN LLP  
Certified Public Accountants

Milwaukee, Wisconsin  
April 9, 2021

**SOUTH 27TH STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**STATEMENT OF FINANCIAL POSITION**  
**DECEMBER 31, 2020**  
**(With Summarized Totals for December 31, 2019)**

	2020	2019
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash	\$ 274,768	\$ 261,793
Prepaid Expenses	10,790	10,373
Total Current Assets	\$ 285,558	\$ 272,166
<b>Fixed Assets</b>		
Equipment	\$ 2,808	\$ 2,808
Accumulated Depreciation	(2,808)	(2,106)
Total Net Fixed Assets	\$ ---	\$ 702
<b>TOTAL ASSETS</b>	<b>\$ 285,558</b>	<b>\$ 272,868</b>
<b>LIABILITIES AND NET ASSETS</b>		
<b>LIABILITIES</b>		
Current Liabilities		
Accounts Payable	\$ 15,500	\$ ---
Deferred Revenue - BID #1	70,504	71,194
Deferred Revenue - BID #2	15,533	15,672
Deferred Revenue - BID #43	184,021	186,002
Total Current Liabilities	\$ 285,558	\$ 272,868
<b>NET ASSETS</b>		
Without Donor Restrictions	\$ ---	\$ ---
Total Net Assets	\$ ---	\$ ---
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 285,558</b>	<b>\$ 272,868</b>

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

**SOUTH 27TH STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED DECEMBER 31, 2020**  
**(With Summarized Totals for the Year Ended December 31, 2019)**

	Unrestricted	
	2020	2019
<b>REVENUE</b>		
Property Assessment Income	\$ 194,113	\$ 180,557
Contributions	25,000	2,065
Total Revenue	\$ 219,113	\$ 182,622
<b>EXPENSES</b>		
BID #1	\$ 53,820	\$ 35,234
BID #2	10,789	7,002
BID #43	154,504	140,386
Total Expenses	\$ 219,113	\$ 182,622
CHANGE IN NET ASSETS	\$ ---	\$ ---
Net Assets, Beginning of Year	---	---
NET ASSETS, END OF YEAR	\$ ---	\$ ---

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

**SOUTH 27TH STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**STATEMENT OF FUNCTIONAL EXPENSES**  
**FOR THE YEAR ENDED DECEMBER 31, 2020**  
**(With Summarized Totals for the Year Ended December 31, 2019)**

	Program Services	Management and General	2020 Total	2019 Total
Grants	\$ 21,615	\$ ---	\$ 21,615	\$ 14,906
Contract Services	47,666	11,917	59,583	55,000
Donations	36,001	---	36,001	---
Professional Fees	---	5,943	5,943	29,152
Office Supplies	979	245	1,224	1,344
Telephone and Telecommunications	2,352	588	2,940	2,433
Postage and Mailing Service	---	223	223	51
Printing and Copying	---	109	109	22
Utilities	1,680	420	2,100	2,457
Rent	13,837	3,459	17,296	17,296
Advertising	11,478	---	11,478	12,020
Conferences and Meetings	---	---	---	487
Travel	---	---	---	196
Insurance	---	1,250	1,250	1,253
Website	---	---	---	645
Membership	---	---	---	485
Repairs and Maintenance	---	---	---	565
Annual Meeting	240	---	240	3,321
Landscaping Design and Maintenance	58,276	---	58,276	39,171
Depreciation	562	140	702	936
Other Expenses	133	---	133	881
<b>TOTAL EXPENSES</b>	<b><u>\$ 194,819</u></b>	<b><u>\$ 24,294</u></b>	<b><u>\$ 219,113</u></b>	<b><u>\$ 182,621</u></b>

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

**SOUTH 27TH STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2020**  
(With Summarized Totals for the Year Ended December 31, 2019)

	2020	2019
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Change in Net Assets	\$ ---	\$ ---
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
Depreciation Expense	702	936
(Increase) Decrease in Accounts Receivable	---	2,000
(Increase) Decrease in Prepaid Expenses	(417)	(5,000)
Increase (Decrease) in Accounts Payable	15,500	(970)
Increase (Decrease) in Deferred Revenue	(2,810)	7,986
Net Cash Provided by Operating Activities	\$ 12,975	\$ 4,952
Net Increase in Cash and Cash Equivalents	\$ 12,975	\$ 4,952
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	261,793	256,841
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$ 274,768	\$ 261,793

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

**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**

**NOTES TO THE FINANCIAL STATEMENTS**

**DECEMBER 31, 2020**

**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**NOTE A - Summary of Significant Accounting Policies**

**Organization**

South 27<sup>th</sup> Street Business District Association, Inc. ("Organization") is a joint effort of Milwaukee Business Improvement District #43 and Greenfield Business Improvement Districts #1 and #2, dedicated to the enhancement and growth of the South 27<sup>th</sup> Street business district between Oklahoma Avenue and College Avenue. The South 27<sup>th</sup> Street Business District Association, Inc. also does business under the name of "Historic Route 41."

Milwaukee Business Improvement District #43 was created by the Common Council of the City of Milwaukee pursuant to Wisconsin statutes to sustain the competitiveness of the area along South 27<sup>th</sup> Street from Oklahoma Avenue on the north to College Avenue on the south including properties along the Kinnickinnic River Parkway and to ensure a safe, clean environment conducive to business activity. Greenfield Business Improvement Districts #1 and #2 were created by the Common Council of the City of Greenfield pursuant to Wisconsin statutes to sustain the competitiveness of designated Greenfield areas and to ensure a safe, clean environment conducive to business activity.

Milwaukee Business Improvement District #43 and Greenfield Business Improvement Districts #1 and #2 are exempt from tax as affiliates of a governmental unit under Section 501(a) of the Internal Revenue Code. The business improvement districts would be reported under the reporting requirements of the Governmental Accounting Standards Board (GASB), however, the districts do not issue separate financial statements. Rather, the districts pass the tax assessment revenue directly to the South 27<sup>th</sup> Street Business District Association, Inc.

South 27<sup>th</sup> Street Business District Association, Inc. is a nonprofit, tax exempt organization under Section 501(c)(3) of the Internal Revenue Code. The financial statements of the Organization are reported under the reporting requirements of the Financial Accounting Standards Board (FASB).

**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.



**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

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

**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.

**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 directly to program and management when appropriate. Certain expenses are attributable to one or more programs or supporting functions of the organization. Those expenses include contract services and professional fees which are allocated based on estimates of time and effort.

**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.

**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**NOTE B - Accounting Changes**

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.

**NOTE C - Comparative Financial Information**

The financial information shown for 2019 in the accompanying financial statements is included to provide a basis of comparison with 2020. 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.

**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**NOTE D - Liquidity**

The organization maintains cash and cash equivalents on hand to represent approximately seventeen months of general operating expenditures. These balances are held in liquid bank accounts or other securities with maturities of three months or less. The total amount in bank accounts as of December 31, 2020 is \$274,768.

**NOTE E - Concentration of Risk**

The Organization receives property assessment income from the City of Milwaukee and the City of Greenfield. The Organization's operations rely on the availability of these funds. Approximately 63% of the Organization's revenue was from the City of Milwaukee and 26% was from the City of Greenfield for the year ended December 31, 2020.

The Organization maintains its cash balance at one financial institution. Accounts at each institution are insured by the Federal Deposit Insurance Corporation up to \$250,000. At December 31, 2020, the Organization's uninsured cash balance totals \$24,768.

**NOTE F - Deferred Revenue**

The Organization received assessment income from the City of Milwaukee and the City of Greenfield to be used for Milwaukee Business Improvement District #43 and Greenfield Business Improvement Districts #1 and #2, respectively. The deferred revenue represents unspent funds from such assessments to be carried forward to future periods.

**NOTE G - Operating Leases**

The Organization leases office space under an operating lease that expires December 31, 2022. Rent expense was \$17,296 for the year ended December 31, 2020. The following is a schedule by years of the future minimum payments required under the lease as of December 31, 2020.

<u>Year</u>	<u>Amount</u>
2021	\$17,296
2022	<u>17,296</u>
Total	<u>\$34,592</u>

**NOTE H - Commitments**

The Organization also has a contract for landscaping services, with a maturity date of November 30, 2022. Landscaping expense for the year ended December 31, 2020 was \$24,602. Future payments as of December 31, 2020 are as follows:

<u>Year</u>	<u>Amount</u>
2021	\$24,881
2022	<u>25,379</u>
Total	<u>\$50,260</u>

**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE I - Management Arrangement**

Under an agreement with Rotella Executive Communications, LLC, the Organization is provided with management, strategic planning, financial services, and other necessary duties that are needed to maintain the Organization at an excellent level. Under this contract, the Organization agrees to pay an amount not to exceed \$60,000 annually with a minimum of 32 hours of director services commitment weekly. A payment is submitted for \$5,000 on the first day of each month to Rotella Executive Communications, LLC. Total expense for the management agreement was \$59,583 for the year ended December 31, 2020. In addition, the Organization has prepaid for these services as of December 31, 2020 in the amount of \$10,000.

Future payments as of December 31, 2020 are as follows:

<u>Year</u>	<u>Amount</u>
2021	\$ 60,000
2022	60,000
2023	<u>5,000</u>
Total	<u>\$125,000</u>

**NOTE J - Assessment Income**

In order to provide revenues to support the Organization's mission, the Common Council of the City of Greenfield enforced an assessment on Greenfield property located within the South 27<sup>th</sup> Street corridor. The assessment is calculated based on assessed values of the properties as of every fall. The assessment levied on the South 27<sup>th</sup> Street corridor properties was \$.001 for every dollar of assessed property value with a minimum assessment of \$500 and a maximum assessment of \$1,500 per parcel for the year ended December 31, 2020. The total assessments from the City of Greenfield were \$56,409 for the year ended December 31, 2020.

In order to provide revenues to support the Organization's mission, the Common Council of the City of Milwaukee enforced an assessment on Milwaukee property located within the South 27<sup>th</sup> Street corridor. The assessment is calculated based on assessed values of the properties as of every fall. The assessment levied on the South 27<sup>th</sup> Street corridor properties was \$.001 for every dollar of assessed property value with a minimum assessment of \$500 and a maximum assessment of \$1,500 per parcel for the year ended December 31, 2020. The total assessments from the City of Milwaukee were \$134,895 for the year ended December 31, 2020.

**NOTE K - Advertising Costs**

The Organization uses advertising to promote its programs among the audiences it serves. Advertising costs are expensed as incurred. Advertising expenses for the year ended December 31, 2020, were \$11,478.

**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**NOTE L - Related Parties**

The Organization gave property improvement grants and marketing grants to three corporations owned by board members. Total payments to the corporations for the year ended December 31, 2020, was \$19,000.

**NOTE M - Income Taxes**

The Organization is exempt from income tax under Section 501(c)(3) of the Internal Revenue Code. 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 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.

**NOTE N - Subsequent Events**

The Organization has evaluated events and transactions occurring after December 31, 2020, through April 9, 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 outbreak in the United States has caused business disruption though mandated and voluntary closings of many businesses and nonprofit organizations. While the disruption is expected to be temporary, there is considerable uncertainty around the duration of the closings. It is unknown at this time what, if any, negative impact on the Organization's financial position may be.

**SOUTH 27TH STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**SCHEDULE OF REVENUE AND EXPENSES BY DISTRICT**  
**FOR THE YEAR ENDED DECEMBER 31, 2020**  
(With Summarized Totals for the Year Ended December 31, 2019)

	Greenfield BID #1	Greenfield BID #2	Milwaukee BID #43	2020 Total	2019 Total
<b>REVENUE</b>					
Property Assessment Income -					
City of Milwaukee			\$ 136,876	\$ 136,876	\$ 127,556
City of Greenfield	47,679	9,558	---	57,237	53,001
Contributions	6,141	1,231	17,628	25,000	2,065
<b>Total Revenue</b>	<b>\$ 53,820</b>	<b>\$ 10,789</b>	<b>\$ 154,504</b>	<b>\$ 219,113</b>	<b>\$ 182,622</b>
<b>EXPENSES</b>					
Grants	5,309	1,064	15,242	21,615	14,906
Contract Services	14,635	2,934	42,014	59,583	55,000
Donations	8,843	1,773	25,385	36,001	---
Professional Fees	1,460	293	4,190	5,943	29,153
Office Supplies	301	60	863	1,224	1,344
Telephone and Telecommunications	722	145	2,073	2,940	2,434
Postage and Mailing Service	55	11	157	223	51
Printing and Copying	27	5	77	109	22
Utilities	516	103	1,481	2,100	2,458
Rent	4,248	852	12,196	17,296	17,296
Advertising	2,819	565	8,094	11,478	12,020
Conferences and Meetings	---	---	---	---	487
Travel	---	---	---	---	196
Insurance	307	62	881	1,250	1,252
Website	---	---	---	---	645
Membership	---	---	---	---	485
Repairs and Maintenance	---	---	---	---	565
Annual Meeting	59	12	169	240	3,320
Landscaping	14,314	2,870	41,092	58,276	39,171
Depreciation	172	35	495	702	936
Other Expenses	33	5	95	133	881
<b>Total Expenses</b>	<b>\$ 53,820</b>	<b>\$ 10,789</b>	<b>\$ 154,504</b>	<b>\$ 219,113</b>	<b>\$ 182,622</b>
<b>CHANGE IN NET ASSETS</b>					
	---	---	---	---	---