



## **COMMERCIAL CORRIDOR TEAM**

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

Additionally, CCT is responsible for the management of the City's Commercial Revitalization program (Façade, Signage, Storefront Activation and Retail Investment Fund Grants).

CCT's work expands to collaborating with City Real Estate and Planning to further support

projects that improve quality of life in Milwaukee.









Matthew Rejc Neighborhood Business Development Administrator

Neighborhood Business Development Specialists: Sally Svetic, Jessica Sanchez, Terrence Moore Sr.

## 2025 TEAM GRANTMAKING ACTIVITY

To date in 2025, the Commercial Corridor Team awarded 89 grants for a total of \$860,391.04, assisting business and property owners to invest an estimated \$6,932,144.42 in their properties or commercial spaces. Funding for these grants comes from the Commercial Revitalization fund as well as Tax Incremental Financing.



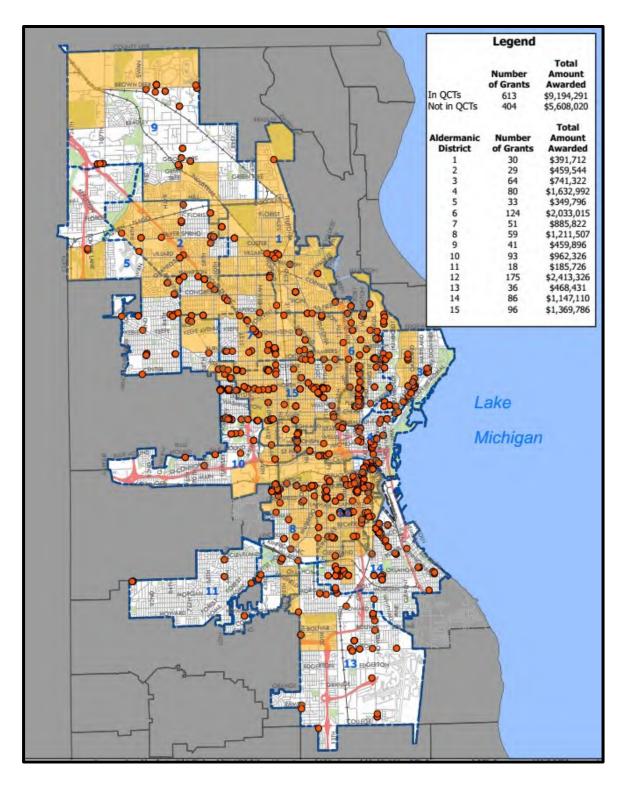
Concordia 27 building, located in BID 10, funded by Commercial Revitalization Grants.

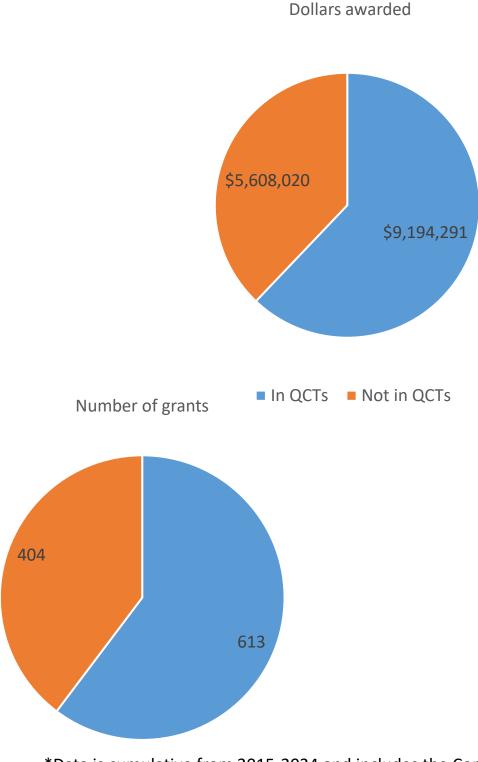


The locations of Commercial Revitalization Grants awarded in 2025

## **CCT GRANTS WITHIN Qualified Census Tracts\***

\*areas where 50% or more of the households have incomes below 60% of the area median income, or where the poverty rate is 25% or higher.

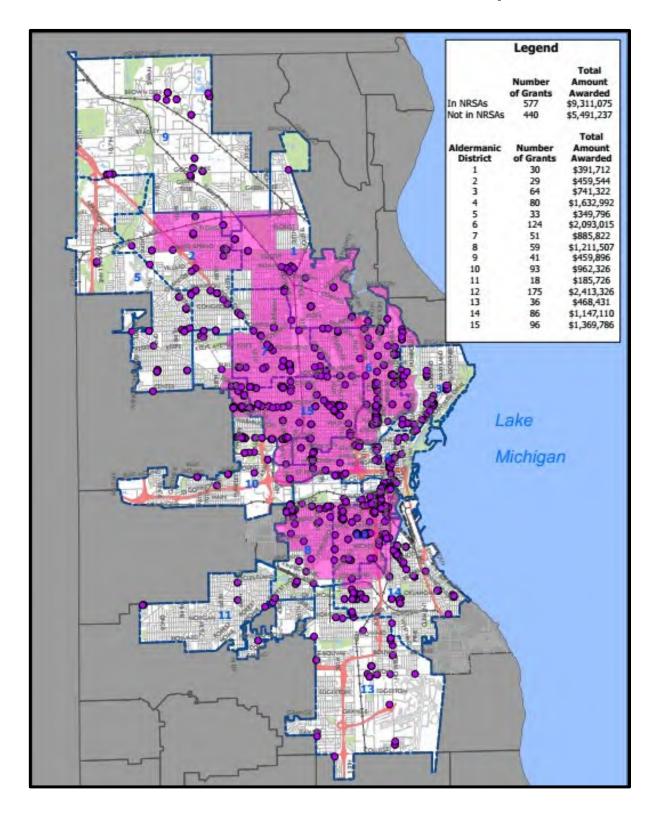


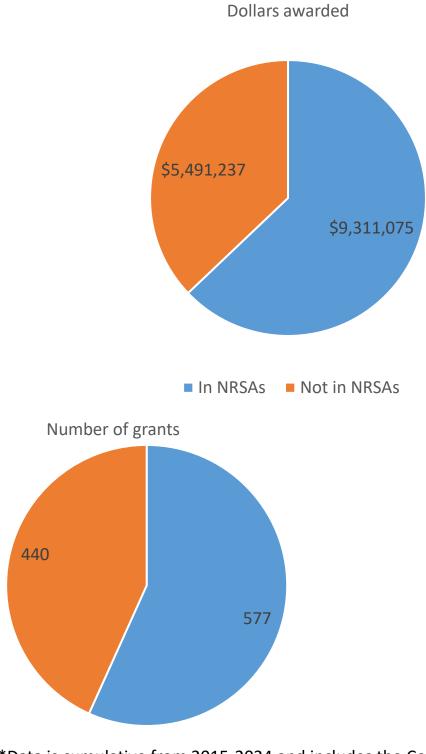


\*Data is cumulative from 2015-2024 and includes the Commercial Revitalization Grants, Fresh Food Access Fund and WEDC grants

# **CCT GRANTS WITHIN CDBG NRSA\***

\*a Neighborhood Revitalization Strategy Area is a neighborhood that is primarily residential and contains a percentage of lowand moderate-income residents that is 70% or equal to the community's "upper quartile percentage"





\*Data is cumulative from 2015-2024 and includes the Commercial Revitalization Grants, Fresh Food Access Fund and WEDC grants

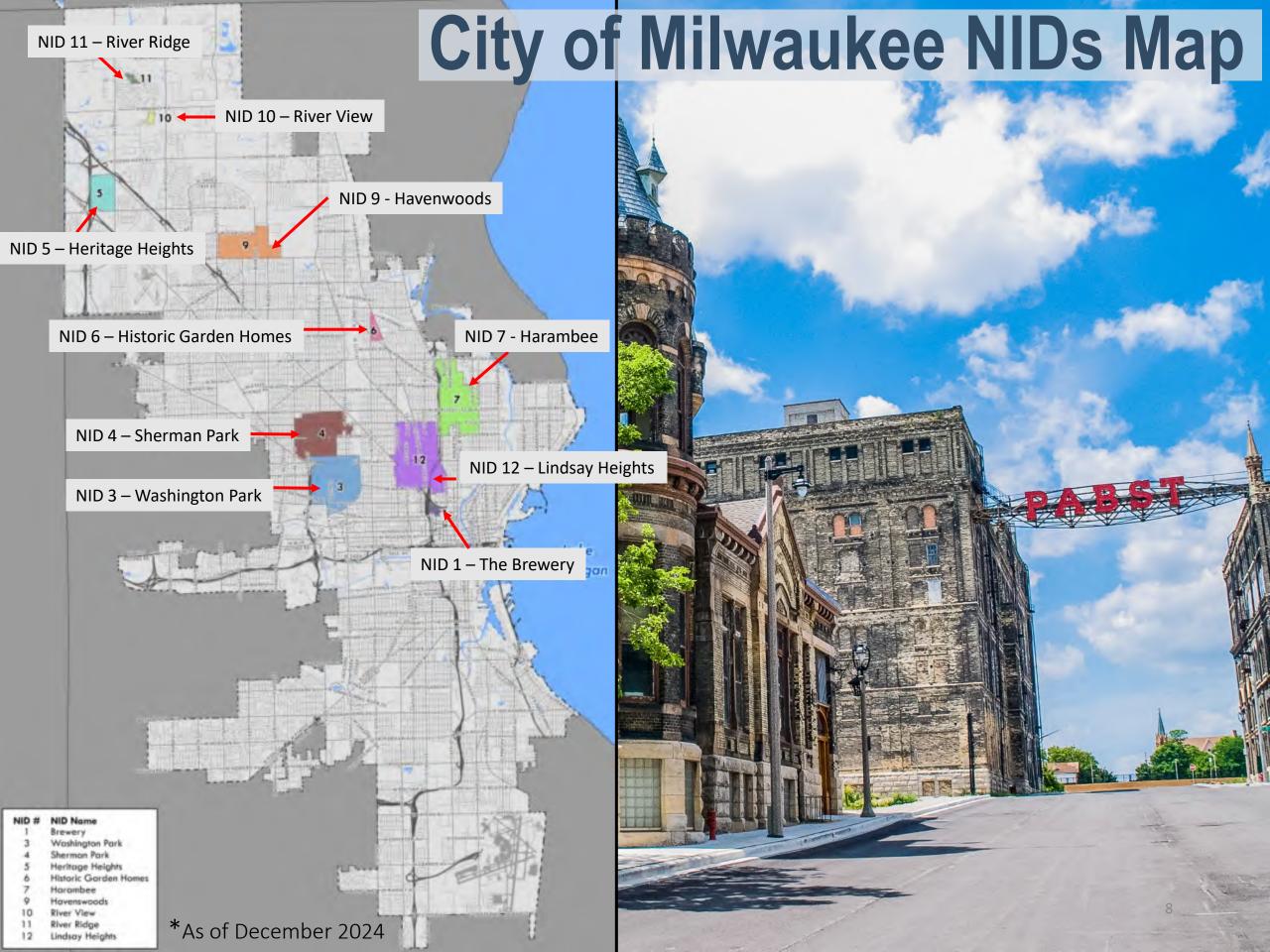
# **NID OVERVIEW**

NIDs allow assessable residential and commercial properties within the district boundary to contribute to programs and investments as approved by the NID Board. The NID Board is elected for one year terms by NID occupants and property owners at the NID annual meeting. Any individual who owns or occupies property within the District is eligible to serve on the Board and vote.

### NIDs help by...

- Implementing public safety activities
- Offering home improvement and repair resources to support owner occupancy and maintain housing stock
- Improving neighborhood identity and sense of community among neighbors
- Maintaining public areas to create an active and welcoming neighborhood





## **NID INDEXS**

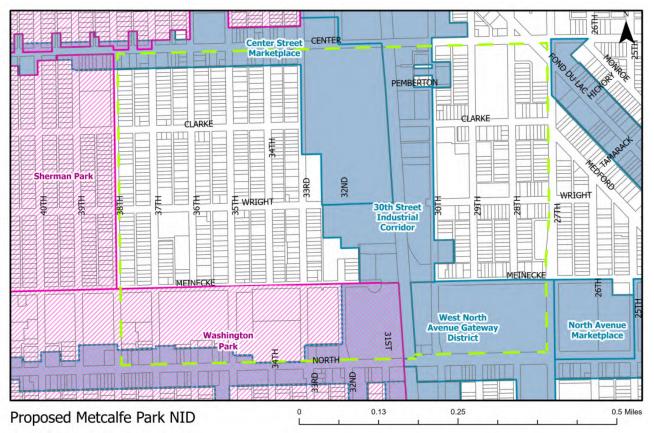
NID Name NID #			
Historic Garden Homes 6			
Havenwoods	9		
The Brewery	1		
Heritage Heights	5		
Harambee	7		
Sherman Park 4			
Havenwoods	9		
Riverview	10		
River Ridge	11		
Washington Park	3		
Sherman Park	4		
Lindsay Heights	12		
	Historic Garden Homes Havenwoods The Brewery Heritage Heights Harambee Sherman Park Havenwoods Riverview River Ridge Washington Park Sherman Park		

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

## NIDs BY COMMON AREA CHARACTERISTICS

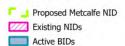
Mixed Use	Community Focused Residential	Home Owner Association
The Brewery	Washington Park	Heritage Heights
	Sherman Park	Riverview
	Harambee	River Ridge
	Havenwoods	
	Historic Garden Homes	
	Lindsay Heights	

## **NID Creation**





#### Legend



#### **Proposed Metcalfe Park NID:**

Proposed boundaries are above, organizers are in the process of drafting the proposed initial operating plan and the NID creation process may be scheduled in 2026

#### **Proposed Tannery Row NID:**

Proposed boundaries are above, organizers are in the process of engaging residents and the NID creation process may be scheduled in 2026

# **NID Programming**





#### NID 9 – Havenwoods Summer Sounds

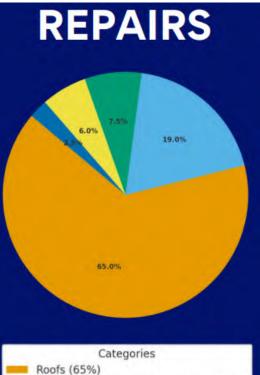
Co-sponsored FREE live music series with activities for the whole family! Held at the Havenwoods Tap Room and Beer Garden over 6 Thursdays in July and August, 2025.

NID 1 – The Brewery Bioswale Maintenance

NID 7 – Harambee Home Repair Grant Program

Home for half a century.





Energy Efficiency/HVAC/Windows (19%)

Exterior/Porch (7.5%)

Structural (2.5%)

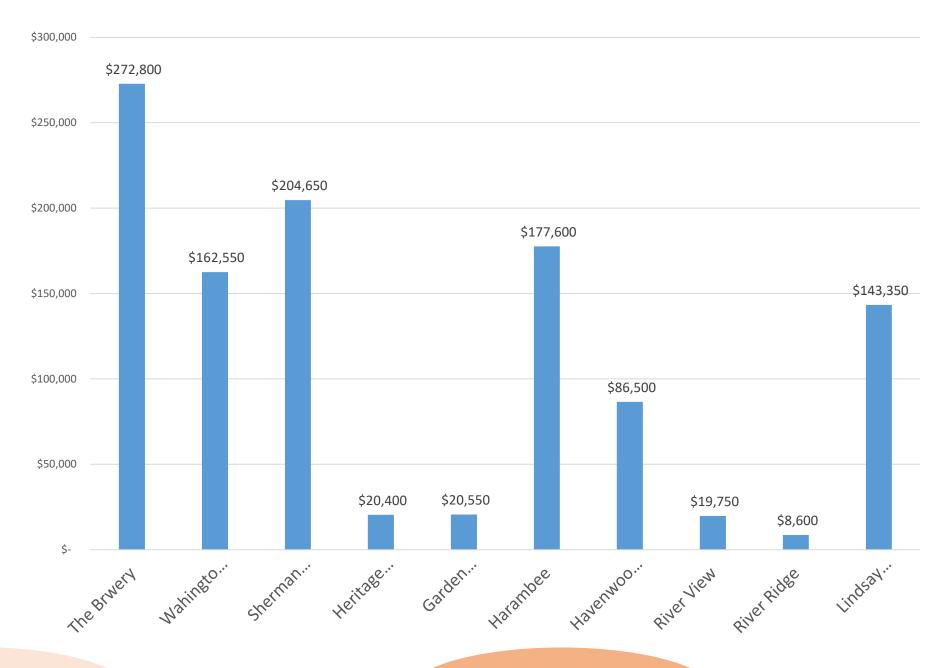
Plumbing/Electric (6%)

#### NID 6 - Historic Garden Homes

Chess in the Schools enriched 52 participating students from Lloyd Barbee Montessori School. 45 one-hour classes were conducted by a professional chess instructor from October 2 through November 20, 2024.

\*this is only a snapshot the work NIDs conduct annually

## TOTAL NID ASSESSMENTS COLLECTED



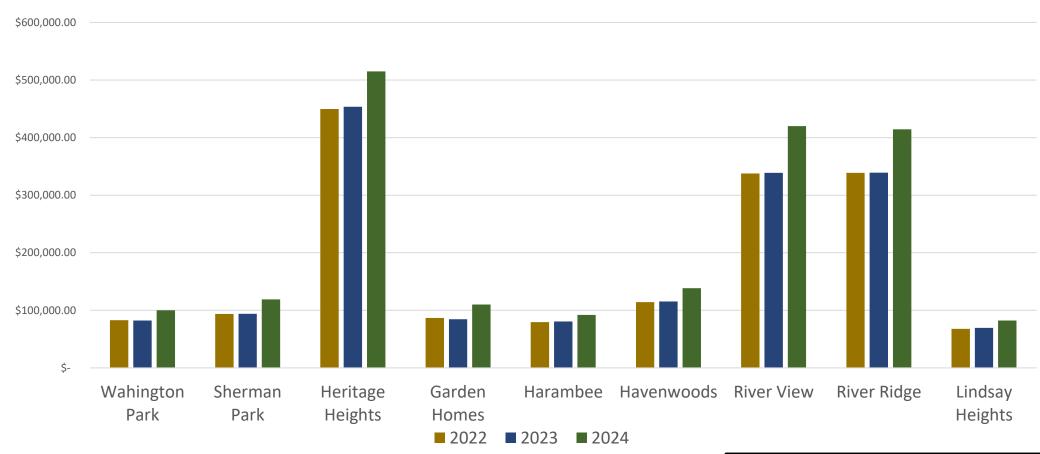
2022: \$899,000.00 in NID Assessments

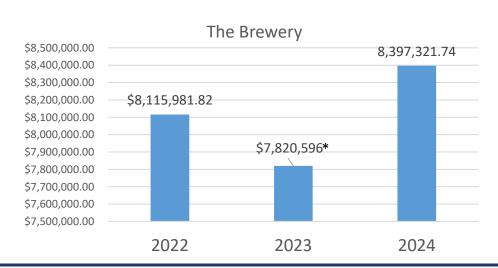
2024: \$1,090,875.00 in NID Assessments\*

2023: \$1,060,587.00 in NID Assessments\*

2025: \$1,116,750.00 in NID Assessments\*

## NID AVERAGE ASSESSED PROPERTY VALUE





\*Decline in average assessed value in 2023 was due to the division of a single parcel into two tax keys that together have a higher value than the previous single parcel tax key.



# **BID OVERVIEW**

## 30 active BIDs

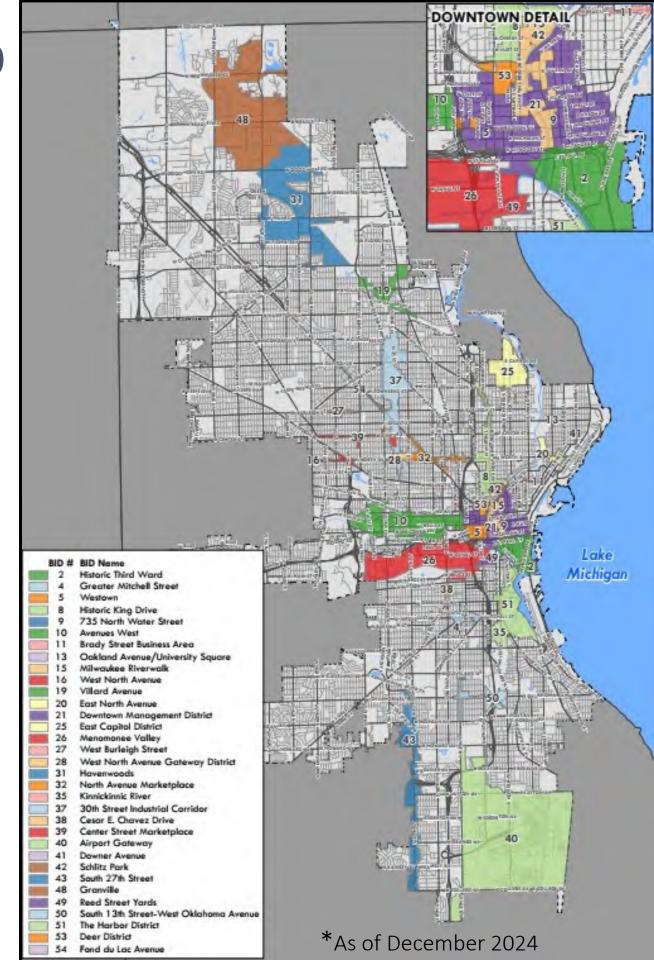
In 1984, the Wisconsin State legislature created the statute enabling cities to establish BIDs. **Milwaukee has been a model** for all of Wisconsin on how BIDs enliven, grow, and sustain quality business environments. Each BID determines how to best allocate it's funds to directly impact property and business owners.

Business Improvement Districts (BIDs) are quasi-public organizations comprised of private sector property owners, residents, and business operators tasked with the maintenance, business development and marketing of their district.

## City of Milwaukee BIDs Map



Teijendo Raices mural by artist Isabel Castro



## INDEX OF BIDs BY ALDERMANIC DISTRICTS

BID#	BID NAME	ALDERMANIC DISTRICT	
19	VILLARD AVENUE	1ST	
31	HAVENWOODS	1ST	
37	30TH ST. INDUSTRIAL CORRIDOR	1ST	
31	HAVENWOODS	2ND	
11	BRADY STREET	3RD	
13	OAKLAND AVENUE	3RD	
20	EAST NORTH AVENUE	3RD	
21	DOWNTOWN	3RD	
25	RIVERWORKS	3RD	
41	DOWNER AVENUE	3RD	
2	HISTORIC THIRD WARD	4TH	
5	WESTOWN	4TH	
10	NEAR WEST SIDE	4TH	
15	MILWAUKEE RIVERWALK	4TH	
21	DOWNTOWN	4TH	
26	MENOMONEE VALLEY	4TH	
53	DEER DISTRICT	4TH	
8	HISTORIC KING DRIVE	6ТН	
15	MILWAUKEE RIVERWALK	6ТН	
21	DOWNTOWN	6ТН	
25	RIVERWORKS	6ТН	
53	DEER DISTRICT	6ТН	
27	WEST BURLEIGH STREET	7TH	
37	30TH ST. INDUSTRIAL CORRIDOR	7TH	
39	CENTER STREET MARKETPLACE	7TH	
54	FOND DU LAC AVENUE	7TH	
26	MENOMONEE VALLEY	8TH	
31	HAVENWOODS	9ТН	
48	GRANVILLE	9TH	

BID#	BID NAME	ALDERMANIC DISTRICT
10	NEAR WEST SIDE	10TH
16	UPTOWN CROSSING	10TH
27	WEST BURLEIGH STREET	10TH
39	CENTER STREET MARKETPLACE	10TH
43	SOUTH 27TH STREET	11TH
4	HISTORIC MITCHELL STREET	12TH
26	MENOMONEE VALLEY	12TH
35	KINNICKINNIC RIVER	12TH
38	CESAR E. CHAVEZ DRIVE	12TH
49	REED STREET YARDS	12TH
51	HARBOR DISTRICT	12TH
40	AIRPORT GATEWAY	13TH
43	SOUTH 27TH STREET	13TH
50	CRISOL CORRIDOR	13TH
35	KINNICKINNIC RIVER	14TH
50	CRISOL CORRIDOR	14TH
51	HARBOR DISTRICT	14TH
10	NEAR WEST SIDE	15TH
16	UPTOWN CROSSING	15TH
28	NORTH AVENUE GATEWAY	15TH
32	NORTH AVE MARKETPLACE	15TH
37	30TH ST. INDUSTRIAL CORRIDOR	15TH
39	CENTER STREET MARKETPLACE	15TH

## **BIDs BY COMMON AREA CHARACTERISTICS**



# **BID Programming**



#### **BID 11 – Brady St Pet Parade**

A paws-itively fun day was had in the Brady St BID, as pets of all kinds took to the streets for a beloved annual parade and celebration!

#### **BID 8 – Bronzeville Week**

Occurring throughout the Bronzeville Cultural and Entertainment District, this annual celebration of African-American culture, history, art, commerce and entertainment took place August 2 – 9, 2025. This year's activities included an entire week of family-friendly events and vendor fairs that promote health, art, culture, commerce, and a positive atmosphere in the Bronzeville district for all to enjoy.



## BID 10 – Near West Side Week

Near West Side Partners held the fifth annual Near West Side Week from Sept. 7-13<sup>th</sup>, 2025. Activities included a block party, Rev Up MKE (a small business pitch competition), bike trail planning, a scavenger hunt, a financial literacy class and other family friendly activities.



# Near West Side MKE

#### **BID 38 – Cultural Celebrations & Vibrant Murals**

The Cesar Chavez BID held two celebrations of Hispanic culture and corridor vibrancy in 2025, a Cinco de Mayo Outdoor Market and lowrider exhibition.

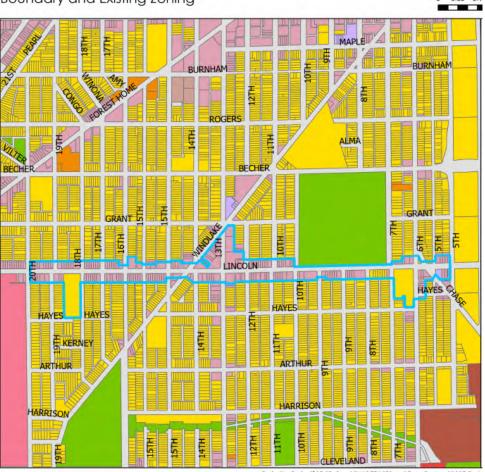
The mural pictured here was unveiled at their Viva Nuestra Herencia event and is a collaboration between TRUE Skool and local artists Jazmin Roman, Nyia Luna and Mahala Sy.

# **BID Creation, Expansion And Termination**

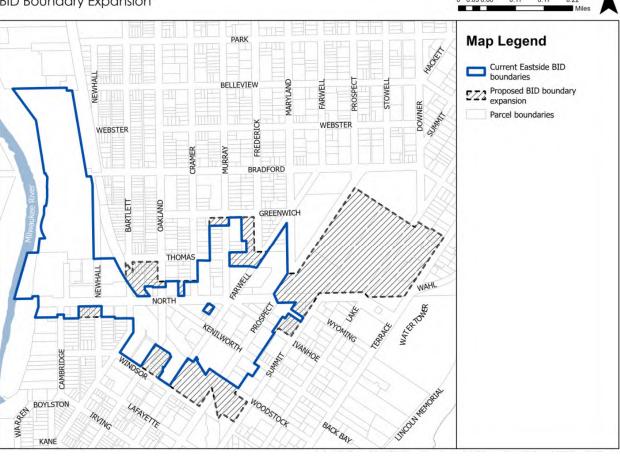
#### **Proposed Lincoln Village BID:**

Proposed boundaries are below, organizers are in the process of engaging residents and the BID creation process may be scheduled in 2026

## **Proposed Lincoln Village BID**Boundary and Existing Zoning



## **Eastside BID**BID Boundary Expansion



**East Side BID Expansion** 

Expansion was approved as shown in September

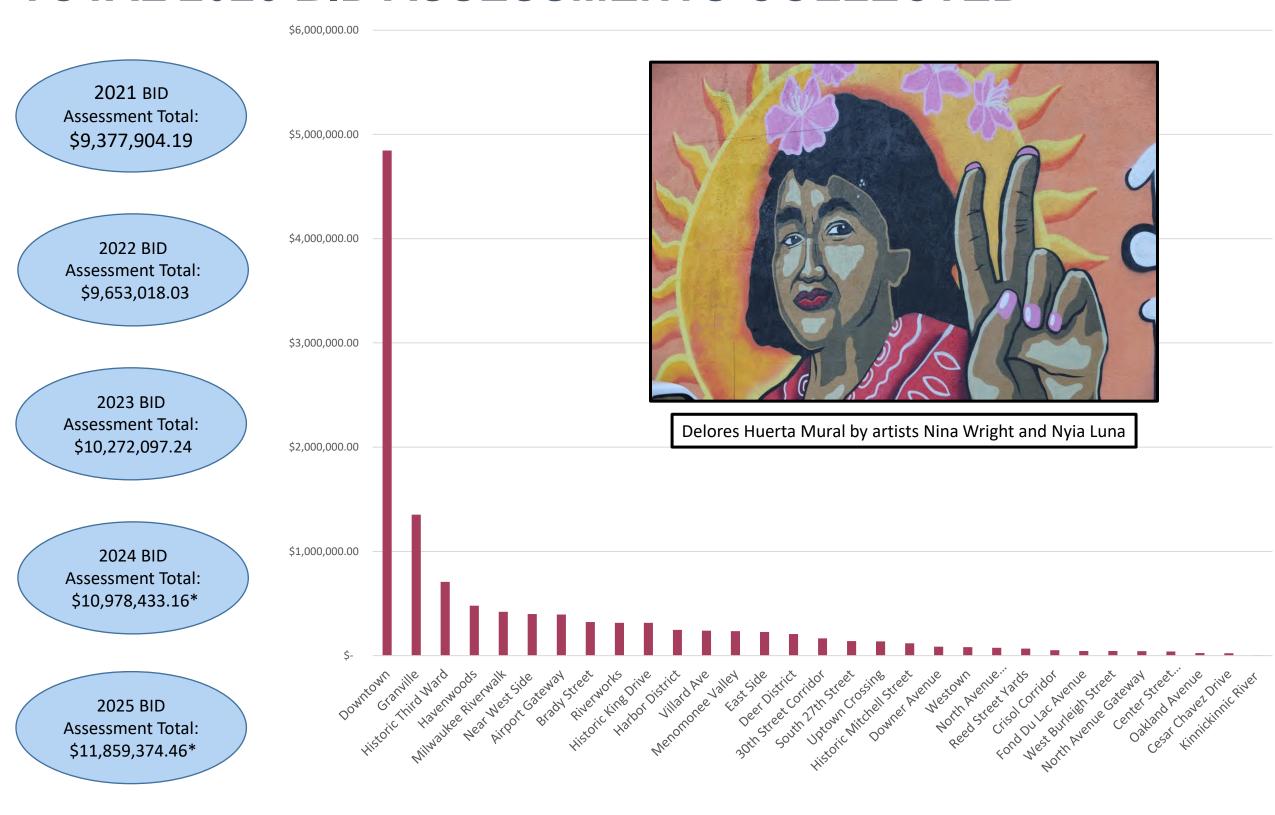
2025. Annexed parcels include St. Mary's Hospital.

#### **BID 35 Termination**

The Kinnickinnic River BID will be dissolving this year as they have completed the work they set out to do, cleaning up the Kinnickinnic River and raising funds to leverage a federal grant. The Kinnickinnic River BID will not operate in 2026.



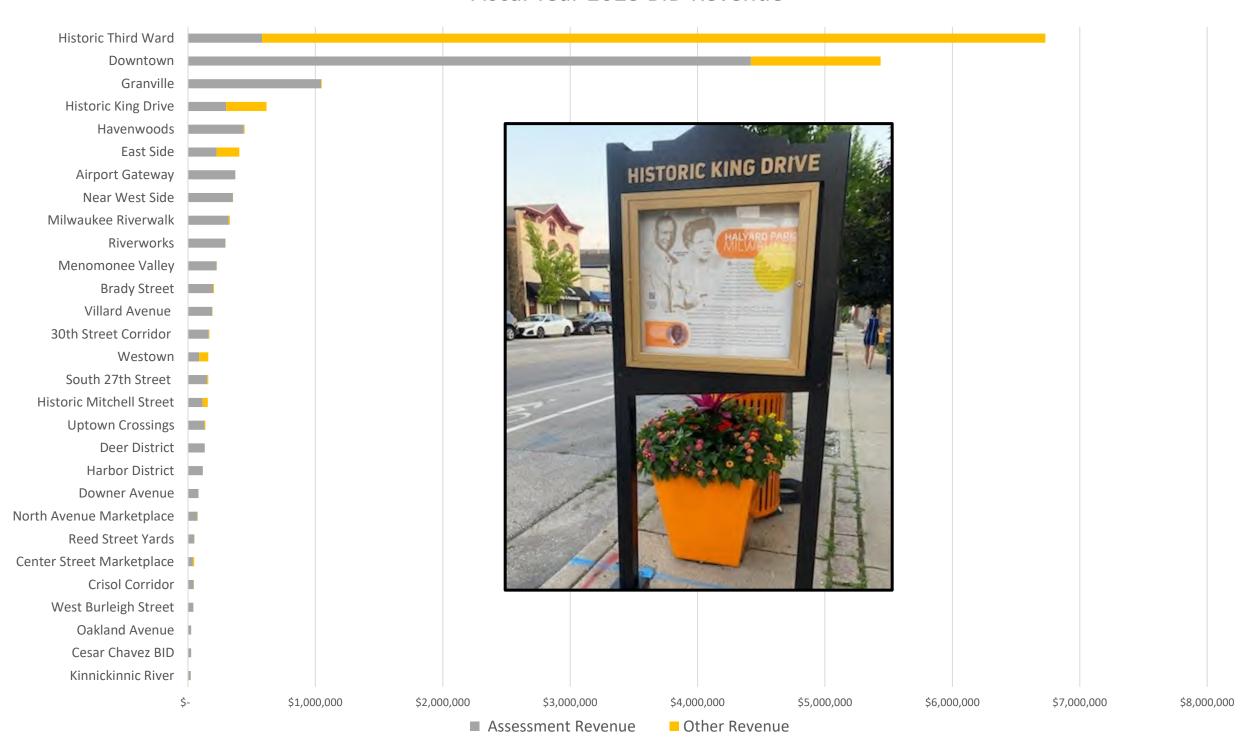
## **TOTAL 2025 BID ASSESSMENTS COLLECTED**



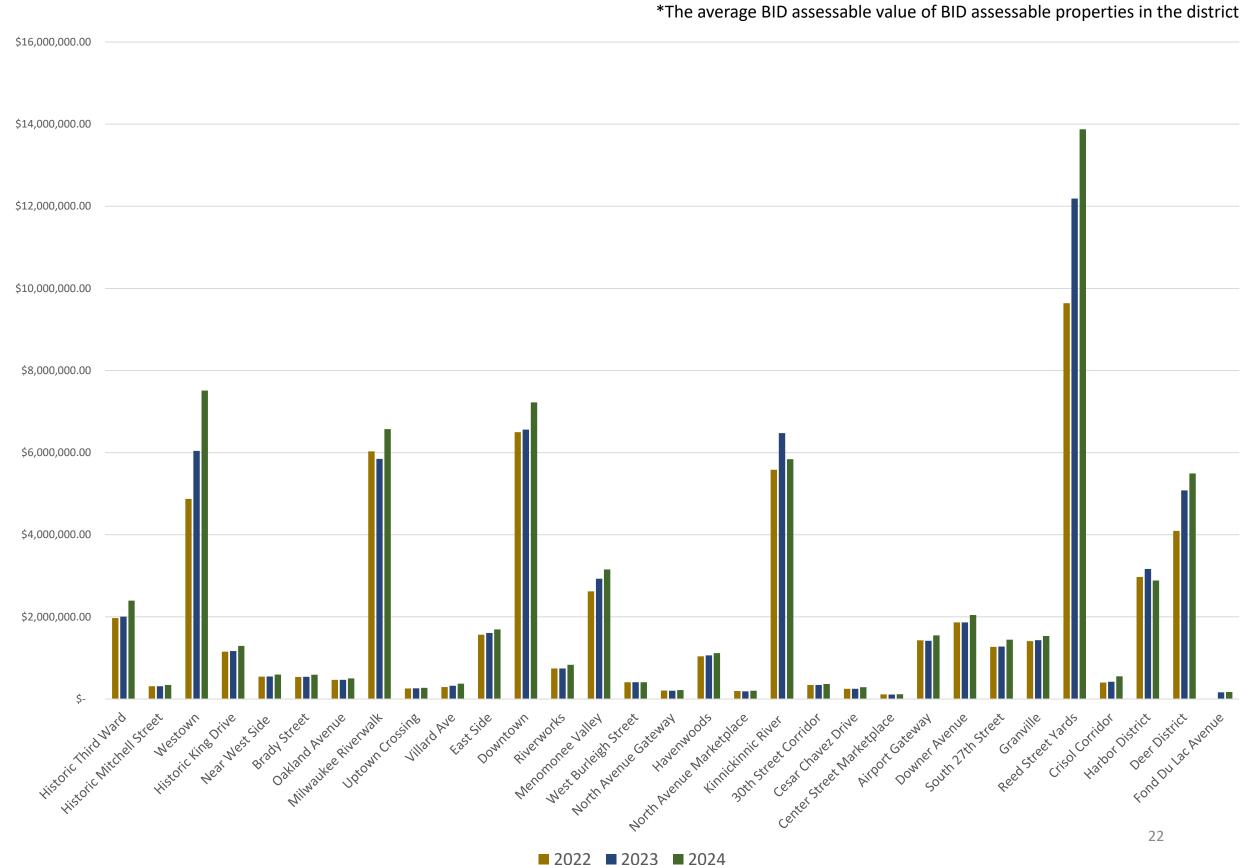
<sup>\*</sup>Includes Fond Du Lac Avenue BID assessment.

## **COMPARISON OF BID REVENUE SOURCES**

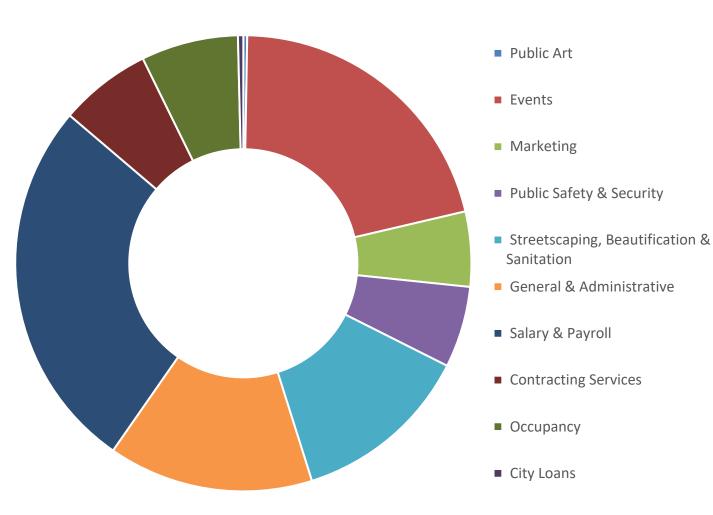
#### Fiscal Year 2023 BID Revenue



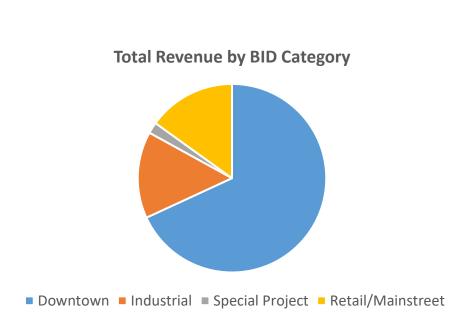
## **BID AVERAGE ASSESSED PROPERTY VALUE**



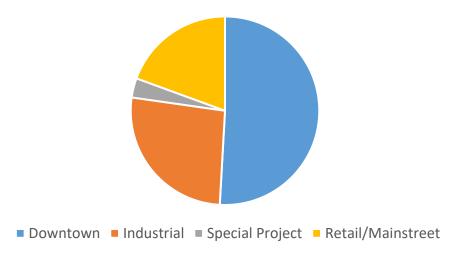
# SUMMARY OF ALL BID EXPENSES



Category	Total Expense	Percentage
Public Art	\$ 48,661.00	0%
Events	\$ 3,753,671.00	21%
Marketing	\$ 946,621.00	5%
Public Safety & Security	\$ 1,026,439.00	6%
Streetscaping, Beautification & Sanitation	\$ 2,266,738.00	13%
General & Administrative	\$ 2,590,750.00	15%
Salary & Payroll	\$ 4,730,357.00	27%
Contracting Services	\$ 1,159,252.00	7%
Occupancy	\$ 1,226,582.00	7%
City Loans	\$ 67,486.00	0%
Total	\$ 17,816,557.00	100%



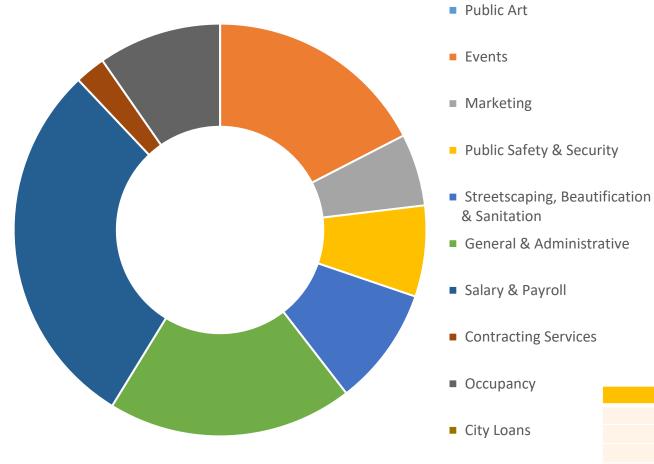
#### **Total Assessment Revenue by BID Category**



<sup>\*</sup>Data from 2023 financial statements

<sup>\*</sup>Does not include data from one BID

# DOWNTOWN BID EXPENSES



BID 2 - Historic Third Ward

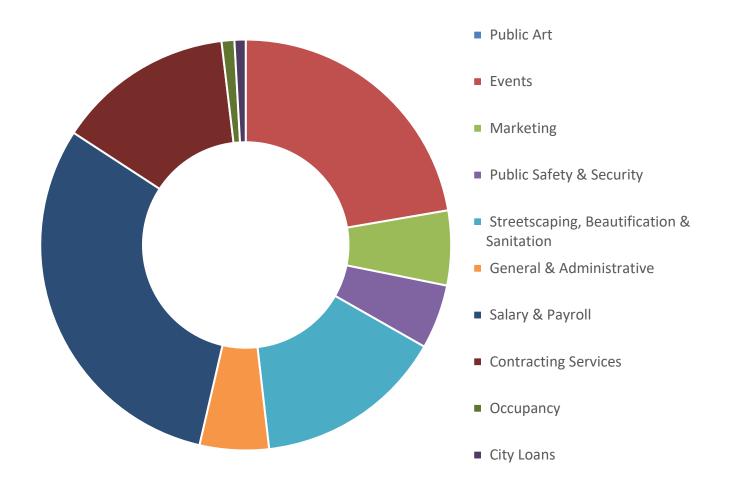
BID 5 - Westown

BID 21 - Downtown

BID 53 - Deer District

Dow	nto	wn	
Category		Total Expense	Percentage
Public Art	\$	-	0%
Events	\$	2,033,471.00	17%
Marketing	\$	659,784.00	6%
Public Safety & Security	\$	832,639.00	7%
Streetscaping, Beautification & Sanitation	\$	1,084,107.00	9%
General & Administrative	\$	2,243,926.00	19%
Salary & Payroll	\$	3,405,068.00	29%
Contracting Services	\$	278,779.00	2%
Occupancy	\$	1,126,474.00	10%
City Loans	\$	-	0%
Total	\$	11,664,248.00	100%

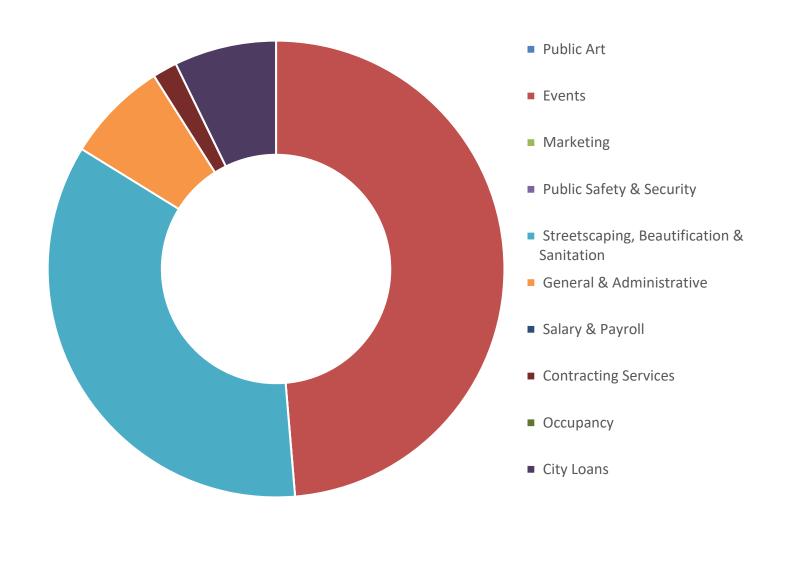
# INDUSTRIAL BID EXPENSES



BID 25 - Riverworks
BID 26 - Menomonee Valley
BID 31 - Havenwoods
BID 37 - 30th Street Corridor
BID 40 - Airport Gateway
BID 48 - Granville
BID 49 - Reed Street Yards
BID 51 - Harbor District

Indust	rial	
Category	Total Expense	Percentage
Public Art	\$ -	0%
Events	\$ 613,416.00	22%
Marketing	\$ 161,698.00	6%
Public Safety & Security	\$ 139,323.00	5%
Streetscaping, Beautification & Sanitation	\$ 411,133.00	15%
General & Administrative	\$ 149,670.00	5%
Salary & Payroll	\$ 841,266.00	31%
Contracting Services	\$ 382,819.00	14%
Occupancy	\$ 27,701.00	1%
City Loans	\$ 24,222.00	1%
Total	\$ 2,751,248.00	100%

# SPECIAL PROJECT BID EXPENSES



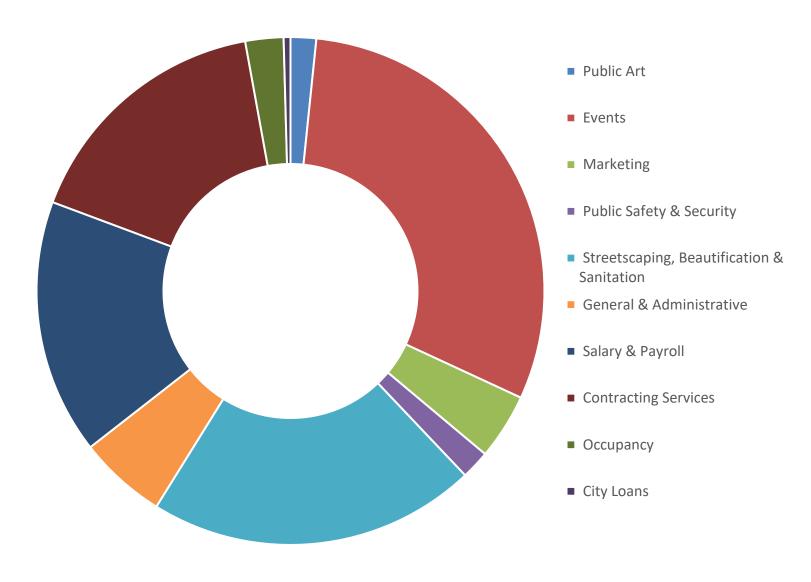
BID 15 - Milwaukee Riverwalk
BID 35 - Kinnickinnic River\*

 Total Expense	Percentage
\$ -	0%
\$ 204,483.00	49%
\$ -	0%
\$ -	0%
	35%
\$ 147,583.00	33/0
\$ 30,371.00	7%
\$ -	0%
\$ 7,300.00	2%
\$ -	0%
\$ 30,387.00	7%
\$ 420,124.00	100%
\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 204,483.00 \$ - \$ - \$ 147,583.00 \$ 30,371.00 \$ - \$ 7,300.00 \$ - \$ 30,387.00

<sup>\*</sup>Given the voluntary dissolution of BID 35, parts of this report and future reports will list BID 15 in the downtown category.

<sup>\*</sup>Data from 2023 financial statements

## RETAIL & MAINSTREET BID EXPENSES



Category	Total Expense	Percentage
Public Art	\$ 48,661.00	2%
Events	\$ 902,301.00	30%
Marketing	\$ 125,139.00	4%
Public Safety & Security	\$ 54,477.00	2%
Streetscaping, Beautification & Sanitation	\$ 623,915.00	21%
General & Administrative	\$ 166,783.00	6%
Salary & Payroll	\$ 484,023.00	16%
Contracting Services	\$ 490,354.00	16%
Occupancy	\$ 72,407.00	2%
City Loans	\$ 12,877.00	0%
Total	\$ 2,980,937.00	100%

BID 4 - Historic Mitchell Street
BID 8 - Historic King Drive
BID 10 - Near West Side
BID 11 - Brady Street
BID 13 - Oakland Avenue
BID 16 - Uptown Crossings
BID 19 - Villard Avenue
BID 20 - East Side
BID 27 - West Burleigh Street
BID 32 - North Avenue Marketplace
BID 38 - Cesar Chavez Drive
BID 39 - Center Street Marketplace
BID 41 - Downer Avenue
BID 43 - South 27th Street
BID 50 - Crisol Corridor

<sup>\*</sup>Data from 2023 financial statements

<sup>\*</sup>Does not include data from one BID

## **Photo Credits**



