

Business Improvement District No. 43  
South 27<sup>th</sup> Street Business Improvement District  
2019 Proposed Operating Plan

August 8<sup>th</sup> , 2018



## 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 2019.

### 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 Nine

Principal activities to be engaged in by the district during its 9<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, Charrette results and Vision.
- d. Partnership with surrounding entities to strengthen programming, partnerships and participation.

A unique feature is Greenfield is also in its 9<sup>th</sup> year since the formation of two business improvement districts. The two BIDs (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 \$134,934 in 2018, this is Milwaukee's proposed portion of the budget.

Proposed Budget

Proposed 2019 Budget

Budgeted Activities and Programs

- Design and Maintenance: \$75,273  
Management and maintenance of extensive boulevard design. Repairs or replanting as well as any other miscellaneous beautification initiatives supporting the appearance of the district.
- Marketing and Promotion: \$29,571  
General branding and implementation of district activities. (Ex. Business Development, partnerships/memberships, sponsorships, meetings, campaigns, retention, events, etc.)
- Administration and Management: \$29,571  
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	\$134,415
Reserve	\$60,000
Total BID Revenues and Reserves	\$194,415

D. Financing Method

It is proposed to raise \$134,415 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; to monitor development activity; to; to periodically revise the Operating Plan; to; to ensure district compliance with the provisions of applicable statutes and regulations; and; 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 its 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 it'sits 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 assessable 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 June 2018, the property in the proposed district had a total assessed value of over \$243,024,300. 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

(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.

66.1109(2)(d)(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all



property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

**(2m)** A municipality may annex territory to an existing business improvement district if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the territory proposed to be annexed has petitioned the municipality for annexation.

(b) The planning commission has approved the annexation.

(c) At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.

(d) Within 30 days after the hearing under par. (c), the owners of property in the territory to be annexed that would be assessed under the operating plan having a valuation equal to more than 40 percent of the valuation of all property in the territory to be annexed that would be assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property in the territory to be annexed that would be assessed under the operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property in the territory to be annexed that would be assessed under the operating plan, have not filed a petition with the planning commission protesting the annexation.

**(3)**

(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include one of the following:

1. If the cash balance in the segregated account described under sub. (4) equaled or exceeded \$300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.

2. If the cash balance in the segregated account described under sub. (4) was less than \$300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.

(cg) For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. (c) 1. and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. (c) 2. shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the



nearest multiple of \$10 if the revised amount is not a multiple of \$10 or, if the revised amount is a multiple of \$5, such an amount shall be increased to the next higher multiple of \$10.

- (cr) The municipality shall obtain an additional independent certified audit of the implementation of the operating plan upon termination of the business improvement district.
- (d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.
- (4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits and reviewed financial statements required under sub. (3) (c), or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.
- (4g) A municipality may convert a business improvement district under this section into a neighborhood improvement district under s. 66.1110 if an owner of real property that is subject to general real estate taxes, that is used exclusively for residential purposes, and that is located in the business improvement district petitions the municipality for the conversion. If the municipality approves the petition, the board shall consider and may make changes to the operating plan under s. 66.1110 (4) (b).
- (4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:
  - (a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.
  - (b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).
  - (c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.
  - (d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.
  - (e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan,



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

**(5)**

- (a)** Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.
- (b)** A municipality may terminate a business improvement district at any time.
- (c)** This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.
- (d)** If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. 70.11 or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.





## Appendix B

### BID 43 Board of Directors Roster

**The BID Board will have a minimum of 5 members, not to exceed 9 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. Appointment to the board shall be for a period of 3 years.**

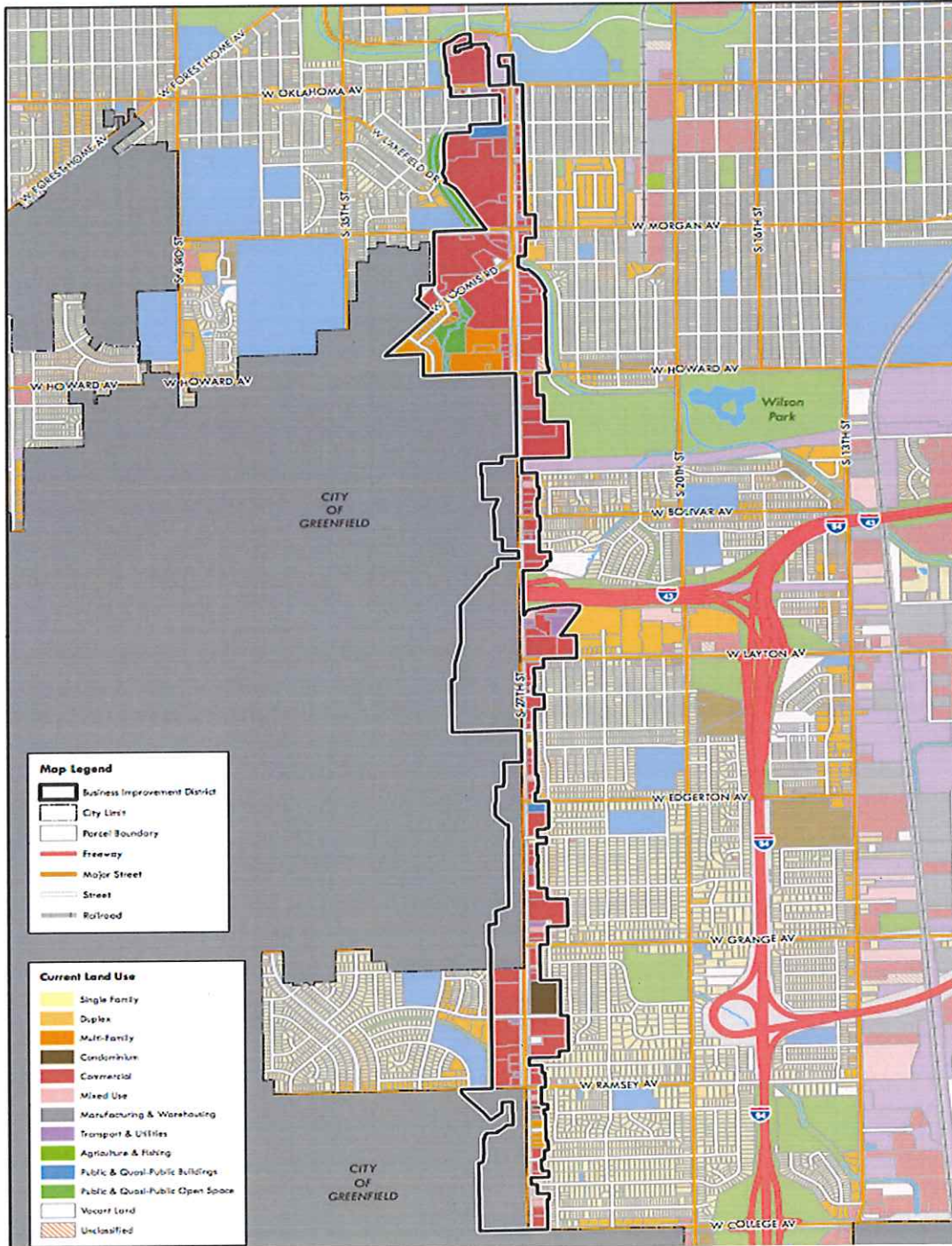
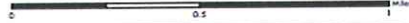
David Bardon	Owner/Occupy	JB's on 41	4040 S 27
Term - 08/02/16-08/02/19			
President			
Melissa Cannistra	Owner/Occupy	Tri City National Bank	3378 S 27
Term - 05/03/17-05/03/20			
Member			
David Garzon	Owner/Occupy	Best Care Pediatrics	4220 S 27
Term - 01/10/17 - 01/10/20			
Member			
Patricia Najera	City of Milwaukee Resident		
Term - 02/09/17 - 02/09/20			
Member			
Hetal Patel	Owner/Occupy	Quality Suites	4488 S 27
Term - 02/14/17 - 02/14/20			
Member			
Sylvestra Ramirez	Owner/Occupy	PTM	3906 S 27
Term - 02/06/17 - 02/06/20			
Member			
Jeffrey Steren	Owner/Occupy	Steren Group/McDonalds	5890 S 27
Term - 07/11/16 - 07/11/19			
Member			
John Ackeret	Owner/Occupy	Aurora St. Luke's	2900 W Oklahoma
Term - 07/17/17 - 07/17/20			
Chris Rasch	Owner/Occupy	Sixteenth Street Health Ctr	4570 S 27
Term - 10/27/17 - 10/27/20			



# 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 Concepts Team







Taxkey	Address	Owner	Property Class	Total Assessed Value	Commercial Percentage	Assessable Total	BID Assessment
5100018114	2900 W OKLAHOMA	AURORA HEALTH CARE METRO INC	Exempt	\$ -			\$ -
5100018119	2900 W OKLAHOMA	AURORA HEALTH CARE METRO INC	Special Mercantile	\$ 5,944,000.00	100%	\$ 5,944,000	\$ 1,500
5109985110	3025 S 27TH	AURORA HEALTH CARE METRO INC	Special Mercantile	\$ 775,000.00	100%	\$ 775,000	\$ 775
5330738000	3100 S 30TH	AURORA HEALTH CARE INC	Residential	\$ 153,900.00			\$ -
5330739000	2923 W OKLAHOMA	AURORA HEALTH CARE INC	Residential	\$ 168,700.00			\$ -
5330740000	2917 W OKLAHOMA	AURORA HEALTH CARE, INC.	Residential	\$ 154,200.00			\$ -
5330741000	2907 W OKLAHOMA	AURORA HEALTH CARE, INC.	Residential	\$ 162,300.00			\$ -
5330742000	2901 W OKLAHOMA	AURORA FOUNDATION INC	Residential	\$ 99,800.00			\$ -
5330766100	2801 W OKLAHOMA	ST LUKE'S HOSPITAL ASSN INC	Exempt	\$ -			\$ -
5330792000	2725 W OKLAHOMA	DG 3422 OLENTANGY LLC	Special Mercantile	\$ 749,000.00	100%	\$ 749,000	\$ 749
5330793000	3105 S 27TH	LEON CORPORATION	Special Mercantile	\$ 275,000.00	100%	\$ 275,000	\$ 500
5330794000	3119 S 27TH	RONALD N SCHNEIDER	Local Commercial	\$ 229,000.00	100%	\$ 229,000	\$ 500
5330795000	3151 S 27TH	LEON CORPORATION	Local Commercial	\$ 187,500.00	100%	\$ 187,500	\$ 500
5330796000	3165 S 27TH	SALAM RAMAHI	Local Commercial	\$ 504,000.00	100%	\$ 504,000	\$ 504
5330797000	3179 S 27TH	CLR'S CORNER LLC	Local Commercial	\$ 269,000.00	50%	\$ 134,500	\$ 500
5331101000	3233 S 27TH	MICHAEL J KELLY TRUST	Special Mercantile	\$ 2,927,000.00	100%	\$ 2,927,000	\$ 1,500
5331102000	3300 S 30TH	NANCYLOU R NOWICKI	Local Commercial	\$ 2,970,000.00	100%	\$ 2,970,000	\$ 1,500
5331104000	3473 S 27TH	SOUTHGATE MARKETPLACE LLC	Special Mercantile	\$ 4,571,000.00	100%	\$ 4,571,000	\$ 1,500
5331111000	3355 S 27TH	WAL-MART REAL ESTATE	Special Mercantile	\$ 10,580,000.00	100%	\$ 10,580,000	\$ 1,500
5331120000	3415 S 27TH	SOUTHGATE MARKETPLACE	Local Commercial	\$ 1,005,000.00	100%	\$ 1,005,000	\$ 1,005
5339985111	2733 W EUCLID	OUR LADY QUEEN OF PEACE CONG	Exempt	\$ -			\$ -
5340001100	3300 S 27TH	WEISS HOLDINGS LLC	Local Commercial	\$ 363,400.00	77%	\$ 281,292	\$ 500
5340005000	3360 S 27TH	RONALD I PACHEFSKY LIFE EST	Special Mercantile	\$ 404,000.00	100%	\$ 404,000	\$ 500
5340006100	3370 S 27TH	TRI CITY NATL BANK SOUTHGATE	Special Mercantile	\$ 386,000.00	100%	\$ 386,000	\$ 500
5340092100	3404 S 27TH	KARAN DHILLON LLC	Local Commercial	\$ 433,000.00	100%	\$ 433,000	\$ 500
5340095111	3432 S 27TH	616 UNIVERSITY LLC	Special Mercantile	\$ 668,000.00	100%	\$ 668,000	\$ 668
5340097100	3440 S 27TH	SOUTHSIDE LLC	Local Commercial	\$ 370,000.00	100%	\$ 370,000	\$ 500
5340098100	3450 S 27TH	SOUTHSIDE LLC	Local Commercial	\$ 86,700.00	100%	\$ 86,700	\$ 500
5340099000	3456 S 27TH	ST FRANCIS BANK FSB	Special Mercantile	\$ 73,100.00	100%	\$ 73,100	\$ 500
5340100000	3470 S 27TH	GARY PAVLAK	Special Mercantile	\$ 738,000.00	100%	\$ 738,000	\$ 738
5340101110	2612 W MORGAN	SAWYER REAL ESTATE	Special Mercantile	\$ 593,000.00	100%	\$ 593,000	\$ 593
5340403000	3104 S 27TH	27TH STREET SUBS LLC	Special Mercantile	\$ 290,000.00	100%	\$ 290,000	\$ 500
5340404100	3120 S 27TH	WARREN/ DANIEL REAL ESTATE	Local Commercial	\$ 1,714,000.00	100%	\$ 1,714,000	\$ 1,500
5340406000	3140 S 27TH	ZURN LLC	Local Commercial	\$ 265,000.00	100%	\$ 265,000	\$ 500
5340407000	3146 S 27TH	NICHOLAS G MAZOS	Local Commercial	\$ 113,000.00	100%	\$ 113,000	\$ 500
5340408000	3152 S 27TH	REGALIA PROPERTIES LLC	Local Commercial	\$ 187,000.00	100%	\$ 187,000	\$ 500
5340409000	3158 S 27TH	NENG HUA CHEN	Local Commercial	\$ 251,000.00	66%	\$ 166,768	\$ 500
5340410000	3162 S 27TH	CERVERA GARCIA PROPERTIES LL	Local Commercial	\$ 287,000.00	100%	\$ 287,000	\$ 500
5340411000	3168 S 27TH	CURT C & MINH LE TRAN JT REV	Local Commercial	\$ 309,000.00	100%	\$ 309,000	\$ 500
5340412000	3172 S 27TH	FIRST WEST REALTY LLC	Local Commercial	\$ 187,000.00	62%	\$ 116,124	\$ 500
5340413000	3178 S 27TH	27TH ST BUILDING LLC	Local Commercial	\$ 252,000.00	73%	\$ 182,743	\$ 500
5340644000	3200 S 27TH	MAZ INVESTMENT GROUP LLC	Special Mercantile	\$ 708,000.00	100%	\$ 708,000	\$ 708
5340645111	3232 S 27TH	3 CHIPS LLC	Special Mercantile	\$ 576,000.00	100%	\$ 576,000	\$ 576
5340645112	3236 S 27TH	TRL 27TH STREET LLC	Local Commercial	\$ 401,400.00	100%	\$ 401,400	\$ 500
5340650000	3246 S 27TH	GRANO-MAYER PROP LLC	Special Mercantile	\$ 315,000.00	100%	\$ 315,000	\$ 500
5340651000	3270 S 27TH	OHIO PARTNERS LLC	Local Commercial	\$ 1,234,000.00	100%	\$ 1,234,000	\$ 1,234
5340911000	3334 S 27TH	KONSTANTINOS GIANNOPOULOS	Special Mercantile	\$ 950,000.00	100%	\$ 950,000	\$ 950
5340912000	3340 S 27TH	MUTUAL SAVING & LOAN ASSN	Special Mercantile	\$ 682,000.00	100%	\$ 682,000	\$ 682
5521591000	3860 S 27TH	SCP 2009 C32 084 LLC	Special Mercantile	\$ 2,996,000.00	100%	\$ 2,996,000	\$ 1,500
5521592000	2600 W HOWARD	MNA 2600 HOWARD LLC	Local Commercial	\$ 3,311,000.00	100%	\$ 3,311,000	\$ 1,500
5521601000	3650 S 27TH	MILWAUKEE S C LLC	Local Commercial	\$ 1,973,000.00	100%	\$ 1,973,000	\$ 1,500
5521602000	3632 S 27TH	27TH STREET PROPERTIES, LLC	Special Mercantile	\$ 2,445,000.00	100%	\$ 2,445,000	\$ 1,500
5521603000	3606 S 27TH	CFT DEVELOPMENTS, LLC	Special Mercantile	\$ 1,007,000.00	100%	\$ 1,007,000	\$ 1,007
5529936110	3804 S 27TH	GIUFFRE IV LLC	Local Commercial	\$ 1,248,000.00	100%	\$ 1,248,000	\$ 1,248
5529937000	3800 S 27TH	DARWIN CHENTNIK	Local Commercial	\$ 308,000.00	100%	\$ 308,000	\$ 500
5529938000	3774 S 27TH	CITY OF MILWAUKEE	Exempt	\$ -			\$ -
5529939221	3702 S 27TH	NRF VIII - SOUTH TOWNE LLC	Special Mercantile	\$ 463,000.00	100%	\$ 463,000	\$ 500
5529939222	3700 S 27TH	NRF VIII - SOUTH TOWNE LLC	Special Mercantile	\$ 6,160,000.00	100%	\$ 6,160,000	\$ 1,500
5529987111	2603 W MORGAN	STEIN FAMILY INVESTMENTS LLC	Local Commercial	\$ 675,000.00	100%	\$ 675,000	\$ 675
5529996000	3540 S 27TH	BFS RETAIL & COMMERCIAL	Special Mercantile	\$ 704,000.00	100%	\$ 704,000	\$ 704
5529998100	3514 S 27TH	SUN PRAIRIE REAL	Special Mercantile	\$ 1,011,000.00	100%	\$ 1,011,000	\$ 1,011
5529999100	3500 S 27TH	STEIN FAMILY INVESTMENTS LLC	Local Commercial	\$ 511,000.00	100%	\$ 511,000	\$ 511
5530501111	3801 S MINER	27TH & LOOMIS DEVELOPMENT	Mercantile Apartment	\$ 3,802,000.00			\$ -
5530505000	3020 W FARDALE	DF REAL ESTATES, LLC	Mercantile Apartment	\$ 363,000.00			\$ -
5530506000	3050 W FARDALE	PAUL KASDORF LLC	Mercantile Apartment	\$ 432,000.00			\$ -
5530507000	3060 W FARDALE	RSI PROPERTIES LLC	Mercantile Apartment	\$ 432,000.00			\$ -
5530508000	3070 W FARDALE	KAREN J BUCHEN	Mercantile Apartment	\$ 432,000.00			\$ -
5530509000	3108 W FARDALE	MARIANNE STACHOWIAK	Mercantile Apartment	\$ 432,000.00			\$ -
5530510000	3118 W FARDALE	ZSM LLC	Mercantile Apartment	\$ 432,000.00			\$ -





5530511000	3128 W FARDALE	ANDRE'S APTS LLC	Mercantile Apartment	\$ 432,000.00			\$ -
5530512000	3200 W FARDALE	FRANK D & ELIZABETH A MILES	Mercantile Apartment	\$ 432,000.00			\$ -
5530513000	3214 W FARDALE	WILLIAM LEMKE, LORI DEBRASKA	Mercantile Apartment	\$ 432,000.00			\$ -
5530514000	3011 W FARDALE	ANDRES APARTMENTS LLC	Mercantile Apartment	\$ 363,000.00			\$ -
5530515000	3021 W FARDALE	ANDRES APARTMENTS LLC	Mercantile Apartment	\$ 432,000.00			\$ -
5530516000	3031 W FARDALE	FARDALE HOME LLC	Special Mercantile	\$ 570,000.00	0%	\$ -	\$ -
5530517000	3041 W FARDALE	SKZ LLC	Mercantile Apartment	\$ 432,000.00			\$ -
5530518000	3051 W FARDALE	FARDALE PROPERTIES LLC	Mercantile Apartment	\$ 432,000.00			\$ -
5530519000	3127 W FARDALE	RAYMOND HTOO	Mercantile Apartment	\$ 475,000.00			\$ -
5530520000	3201 W FARDALE	CJM APARTMENTS LLC	Mercantile Apartment	\$ 432,000.00			\$ -
5530525000	3101 W FARDALE	CITY OF MILWAUKEE	Exempt	\$ -			\$ -
5530605110	3889 S MINER	METROPOLITAN ASSOCIATES FKA	Mercantile Apartment	\$ 2,115,000.00			\$ -
5530616000	3022 W HOWARD	CITY OF MILW	Exempt	\$ -			\$ -
5530625111	2800 W HOWARD	BEANT BOPARAI	Mercantile Apartment	\$ 225,000.00			\$ -
5530701000	2802 W HOWARD	METROPOLITAN ASSOCIATES FKA	Mercantile Apartment	\$ 14,141,000.00			\$ -
5530711000	3775 S 27TH	SOUTHGATE SQUARE COMPANY	Mercantile Apartment	\$ 6,327,000.00			\$ -
5530721000	3801 S 27TH	ROAD REAL ESTATE LLC	Special Mercantile	\$ 874,000.00	100%	\$ 874,000	\$ 874
5530723100	3821 S 27TH	NAFEZ AL-DEBBEH	Local Commercial	\$ 457,000.00	100%	\$ 457,000	\$ 500
5530724000	3789 S 27TH	SOUTHGATE SQUARE PHASE II	Mercantile Apartment	\$ 2,770,000.00			\$ -
5530742000	2801 W MORGAN	LOOMIS CENTRE LLC	Special Mercantile	\$ 72,100.00	100%	\$ 72,100	\$ 500
5530751000	3545 S 27TH	LOOMIS CENTRE LLC	Special Mercantile	\$ 8,021,000.00	100%	\$ 8,021,000	\$ 1,500
5530752000	2901 W MORGAN	LOOMIS CENTRE LLC	Local Commercial	\$ 144,600.00	100%	\$ 144,600	\$ 500
5530754000	3565 S 27TH	LOOMIS CENTRE LLC	Special Mercantile	\$ 1,728,000.00	100%	\$ 1,728,000	\$ 1,500
5530761000	3555 S 27TH	LOOMIS CENTRE LLC	Special Mercantile	\$ 2,582,000.00	100%	\$ 2,582,000	\$ 1,500
5530762000	3543 S 27TH	LOOMIS CENTRE LLC	Local Commercial	\$ 127,400.00	100%	\$ 127,400	\$ 500
5530771000	2701 W MORGAN	LOOMIS CENTRE LLC	Special Mercantile	\$ 520,000.00	100%	\$ 520,000	\$ 520
5530772000	3511 S 27TH	LOOMIS CENTRE LLC	Special Mercantile	\$ 572,000.00	100%	\$ 572,000	\$ 572
5539991121	2917 W LOOMIS	POINT LOOMIS STATION LLC	Special Mercantile	\$ 7,652,000.00	100%	\$ 7,652,000	\$ 1,500
5539991122	3605 S 27TH	POINT LOOMIS STATION LLC	Special Mercantile	\$ 1,043,000.00	100%	\$ 1,043,000	\$ 1,043
5539993200	3849 S 27TH	C/O SUE DODGE	Special Mercantile	\$ 960,000.00	100%	\$ 960,000	\$ 960
5539994110	3875 S 27TH	MELD 4 LLC	Local Commercial	\$ 1,371,000.00	100%	\$ 1,371,000	\$ 1,371
5539999115	3030 W LOOMIS	VAN HORN PROPERTIES OF	Local Commercial	\$ 1,360,000.00	100%	\$ 1,360,000	\$ 1,360
5539999116	3100 W LYNNDALE	3030 LOOMIS LLC	Local Commercial	\$ 51,900.00	100%	\$ 51,900	\$ 500
5770551000	4240 S 27TH	SCRUB WILLOWS LLC	Special Mercantile	\$ 572,000.00	100%	\$ 572,000	\$ 572
5770581000	4296 S 27TH	FASTRACK INC	Special Mercantile	\$ 643,000.00	100%	\$ 643,000	\$ 643
5770582000	4278 S 27TH	SHERWIN WILLIAMS REALTY	Local Commercial	\$ 627,000.00	100%	\$ 627,000	\$ 627
5779949112	4264 S 27TH	PRIZE STEAK PRODUCTS INC	Local Commercial	\$ 809,000.00	100%	\$ 809,000	\$ 809
5779988100	4220 S 27TH	4220 GARZON LLC	Local Commercial	\$ 434,000.00	100%	\$ 434,000	\$ 500
5779990110	4200 S 27TH	KOLLER PROPERTIES LLC	Local Commercial	\$ 392,000.00	100%	\$ 392,000	\$ 500
5779990300	2605 W PLAINFIELD	BRIAN EBERTOWSKI	Mercantile Apartment	\$ 231,000.00			\$ -
5779992100	4040 S 27TH	BARDON INVESTMENTS LLC	Special Mercantile	\$ 2,082,300.00	100%	\$ 2,082,300	\$ 1,500
5779994110	4100 S 27TH	BRAEGER REAL ESTATE LLC	Special Mercantile	\$ 4,271,000.00	100%	\$ 4,271,000	\$ 1,500
5779996100	3976 S 27TH	DUKAN YUN & SEUNG YUN HW	Local Commercial	\$ 301,000.00	87%	\$ 261,849	\$ 500
5779997121	4000 S 27TH	LANDMARK CREDIT UNION	Special Mercantile	\$ 1,261,000.00	100%	\$ 1,261,000	\$ 1,261
5779998110	3920 S 27TH	GIRAFFE PROPERTIES LLC	Special Mercantile	\$ 2,685,000.00	100%	\$ 2,685,000	\$ 1,500
5779999110	3904 S 27TH	SML PARTNERSHIP LLC	Local Commercial	\$ 622,000.00	100%	\$ 622,000	\$ 622
5980461100	4560 S 27TH	THE DE ROSA CORPORATION	Special Mercantile	\$ 163,500.00	100%	\$ 163,500	\$ 500
5980462000	4550 S 27TH	TEN PATELS MILWAUKEE LLC	Local Commercial	\$ 1,024,000.00	100%	\$ 1,024,000	\$ 1,024
5980463100	4570 S 27TH	SIXTEENTH STREET COMMUNITY	Special Mercantile	\$ 1,101,000.00	100%	\$ 1,101,000	\$ 1,101
5980471100	4580 S 27TH	SUBARU CITY OF MILWAUKEE INC	Special Mercantile	\$ 212,700.00	100%	\$ 212,700	\$ 500
5980472000	4590 S 27TH	DODGE CITY OF MILWAUKEE INC	Special Mercantile	\$ 324,000.00	100%	\$ 324,000	\$ 500
5980473121	4600 S 27TH	NAROTTAMBHAI V PATEL	Special Mercantile	\$ 1,017,000.00	92%	\$ 930,739	\$ 931
5980481110	4400 S 27TH	SIDHIVINAYAK LLC	Special Mercantile	\$ 1,204,000.00	100%	\$ 1,204,000	\$ 1,204
5980483100	4488 S 27TH	SIDHIVINAYAK LLC	Special Mercantile	\$ 2,117,000.00	100%	\$ 2,117,000	\$ 1,500
5989976110	4320 S 27TH	ELMA SCHIMIDT TRUSTEE	Special Mercantile	\$ 1,342,000.00	100%	\$ 1,342,000	\$ 1,342
5989977110	4342 S 27TH	DEVOE REALTY LLC	Local Commercial	\$ 133,000.00	100%	\$ 133,000	\$ 500
5989977120	2622 W WHITAKER	RONALD N SCHNEIDER	Local Commercial	\$ 256,000.00	100%	\$ 256,000	\$ 500
5989977200	4350 S 27TH	TIAN INVESTMENTS LLC	Local Commercial	\$ 338,000.00	100%	\$ 338,000	\$ 500
5989979111	4640 S 27TH	B&M LEASING LLP	Special Mercantile	\$ 3,455,000.00	100%	\$ 3,455,000	\$ 1,500
5989979120	2500 W LAYTON	FEAP CORPORATION AS NOMINEE	Special Mercantile	\$ 5,934,000.00	100%	\$ 5,934,000	\$ 1,500
5989980120	4624 S 27TH	CHANCERY OF MILWAUKEE INC	Special Mercantile	\$ 730,000.00	100%	\$ 730,000	\$ 730
6230001111	4858 S 27TH	ROBERT & SARAH BOSCHI TRUST	Local Commercial	\$ 729,000.00	100%	\$ 729,000	\$ 729
6231002000	4756 S 27TH	SIK-TUNG NG	Local Commercial	\$ 351,000.00	100%	\$ 351,000	\$ 500
6231011100	5040 S 27TH	J M AUTO CARE LLC	Local Commercial	\$ 1,104,000.00	100%	\$ 1,104,000	\$ 1,104
6231051000	5022 S 27TH	AZIZ KHOURY	Local Commercial	\$ 292,000.00	100%	\$ 292,000	\$ 500
6231061000	4960 S 27TH	PHILIP J SANFILIPPO &	Local Commercial	\$ 469,000.00	100%	\$ 469,000	\$ 500
6231062100	5000 S 27TH	LYLE D MEYER	Local Commercial	\$ 632,000.00	100%	\$ 632,000	\$ 632
6231071000	4902 S 27TH	JAMES LETIZIA	Residential	\$ 84,200.00			\$ -
6231072000	4912 S 27TH	STEVE SIDELLO	Residential	\$ 192,900.00			\$ -
6231073000	4918 S 27TH	DAVID J SKORZEWSKI	Residential	\$ 192,900.00			\$ -
6239653100	5072 S 27TH	KAMLESH CHAND LLC	Special Mercantile	\$ 560,000.00	100%	\$ 560,000	\$ 560





6239662111	4950 S 27TH	SIGMA PROPERTIES INC	Local Commercial	\$ 955,000.00	100%	\$ 955,000	\$ 955
6239663117	4924 S 27TH	JAMES LETIZIA	Residential	\$ 142,800.00			\$ -
6239831000	4866 S 27TH	BALHAIR S DULAI	Special Mercantile	\$ 627,000.00	100%	\$ 627,000	\$ 627
6239833000	4810 S 27TH	DARROW FAMILY LTD	Local Commercial	\$ 1,250,000.00	100%	\$ 1,250,000	\$ 1,250
6239837100	4770 S 27TH	FOREST PARK REAL	Local Commercial	\$ 469,000.00	100%	\$ 469,000	\$ 500
6239839000	4762 S 27TH	HANG THI THUY TRAN	Residential	\$ 91,500.00			\$ -
6239842111	4730 S 27TH	REALTY INCOME PROPERTIES	Special Mercantile	\$ 2,248,000.00	100%	\$ 2,248,000	\$ 1,500
6441621000	5282 S 27TH	WISCONSIN ELECTRIC POWER CO	Exempt	\$ -			\$ -
6441622100	5306 S 27TH	S26TH STREET LLC	Local Commercial	\$ 1,871,000.00	100%	\$ 1,871,000	\$ 1,500
6441721100	5252 S 27TH	JAMES M PETR	Local Commercial	\$ 1,128,000.00	100%	\$ 1,128,000	\$ 1,128
6441731100	5236 S 27TH	NATIONAL REAL ESTATE	Special Mercantile	\$ 539,000.00	100%	\$ 539,000	\$ 539
6441751000	5150 S 27TH	EDWARD G ENNIS	Local Commercial	\$ 1,988,000.00	100%	\$ 1,988,000	\$ 1,500
6441761000	5220 S 27TH	ANGEL REAL ESTATE LLC	Local Commercial	\$ 447,000.00	100%	\$ 447,000	\$ 500
6449896100	5430 S 27TH	JAVIC REALTY	Special Mercantile	\$ 241,300.00	100%	\$ 241,300	\$ 500
6449898100	5444 S 27TH	FRANCES M BANDE	Local Commercial	\$ 212,300.00	26%	\$ 54,800	\$ 500
6449899100	5460 S 27TH	KENNEY K. FONG	Local Commercial	\$ 503,000.00	100%	\$ 503,000	\$ 503
6449900100	5470 S 27TH	FRED W STORM, LLC	Local Commercial	\$ 448,000.00	100%	\$ 448,000	\$ 500
6449917113	5400 S 27TH	JAVIC REALTY PARTNERSHIP,A	Special Mercantile	\$ 2,682,000.00	100%	\$ 2,682,000	\$ 1,500
6449950110	5354 S 27TH	DITA INVESTMENTS LLC	Local Commercial	\$ 749,000.00	100%	\$ 749,000	\$ 749
6449968100	5208 S 27TH	JAMES T GROH	Residential	\$ 169,500.00			\$ -
6449983100	5114 S 27TH	INVESTMENTS REALTY LLC	Special Mercantile	\$ 596,000.00	100%	\$ 596,000	\$ 596
6680060110	5655 S 27TH	SAMSON TRUSTS VENTURE	Special Mercantile	\$ 3,674,000.00	100%	\$ 3,674,000	\$ 1,500
6680064112	5839 S 27TH	JMR PROPERTIES IV, LLC	Local Commercial	\$ 769,000.00	100%	\$ 769,000	\$ 769
6680064113	5819 S 27TH	JMR PROPERTIES IV, LLC	Local Commercial	\$ 181,000.00	100%	\$ 181,000	\$ 500
6680064122	5801 S 27TH	THE 12TH MAN LLC	Local Commercial	\$ 810,000.00	100%	\$ 810,000	\$ 810
6680702000	2730 W RAMSEY	EHF MAPLE RIDGE RE LLC	Special Mercantile	\$ 4,729,000.00	100%	\$ 4,729,000	\$ 1,500
6680711000	5701 S 27TH	5701 INVESTMENT LLC	Special Mercantile	\$ 200,000.00	100%	\$ 200,000	\$ 500
6680713000	5791 S 27TH	THE 14TH MAN LLC	Local Commercial	\$ 820,000.00	100%	\$ 820,000	\$ 820
6680721000	5727 S 27TH	JACOBS REALTY LTD PTNRSH	Special Mercantile	\$ 2,958,000.00	100%	\$ 2,958,000	\$ 1,500
6680722000	5777 S 27TH	JACOBS REALTY LTD PTNRSH	Special Mercantile	\$ 2,417,000.00	100%	\$ 2,417,000	\$ 1,500
6689999100	5575 S 27TH	JMR PROPERTIES IV LLC	Special Mercantile	\$ 1,400,000.00	100%	\$ 1,400,000	\$ 1,400
6690166000	5900 S 27TH	N & N REAL ESTATE LLC	Local Commercial	\$ 766,000.00	100%	\$ 766,000	\$ 766
6690167000	5912 S 27TH	N & N REAL ESTATE LLC	Local Commercial	\$ 224,000.00	53%	\$ 118,747	\$ 500
6690671000	5584 S 27TH	HAMMAD JAFFARY	Condominium	\$ 90,700.00			\$ -
6690672000	5586 S 27TH	J JESUS REYES GONZALEZ	Condominium	\$ 90,700.00			\$ -
6690673000	5588 S 27TH	FOREST PARK REAL EST CO LLC	Condominium	\$ 72,200.00			\$ -
6690674000	5590 S 27TH	PAUL KOCEJA	Condominium	\$ 76,000.00			\$ -
6690675000	5592 S 27TH	MICHAEL SHAVE	Condominium	\$ 90,700.00			\$ -
6690676000	5594 S 27TH	NGAN HUY VO	Condominium	\$ 90,700.00			\$ -
6690677000	5596 S 27TH	ADAM T JAZWIECKI	Condominium	\$ 72,200.00			\$ -
6690678000	5598 S 27TH	JENNIFER S BURANY	Condominium	\$ 78,200.00			\$ -
6690679000	5600 S 27TH	JOHN E BERGNER	Condominium	\$ 92,200.00			\$ -
6690680000	5602 S 27TH	TANYA M IMMEL	Condominium	\$ 90,700.00			\$ -
6690681000	5604 S 27TH	JUDITH A SZULCZEWSKI	Condominium	\$ 90,700.00			\$ -
6690682000	5606 S 27TH	MAD MANAGEMENT LLC	Condominium	\$ 90,700.00			\$ -
6690683000	5608 S 27TH	LINDA M RAMAZINI-ZAHN	Condominium	\$ 97,200.00			\$ -
6690684000	5610 S 27TH	KHALED ELZEIBAGH	Condominium	\$ 92,200.00			\$ -
6690685000	5612 S 27TH	LOUISE M LENAR	Condominium	\$ 72,200.00			\$ -
6690686000	5614 S 27TH	BETH E ZIEGENHAGEN	Condominium	\$ 70,000.00			\$ -
6690687000	5616 S 27TH	CHANTELL RITZ	Condominium	\$ 92,200.00			\$ -
6690688000	5618 S 27TH	SHARLENE L CRAWFORD	Condominium	\$ 92,200.00			\$ -
6690689000	5620 S 27TH	EILEEN H MUCHA	Condominium	\$ 73,700.00			\$ -
6690690000	5622 S 27TH	MARY L SZCYGIEL	Condominium	\$ 72,200.00			\$ -
6690691000	5624 S 27TH	MICHAEL S ZIOLKOWSKI	Condominium	\$ 103,300.00			\$ -
6690692000	5626 S 27TH	NANCY KESKE	Condominium	\$ 90,700.00			\$ -
6690693000	5628 S 27TH	SOBHY ELFAIOMY	Condominium	\$ 87,000.00			\$ -
6690694000	5630 S 27TH	DAVID D VINCENT	Condominium	\$ 90,700.00			\$ -
6690695000	5632 S 27TH	KHALED AYESH	Condominium	\$ 71,500.00			\$ -
6690696000	5634 S 27TH	PATRICIA ARNOLD-MORA	Condominium	\$ 71,500.00			\$ -
6690697000	5636 S 27TH	JESSE BENITEZ	Condominium	\$ 90,700.00			\$ -
6690698000	5638 S 27TH	JINA FINN	Condominium	\$ 90,700.00			\$ -
6690699000	5640 S 27TH	RONALD R GUST REV TRUST	Condominium	\$ 93,700.00			\$ -
6690700000	5642 S 27TH	OLGA H RODRIGUEZ	Condominium	\$ 90,700.00			\$ -
6690701000	5668 S 27TH	FIRAS Z ALDAHSHAN	Condominium	\$ 90,700.00			\$ -
6690702000	5670 S 27TH	ANB PROPERTY SOLUTIONS, LLC	Condominium	\$ 96,200.00			\$ -
6690703000	5672 S 27TH	JEFFREY J TRAPP	Condominium	\$ 93,700.00			\$ -
6690704000	5674 S 27TH	LUTHER TYRONE TOWNSEND TOD	Condominium	\$ 90,700.00			\$ -
6690705000	5676 S 27TH	LIZBETH CLAIRE GETMAN	Condominium	\$ 97,200.00			\$ -
6690706000	5678 S 27TH	DENNIS M POLINSKE	Condominium	\$ 93,700.00			\$ -
6690707000	5680 S 27TH	JOSEPH A LUPTON	Condominium	\$ 70,000.00			\$ -
6690708000	5682 S 27TH	RUTHELLEN B SLAAEN	Condominium	\$ 72,200.00			\$ -





6690709000	5684 S 27TH	ROBERT ZOGRAFI	Condominium	\$ 90,700.00			\$ -
6690710000	5686 S 27TH	CHARLES F BROTZ	Condominium	\$ 94,100.00			\$ -
6690711000	5644 S 27TH	BRUCE MEYER	Condominium	\$ 90,700.00			\$ -
6690712000	5646 S 27TH	FATIMA QUERESI	Condominium	\$ 92,200.00			\$ -
6690713000	5648 S 27TH	SHABANA QURESHI	Condominium	\$ 79,700.00			\$ -
6690714000	5650 S 27TH	LOUIS J SCIEZ, TRUSTEE OF	Condominium	\$ 70,000.00			\$ -
6690715000	5652 S 27TH	JOHN M PLOTKIN	Condominium	\$ 90,700.00			\$ -
6690716000	5654 S 27TH	KIMBERLY K STREUBEL	Condominium	\$ 90,700.00			\$ -
6690717000	5656 S 27TH	MARLIN HERNANDEZ	Condominium	\$ 75,200.00			\$ -
6690718000	5658 S 27TH	MEMEKER KARBEAH	Condominium	\$ 75,700.00			\$ -
6690719000	5660 S 27TH	JAMES B FRITSCHE	Condominium	\$ 90,700.00			\$ -
6690720000	5662 S 27TH	NEVEN BUDESA	Condominium	\$ 90,700.00			\$ -
6690721000	5664 S 27TH	FLORENTINO FRANCO-SANCHEZ	Condominium	\$ 93,700.00			\$ -
6690722000	5666 S 27TH	PATRICIA A BOHLMAN	Condominium	\$ 93,700.00			\$ -
6690755000	2628 W PARNELL	MICHAEL UCIECHOWSKI	Condominium	\$ 90,700.00			\$ -
6690756000	2626 W PARNELL	MARWAN M ALY	Condominium	\$ 90,700.00			\$ -
6690757000	2624 W PARNELL	ARNEETRICE ELLERMAN	Condominium	\$ 98,700.00			\$ -
6690758000	2622 W PARNELL	THEODORE T BERG	Condominium	\$ 95,700.00			\$ -
6690759000	2620 W PARNELL	CAROL B JUDD	Condominium	\$ 93,100.00			\$ -
6690760000	2618 W PARNELL	ANTOINETTE R CRIVELLO	Condominium	\$ 90,700.00			\$ -
6690761000	2616 W PARNELL	DON MATHEWS SMITH	Condominium	\$ 70,000.00			\$ -
6690762000	2614 W PARNELL	PATRICIA A SZMURLO	Condominium	\$ 77,200.00			\$ -
6690763000	2612 W PARNELL	DEBORAH CLARE KOSSORIS	Condominium	\$ 95,700.00			\$ -
6690764000	2610 W PARNELL	ERWIN E LACKNER	Condominium	\$ 102,400.00			\$ -
6690765000	5688 S 27TH	BRAHIM ISLAMI	Condominium	\$ 113,100.00			\$ -
6690766000	5690 S 27TH	CHELSEA J RADER	Condominium	\$ 76,500.00			\$ -
6690767000	5692 S 27TH	KERRY YAMAT	Condominium	\$ 93,700.00			\$ -
6690768000	5694 S 27TH	MAREK HOST	Condominium	\$ 95,700.00			\$ -
6690769000	5696 S 27TH	PAUL MACAVANEY	Condominium	\$ 90,700.00			\$ -
6690770000	5698 S 27TH	CLARENCE J NOVOTNY	Condominium	\$ 90,700.00			\$ -
6690811000	2550 W PARNELL	DONNA A WHALEN	Condominium	\$ 104,200.00			\$ -
6690812000	2548 W PARNELL	SCOTT A OLSON	Condominium	\$ 104,200.00			\$ -
6690813000	2546 W PARNELL	STEFANIE A BUNZE	Condominium	\$ 104,200.00			\$ -
6690814000	2544 W PARNELL	DELORES M GILDEA	Condominium	\$ 104,200.00			\$ -
6690815000	2542 W PARNELL	HELEN A BALISTRERI LIFE EST	Condominium	\$ 130,400.00			\$ -
6690816000	2540 W PARNELL	THE ANNE GRUSZKA TRUST	Condominium	\$ 107,200.00			\$ -
6690817000	2538 W PARNELL	PARGAN SINGH	Condominium	\$ 110,700.00			\$ -
6690818000	2536 W PARNELL	SARAH A STAFFORD	Condominium	\$ 104,200.00			\$ -
6690819000	2534 W PARNELL	MARILYN A RUNGE	Condominium	\$ 104,200.00			\$ -
6690820000	2532 W PARNELL	ELEANOR M VARGA	Condominium	\$ 104,200.00			\$ -
6690821000	2530 W PARNELL	BRANDON R CAPLE	Condominium	\$ 121,800.00			\$ -
6690822000	2528 W PARNELL	TAMARA J ANDERSON	Condominium	\$ 104,200.00			\$ -
6690823000	2526 W PARNELL	WASIM HAMED	Condominium	\$ 104,200.00			\$ -
6690824000	2524 W PARNELL	DANNY M JANOWSKI	Condominium	\$ 105,700.00			\$ -
6690825000	2522 W PARNELL	JENNIFER HORDAN-PFUND	Condominium	\$ 121,800.00			\$ -
6690826000	2520 W PARNELL	MARY E O'SHEA	Condominium	\$ 105,700.00			\$ -
6690827000	2518 W PARNELL	AHMED A ALKHAFI	Condominium	\$ 104,200.00			\$ -
6690828000	2516 W PARNELL	ALEXANDER S MOLTER	Condominium	\$ 112,200.00			\$ -
6690829000	2514 W PARNELL	KATIE R STANKOWSKI	Condominium	\$ 110,200.00			\$ -
6690830000	2512 W PARNELL	KONNIE L OTTO	Condominium	\$ 104,200.00			\$ -
6690901100	5510 S 27TH	JMR PROPERTIES IV LLC	Local Commercial	\$ 1,085,000.00	100%	\$ 1,085,000	\$ 1,085
6690911000	5890 S 27TH	ARCHLAND PROPERTY I LLC	Special Mercantile	\$ 1,200,000.00	100%	\$ 1,200,000	\$ 1,200
6690921110	5790 S 27TH	CAMEO REALTY LLC	Special Mercantile	\$ 3,743,000.00	100%	\$ 3,743,000	\$ 1,500
6690922110	5790 S 27TH	CAMEO REALTY LLC	Special Mercantile	\$ 1,327,000.00	100%	\$ 1,327,000	\$ 1,327
6690923110	5790 S 27TH	CAMEO REALTY LLC	Special Mercantile	\$ 504,000.00	100%	\$ 504,000	\$ 504
6690924000	5790 S 27TH	CAMEO REALTY LLC	Special Mercantile	\$ 1,276,000.00	100%	\$ 1,276,000	\$ 1,276
6690925000	5790 S 27TH	CAMEO REALTY LLC	Special Mercantile	\$ 1,792,000.00	100%	\$ 1,792,000	\$ 1,500
6690941000	5758 S 27TH	SLAVOMIR INVESTMENTS, INC.	Special Mercantile	\$ 306,200.00	100%	\$ 306,200	\$ 500
6699970100	5848 S 27TH	TWO 7-WINS, LLC	Local Commercial	\$ 396,000.00	100%	\$ 396,000	\$ 500
6699980116	5700 S 27TH	FUTURA III LLC	Special Mercantile	\$ 3,322,000.00	100%	\$ 3,322,000	\$ 1,500
6699984100	5546 S 27TH	IDENTICAL EAGLES LLC	Local Commercial	\$ 154,000.00	73%	\$ 111,684	\$ 500
6699987130	5556 S 27TH	JOHN LATINOVICH	Local Commercial	\$ 265,000.00	80%	\$ 212,000	\$ 500
6699987141	2615 W GRANGE	ARTURO OLAGUEZ	Residential	\$ 155,900.00			\$ -
6699987200	5572 S 27TH	JMR PROPERTIES IV LLC	Local Commercial	\$ 430,000.00	100%	\$ 430,000	\$ 500
6900401000	6000 S 27TH	BAHRAM NAMDARI	Local Commercial	\$ 858,000.00	100%	\$ 858,000	\$ 858
6900402000	6010 S 27TH	ROBERT G PETERS	Mercantile Apartment	\$ 1,443,000.00			\$ -
6900403100	6020 S 27TH	JAMES A KUPFER	Residential	\$ 84,200.00			\$ -
6900851000	6036 S 27TH	CLARENCE F HARTWIG JR	Mercantile Apartment	\$ 922,000.00			\$ -
6900852000	6044 S 27TH	CLARENCE F HARTWIG JR	Mercantile Apartment	\$ 860,000.00			\$ -
6900853000	6050 S 27TH	CLARENCE F HARTWIG JR	Mercantile Apartment	\$ 922,000.00			\$ -
6900881000	5928 S 27TH	DRS INV MD LLC	Local Commercial	\$ 689,000.00	100%	\$ 689,000	\$ 689





6900921000	5940 S 27TH	MARLEINE RIVERA-MEJIAS	Condominium	\$ 66,000.00			\$ -
6900922000	5940 S 27TH	ROBERT S HUEBNER	Condominium	\$ 66,000.00			\$ -
6900923000	5942 S 27TH	JOSE A LOPEZ	Condominium	\$ 66,000.00			\$ -
6900924000	5942 S 27TH	SUZANNE HOLCOMB	Condominium	\$ 66,000.00			\$ -
6900925000	5942 S 27TH	DUSKO RISTIC	Condominium	\$ 66,000.00			\$ -
6900926000	5942 S 27TH	MARCELLUS W GILLON	Condominium	\$ 67,500.00			\$ -
6900927000	5944 S 27TH	CHARLES B LEWITZKE REVOCABLE	Condominium	\$ 66,000.00			\$ -
6900928000	5944 S 27TH	SLOBODAN ANDRIC	Condominium	\$ 66,000.00			\$ -
6900929000	5944 S 27TH	LINDA I WISNIEWSKI	Condominium	\$ 66,000.00			\$ -
6900930000	5944 S 27TH	MICHAEL E OLSZOWY & GLENDA T	Condominium	\$ 66,000.00			\$ -
6900941100	6292 S 27TH	MRED ASSOCIATES	Special Mercantile	\$ 1,776,000.00	100%	\$ 1,776,000	\$ 1,500
6900942100	6260 S 27TH	ETD DEVELOPMENT LLC	Special Mercantile	\$ 754,000.00	100%	\$ 754,000	\$ 754
6909847000	5954 S 27TH	NICOLE J MARTIN	Local Commercial	\$ 208,200.00	100%	\$ 208,200	\$ 500
6909859400	6234 S 27TH	GERALD MATTHEW FELICIAN AND	Local Commercial	\$ 447,400.00	89%	\$ 396,087	\$ 500
6909866100	6080 S 27TH	JEROME J & MARIANNE L	Special Mercantile	\$ 1,000,700.00	100%	\$ 1,000,700	\$ 1,001
6909869112	6112 S 27TH	REALTY INCOME CORPORATION	Special Mercantile	\$ 881,000.00	100%	\$ 881,000	\$ 881
6909874100	6126 S 27TH	JOSEPH G RAKOWSKI	Local Commercial	\$ 339,600.00	100%	\$ 339,600	\$ 500
6909877000	6206 S 27TH	SALIM SHELEH	Local Commercial	\$ 306,000.00	100%	\$ 306,000	\$ 500
6909880100	6218 S 27TH	JUDITH J JOERNDT SURV TR	Local Commercial	\$ 349,500.00	56%	\$ 195,572	\$ 500
						TOTAL	\$ 134,415



South 27<sup>th</sup> Street Business Association Inc. d/b/a Historic Highway 41  
City of Milwaukee Business Improvement District #43  
City of Greenfield Business Improvement Districts #1 & #2

## **September 2017 to August 2018 Annual Report**

### **Vision Statement**

Where we strive to be a driving influence for our business and residential community and contribute to a safe, vibrant and culturally inclusive regional destination.

### **Total Assessed Value of Properties within District**

BID #43 total assessable property value is currently \$243,024,300. This is an increase of \$1,358,000 from the prior year. This increase can be attributed to self-investment and improvement to properties, such as; façade, parking lot resurfacing, signage upgrades and remodeling as some examples.

BID #1 & #2 total assessable property value is currently \$80,017,100. This is a decrease of \$620,300 from the prior year. This decrease is attributed to one property moving into the possession of Milwaukee County as a result of a foreclosure and two other property adjustments from the prior year.

### **Core Programs**

#### **Maintenance/Streetscape Design**

The South 27<sup>th</sup> Street Business Association is approximately 4.4 miles of highway, which converts to 88 continuous city blocks.

The Association provides maintenance and repair to its streetscape design, which was valued at 1.5 million dollars as of 2009.

This includes signage, monument structures, planting arrangements, trees and design poles.

3 Monument Structures  
91 Design Poles  
23 Way Finding Signs  
6 Entranceway Direction Signs  
392 Plants  
184 Trees





The Association contracts a vendor to cut grass, provide weed treatment, extra watering and edging if required as well as periodic replacement of trees and plantings.

### **Public Art**

Participating sponsor of a new mural at 11<sup>th</sup> and Layton in Milwaukee's Garden District. This area is just East of our monument entryway on West Layton Avenue to the South 27<sup>th</sup> Street corridor, and adds beautification connecting our business improvement district, to our neighboring business improvement district supporting the airport businesses.

### **Camera Check Out Program**

Business in the South 27<sup>th</sup> Street corridor that may be experiencing temporary issues, such as vandalism or graffiti in hard to see outdoor lot areas can check out cameras from the Association on a temporary basis. These cameras have motion alert, audio, and are also wireless. Being wireless allows them to be placed anywhere outdoors within that establishments Wi-Fi radius.

### **Meetings**

BID Meetings from September through August:

- 8 Board of Director Meetings (In Person)
- 1 Board of Director Meeting (Via Phone)
- 1 Public Member Annual Meeting

### **Economic Development**

The South 27<sup>th</sup> Street Business District awarded 6 matching funds grants totaling \$21,325.80. These applicants are received and reviewed by our Grant Committee to program guidelines and recommended to our board of directors for approval.

### **Business Openings**

#### **Business Vacancies**

- Lease and Sale Opportunities 2
- Re-Development Opportunities 6
- Land Development Opportunity 1

An **Available Commercial Site Booklet** can be found and reviewed on the Association website [www.hh41.org](http://www.hh41.org) on the commercial real estate page as well as a direct portal for potential tenants and developers.



## **BID Engagement Level**

The South 27<sup>th</sup> Business District has a high level of community engagement and is represented on the following community councils and committees:

Salvation Army Advisory Council  
Aurora St. Luke's Community Steering Committee  
Wilson Senior Center Community Advisory Committee  
Carmen High School Community Engagement Committee

These committees give our board of directors, detailed information on surveying needs of the community. In addition, we interact with the Garden District board on a regular basis, which spans almost our entire East footprint border. The Garden District president is a member of our marketing/events committee and we have continuous information share of events, needs and future planning.

## **Enhancement Projects**

Our Association has three enhancement areas that are currently in process.

### *Skate Park Project*

Our Association in partnership with Carmen/Pulaski High School and our City and County representatives, have been meeting and exploring having a skate park in our district area. This project contributes to being inclusive and identifying the needs of our youth and young adult population, development to attract local, regional and possibly national tourism and serve the community. There have been five meeting year to date and approaching the stage of a resolution being presented. Then we would proceed to the second stage of this project.

### *Commercial Real Estate*

In partnership with Colliers Group International, and the Association's real estate committee, district recruitment is active and a working pipeline of potential tenants and developers have been obtained. Recruitment is based on the charrette concepts adopted and completed in 2017, and residential surveys to add value and updated development to our district and our surrounding residents and consumers.

### *Safety Initiative*

In partnership with Milwaukee Police Department District 6 and the Gateway to Milwaukee, our Association is hosting an upcoming camera up the neighborhood kickoff and campaign to encourage residents and businesses to have and share outdoor footage and have eyes on our street.



## **Marketing & Branding**

### **Recognition**

West Layton Avenue Mural Sponsorship - News coverage, plaque and social media.  
Milwaukee Journal coverage of Family Movie Nights  
Business Journal – Historic Wildenberg Site  
SOC – Legacy Award  
Gardens (Wilson Senior Center) – Plaques on each garden bed.

### **Social Media Breakdown**

Website was built in November 2017 has 1,463 users and 87 subscribers.

Facebook has 480 followers, 29 posts with 20 likes and 8 shares and posts reached 3,587 people.

Twitter has 374 followers, 11 posts with 128 likes and 2,658 views.

### **Advocacy on BIDs Behalf**

Colliers Group – Commercial real estate and recruiting  
Garden District – Sharing Events with followers, event sponsorship announcements.  
Salvation Army – Sponsorship announcements throughout summer movies.

### **Core Events**

#### *Hosted/Co-Hosted*

Intergenerational Gardens Grand Opening  
Hands Only CPR Class  
Wildenberg Open House  
Membership Open House  
Annual Meeting

#### *Sponsored Activities*

National Night Out (Bounce Houses)  
Outdoor Family Movie Nights  
Feed the Kids Program

### **Partner Collaborative Initiatives BID Participation**

Aurora's Opening Celebration Healing & Advocacy Services Clinic  
Aerotropolis Event



Sixteenth Street Community Health Center Grand Opening  
Better Buildings Challenge District Blitz  
Non-Profit Management Seminar  
Walk with the Mayor  
National Night Out Booth





**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2017**  
**(With Summarized Totals for the Year Ended December 31, 2016)**



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

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Independent Auditor's Report

Board of Directors  
South 27th Street Business District Association, Inc.

We have audited the accompanying financial statements of South 27th Street Business District Association, Inc. which comprise the balance sheet as of December 31, 2017, and the related statements of activities 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 27th Street Business District Association, Inc. as of December 31, 2017, 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.*

330 E. Kilbourn Ave., Suite 550    t. 414.271.1451  
Milwaukee, WI 53202            f. 414.271.7464  
ritzholman.com



Board of Directors  
South 27th Street Business District Association, Inc.

### Report on Summarized Comparative Information

We have previously audited South 27th Street Business District Association, Inc.'s December 31, 2016 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated November 10, 2017. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2016, 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 functional revenue and expenses is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

  
RITZ HOLMAN LLP  
Certified Public Accountants

Milwaukee, Wisconsin  
April 4, 2018





**SOUTH 27TH STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**BALANCE SHEET**  
**DECEMBER 31, 2017**  
(With Summarized Totals for December 31, 2016)

	2017	2016
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash	\$ 244,566	\$ 203,652
Accounts Receivable	---	451
Prepaid Expenses	6,806	486
Total Current Assets	\$ 251,372	\$ 204,589
<b>Fixed Assets</b>		
Equipment	\$ 2,808	\$ ---
Accumulated Depreciation	(234)	---
Total Net Fixed Assets	\$ 2,574	\$ ---
<b>TOTAL ASSETS</b>	\$ 253,946	\$ 204,589
<b>LIABILITIES AND NET ASSETS</b>		
<b>LIABILITIES</b>		
Current Liabilities		
Accounts Payable	\$ ---	\$ 6,907
Accrued Payroll	---	1,351
Deferred Revenue - BID #1	66,539	52,201
Deferred Revenue - BID #2	14,733	11,884
Deferred Revenue - BID #43	172,674	132,246
Total Current Liabilities	\$ 253,946	\$ 204,589
<b>NET ASSETS</b>		
Unrestricted		
Operating	\$ ---	\$ ---
Total Net Assets	\$ ---	\$ ---
<b>TOTAL LIABILITIES AND NET ASSETS</b>	\$ 253,946	\$ 204,589

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, 2017**  
**(With Summarized Totals for the Year Ended December 31, 2016)**

	Unrestricted	
	2017	2016
REVENUE		
Property Assessment Income	\$ 132,863	\$ 165,511
Charette Reimbursement	8,707	---
Total Revenue	\$ 141,570	\$ 165,511
EXPENSES		
BID #1	\$ 35,234	\$ 44,822
BID #2	7,002	9,182
BID #43	99,334	111,507
Total Expenses	\$ 141,570	\$ 165,511
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 CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2017**  
**(With Summarized Totals for the Year Ended December 31, 2016)**

	<u>2017</u>	<u>2016</u>
<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	234	---
(Increase) Decrease in Accounts Receivable	451	---
(Increase) Decrease in Prepaid Expenses	(6,320)	1,400
Increase (Decrease) in Accounts Payable	(6,907)	6,840
Increase (Decrease) in Accrued Payroll	(1,351)	156
Increase (Decrease) in Deferred Revenue	<u>57,615</u>	<u>9,869</u>
Net Cash Provided by Operating Activities	<u>\$ 43,722</u>	<u>\$ 18,265</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of Fixed Assets	<u>\$ (2,808)</u>	<u>\$ ---</u>
Net Cash Used by Investing Activities	<u>\$ (2,808)</u>	<u>\$ ---</u>
Net Increase in Cash and Cash Equivalents	\$ 40,914	\$ 18,265
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>203,652</u>	<u>185,387</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>\$ 244,566</u>	<u>\$ 203,652</u>

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, 2017**





**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**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. South 27<sup>th</sup> Street Business District Association, Inc.'s status as a Section 501(c)(3) exempt organization is classified as a foundation pending correction.

**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 three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. Assets of the restricted classes are created only by donor-imposed restrictions.

At December 31, 2017, the Organization's net assets were all unrestricted.

**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.



**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2017**

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

**Contributions**

All contributions are considered available for the Organization's general programs unless specifically restricted by the donor. Amounts received that are designated for future periods or restricted by the donor are reported as temporarily or permanently restricted support and increase the respective class of net assets. Contributions received with temporary restrictions that are met in the same reporting period are reported as unrestricted support and increase unrestricted net assets. Investment income that is limited to specific uses by donor restrictions is reported as increases in unrestricted net assets if the restrictions are met in the same reporting period as the income is recognized.

**Estimates**

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

**NOTE B - Comparative Financial Information**

The financial information shown for 2016 in the accompanying financial statements is included to provide a basis of comparison with 2017. 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, 2016, from which the summarized information was derived.

**NOTE C - 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 70% of the Organization's revenue was from the City of Milwaukee and 30% was from the City of Greenfield for the year ended December 31, 2017.

**NOTE D - Fixed Assets**

Fixed assets at December 31, 2017, consist of the following:

<u>Description</u>	<u>Amount</u>
Equipment	\$2,808
Less: Accumulated Depreciation	<u>(234)</u>
Net Fixed Assets	<u>\$2,574</u>



**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2017**

**NOTE E - 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 F - Operating Lease**

The Organization leases office space under an operating lease that expires December 31, 2022. Rent expense was \$16,867 for the year ended December 31, 2017.

The following is a schedule by years of the future minimum payments required under the lease as of December 31, 2017.

<u>Year</u>	<u>Amount</u>
2018	\$17,296
2019	17,296
2020	17,296
2021	17,296
2022	<u>17,294</u>
Total	<u>\$86,478</u>

**NOTE G - 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 \$55,000 annually with a minimum of 32 hours of director services commitment weekly. A payment shall be submitted for \$4,583 on the first day of each month to Rotella Executive Communications, LLC. Total payments for the management agreement were \$49,018 for the year ended December 31, 2017.

**NOTE H - 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, 2017. The total assessments from the City of Greenfield were \$56,826 for the year ended December 31, 2017.





**SOUTH 27<sup>th</sup> STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2017**

**NOTE H - Assessment Income (continued)**

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, 2017. The total assessments from the City of Milwaukee were \$133,652 for the year ended December 31, 2017.

**NOTE I - 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, 2017, were 16,076.

**NOTE J - Related Party**

The Organization gave a property improvement grant to a corporation owned by a board member. Total payments to the corporation for the year ended December 31, 2017, were \$2,500.

**NOTE K - Income Taxes**

The Organization is exempt from income tax under Section 501(c)(3) of the Internal Revenue Code and is currently classified as a private foundation. Management has reviewed all tax positions recognized in previously filed tax returns and those expected to be taken in future tax returns. As of December 31, 2017, 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 L - Subsequent Events**

The Organization has evaluated events and transactions occurring after December 31, 2017, through April 4, 2018, 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.



**SOUTH 27TH STREET BUSINESS DISTRICT ASSOCIATION, INC.**  
**SCHEDULE OF FUNCTIONAL REVENUE AND EXPENSES**  
**FOR THE YEAR ENDED DECEMBER 31, 2017**  
(With Summarized Totals for the Year Ended December 31, 2016)

	Greenfield BID #1	Greenfield BID #2	Milwaukee BID #43	2017 Total	2016 Total
<b>REVENUE</b>					
Property Assessment Income -					
City of Milwaukee			\$ 93,225	\$ 93,225	\$ 111,507
City of Greenfield	33,067	6,571	—	39,638	54,004
Charette Reimbursement	2,167	431	6,109	8,707	—
Total Revenue	\$ 35,234	\$ 7,002	\$ 99,334	\$ 141,570	\$ 165,511
<b>EXPENSES</b>					
Grants	\$ 3,570	\$ 709	\$ 10,065	\$ 14,344	\$ 5,682
Payroll Expense	—	—	—	—	1,320
Payroll Taxes	—	—	—	—	101
Contract Services	12,200	2,424	34,394	49,018	41,073
Professional Fees	2,551	507	7,193	10,251	28,187
Office Supplies	181	36	510	727	1,240
Telephone and Telecommunications	711	141	2,006	2,858	3,299
Postage and Mailing Service	110	22	309	441	28
Printing and Copying	—	—	—	—	213
Utilities	782	155	2,206	3,143	2,246
Rent	4,198	834	11,835	16,867	16,800
Advertising	4,001	795	11,280	16,076	35,998
Conferences and Meetings	158	31	447	636	1,599
Travel	1	—	2	3	—
Insurance	230	46	648	924	1,227
Website	68	14	193	275	2,622
Membership	72	14	202	288	382
Repairs and Maintenance	—	—	—	—	—
Annual Meeting	154	31	434	619	1,663
Landscaping	6,135	1,219	17,296	24,650	20,542
Penalties	10	2	29	41	—
Depreciation	58	12	164	234	—
Other Expenses	44	10	121	175	1,289
Total Expenses	\$ 35,234	\$ 7,002	\$ 99,334	\$ 141,570	\$ 165,511
<b>CHANGE IN NET ASSETS</b>					
	\$ —	\$ —	\$ —	\$ —	\$ —



South 27th Street Business District Association, Inc.  
4647 S. 27th St.  
Greenfield, WI 53221-1833

In planning and performing our audit of the financial statements of South 27th Street Business District Association, Inc. for the year ended December 31, 2017, we considered the Organization's internal control structure to determine our auditing procedures for the purpose of expressing an opinion on the financial statements and not to provide assurance on the internal control structure.

However, during our audit we became aware of the following matter that is an opportunity for strengthening internal controls and operating efficiency:

- Bank reconciliations were not completed timely and reviewed. It is recommended that bank reconciliations are completed timely, reviewed and initialed by the reviewer.

This letter does not affect our report dated April 4, 2018, on the financial statements of South 27th Street Business District Association, Inc.

We will review the status of this comment during our next audit engagement. We have already discussed this comment and suggestion with various Organization personnel, and we will be pleased to discuss it in further detail at your convenience, to perform any additional study of this matter, or to assist you in implementing the recommendation.

  
RITZ HOLMAN LLP  
Certified Public Accountants

April 4, 2018

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

330 E. Kilbourn Ave., Suite 550 t. 414.271.1451  
Milwaukee, WI 53202 f. 414.271.7464  
ritzholman.com



April 4, 2018

To the Board of Directors  
South 27th Street Business District Association, Inc.

We have audited the financial statements of South 27th Street Business District Association, Inc. for the year ended December 31, 2017, and have issued our report thereon dated April 4, 2018. Professional standards require that we provide you with the information about our responsibilities under *Generally Accepted Auditing Standards* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated January 5, 2018.

### **Significant Audit Findings**

#### **Qualitative Aspects of Accounting Practices**

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by South 27th Street Business District Association, Inc. are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the audit year. We noted no transactions entered into by the Organization during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

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

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

#### **Difficulties Encountered in Performing the Audit**

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

#### **Corrected and Uncorrected Misstatements**

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

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Milwaukee, WI 53202 f. 414.271.7464  
ritzholman.com





To the Board of Directors  
South 27th Street Business District Association, Inc.  
Page Two

### **Disagreements With Management**

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

### **Management Representations**

We have requested certain representations from management that are included in the management representation letter dated April 4, 2018.

### **Management Consultations With Other Independent Accountants**

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

### **Other Audit Findings or Issues**

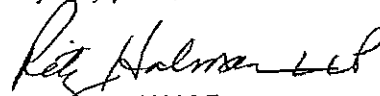
We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Organization's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses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

### **Other Matters**

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

This information is intended solely for the use of the Board of Directors and management of South 27th Street Business District Association, Inc. and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,



RITZ HOLMAN LLP  
Certified Public Accountants

