

**AIRPORT GATEWAY**  
**BUSINESS IMPROVEMENT DISTRICT NO. 40**

**BID 40 - 2024 OPERATING PLAN**



September 2023

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## **I. INTRODUCTION**

### **A. Background**

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) 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 had approved a petition from property owners in 2006 to create a Business Improvement District for the purpose of revitalizing and improving the Airport Gateway business area on Milwaukee's southeast side. On October 24<sup>th</sup>, 2006 the City of Milwaukee adopted and approved a resolution to form the Business Improvement District #40 (file #060755). The first year of funded operation for the BID #40 was 2007.

The BID law requires that every district have an annual Operating Plan. This document is the Operating Plan for the Airport Gateway Business Improvement District (AGBID) for 2024. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

## **II. DISTRICT BOUNDARIES**

Boundaries of the proposed district are described in Appendix A of this plan. A listing of the assessed properties included in the district is provided in Appendix B.

## **III. PROPOSED OPERATING PLAN**

### **A. Plan Objectives**

The objectives of the AGBID are to:

1. Develop the vitality of The Gateway to Milwaukee;
2. Enhance the community image through safety and beautification;
3. Market and help develop The Gateway area as the primary welcoming, hospitality and transportation hub of greater Milwaukee;
4. Promote mutually beneficial opportunities among the AGBID's businesses; and
5. Ultimately grow commercial business and property values.

## **B. Proposed Activities – Year Eighteen**

**Principle activities to be engaged in by the AGBID during the Eighteenth year of operation, 2024, will include:**

1. Continue to offer the Safety & Security matching grant program. This program will offer up to \$1000 dollars in matching grants to reimburse BID #40 commercial property owners on the purchase and installation of security systems and other security related features on their property;
2. Continue to offer the Beautification property improvement matching grant program. This program will offer up to \$1000 dollars in matching grants to reimburse BID #40 property owners for the purchase and installation of façade, signage, and other related outdoor property improvements that elevate the image of the business and the district;
3. Continue to enhance the beautification of the airport area by funding maintenance of the commercial corridor gardens and plantings installed over the past seventeen years;
4. Partner with and support the beautification efforts of neighborhood associations and businesses within the BID #40 district, particularly those projects that directly improve the image and appearance of the major commercial corridors;
5. Continue to collaborate with other area commercial districts, Milwaukee Police Department - District 6 and other community stakeholders to develop and share costs relating to mutually beneficial projects and initiatives that aim to expand upon and improve public safety and security in the area.
6. Continue to organize a working group of owners and operators within the restaurant/hospitality industry to take part in collaborative promotional opportunities, such as the Gateway to Milwaukee's annual Taste of the Gateway Discount Days event and marketing campaign. This campaign will continue to focus on promoting the airport area's restaurant and hospitality industry;
7. Assist commercial property owners in marketing properties for sale and lease;
8. Continue to develop The Gateway's website as the primary communication and promotional tool among businesses and users in The Gateway area;
9. In conjunction with the Airport Gateway Business Association's BID #50 management agreement, BID #40 will also continue close communication and partnership with BID #50, to choreograph and support programs and initiatives that stand to benefit both districts;
10. Plan, implement, and manage Economic Development efforts that promote and advocate for real estate planning
11. Continue monitoring BID project and program impact by tracking quantitative and qualitative measurables, and;
12. Be involved in governmental and community issues that potentially impact the vitality of The Gateway to Milwaukee.

### C. Proposed Expenditures - Year Eighteen

ITEM	2024 Budget
<b>Beautification</b> Maintenance of existing AGBID landscaping; partner with the City of Milwaukee and other stakeholders to enhance the image of the commercial corridor along W Layton Ave; partner on and support beautification efforts along the 6 <sup>th</sup> St Green Corridor; coordinate seasonal décor and lighting enhancement installations;	<b>77,994</b>
<b>Public Safety &amp; Security</b> Contract with a safety patrol firm to provide unarmed mobile security watch services within AGBID; continue the safety & security matching grant program available to commercial property owners and business owners within the AGBID; expand new and existing partnerships with other commercial districts and MPD on safety and security initiatives.	<b>75,000</b>
<b>Marketing and Promotion</b> Further develop and promote The Gateway to Milwaukee geography and brand through website, branded street banners, printed, emailed and social media communications; provide networking opportunities through events and related ventures; Industry specific programming; Production of regular newsletters and resource materials; Promotion of Gateway to Milwaukee grant programs and other area resources; Promote area real estate and development opportunities; event production & management;	<b>55,000</b>
<b>Economic Development</b> Conduct economic development activities and projects to enhance the attractiveness and economic competitiveness of AGBID with projects such as workforce development, retail recruitment, and real estate promotion. Work to promote real estate development opportunities in the district.	<b>25,000</b>
<b>Administration and Operations</b> Provide administrative, managerial services, project development/project management and business member support services for the AGBD 40 including management of monthly financial accounting, annual audit management, record keeping and public notices, insurance, personnel expenses, related operating expenses such as memberships, meetings, supplies, printing and postage, rent and utilities for office space.	<b>142,000</b>
<b>TOTAL</b>	<b>\$374,994</b>

## **D. Financing Method**

It is proposed to raise approximately \$374,994 through BID assessments. 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 as well as the needs and opportunities that may arise.

## **E. Organization of BID Board**

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

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district. It is recommended that the BID board be structured and operate as follows:

1. Board size – Six
2. Composition - At least three members 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.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

### **Current BID #40 Roster**

1. Jan Krivanek - Chair (Business Operator/Occupant 5282 S 13<sup>TH</sup> ST)
2. Jaime Maliszewski – Vice Chair (Property Owner/Occupant, 5230 S 13<sup>TH</sup> ST)
3. Samer Abulughod - Secretary (Property Owner, 5857-5859 S 13<sup>TH</sup> ST)
4. Bryan Simon – Treasurer (Property Owner/Occupant, 4121 S 6<sup>TH</sup> ST)
5. Michael Sweeney (Business Owner/Occupant 6050 S Howell Ave)
6. Bobby Wiltgen (Property Owner/Occupant 512 W Layton Ave)

## **F. Relationship to the Airport Gateway Business Association**

The BID shall be a separate entity from the Airport Gateway Business Association, notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

## **IV. METHOD OF ASSESMENT**

### **A. Assessment Rate and Method**

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

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportionate assessment of a small number of high value properties, a maximum assessment of \$5,000 per parcel and a minimum assessment of \$250 will be applied.

As of January 1, 2022, the commercial property in the proposed district had a total assessed value of over \$484 million. This plan proposes to assess the property in the district at a rate of \$0.852 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID. Appendix B 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. A list of Exempt Properties is provided in Appendix C.

1. State Statute 66.1109(1) (f): 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 C, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

## **V. 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 Gateway to Milwaukee business area and for furthering 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 is expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the District's efforts.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
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 July 31st of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1<sup>st</sup> of each Plan year, 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. BID Board and Plan Review Process**

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;

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

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

*c. The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.*

*d. Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.”*

### **Board Member Appointments:**

- a. BID Board nomination letter and resume must be submitted to the Department of City Development’s BID staff for review. All nominations must be current on property tax and building code violations.
- b. Department of City Development will review and submit the referred BID Board nominees, if findings are satisfactory.
- c. All BID Board referrals are reviewed by the Mayor’s Office; if approved by the Mayor, the BID Board appointments are submitted to the Common Council for introduction and referral to the appropriate committee.
- d. The Common Council will refer BID Board appointments to the Community and Economic Development Committee. (CED) If approved by the CED committee, the BID Board appointments are referred to the Common Council for approval.
- e. The City Clerk or designee must swear in all newly appointed BID Board members at the first scheduled business meeting.
- f. After the members are sworn the BID Board can hold its first official BID meeting.

### **Board Resignations/Termination**

- a. BID Board officer or BID designee must submit board member's letter of resignation to the Mayor's Office upon expiration of term or member resignation

### **B. Terminating or Dissolving the BID**

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% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all 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% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all 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.

## **VII. 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 initial Operating 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 complete development program, it focuses upon Year Eighteen activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year Seventeen conditions. Greater detail about subsequent year's activities will be provided in the required annual plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, 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 as assessable properties a certain class or classes of 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).



## APPENDIX B: LIST OF ASSESSED PROPERTIES

	Taxkey	Address	BID Assessble Value	BID 40 Assessment
1	6719988200	5607-R S 6TH ST	\$ 3,200.00	\$ 250.00
2	6879957100	580 W COLLEGE AV	\$ 10,100.00	\$ 250.00
3	6420693000	5234 S 13TH ST	\$ 23,200.00	\$ 250.00
4	6429990212	5220-R S 13TH ST	\$ 41,000.00	\$ 250.00
5	5969944000	4654 S 13TH ST	\$ 47,300.00	\$ 250.00
6	6260322000	188 W EDGERTON AV	\$ 48,700.00	\$ 250.00
7	7160442000	6511 S 13TH ST	\$ 49,300.00	\$ 250.00
8	5790172000	3946 S 13TH ST	\$ 50,000.00	\$ 250.00
9	6429988110	5216 S 13TH ST	\$ 51,250.00	\$ 250.00
10	5940811000	710 E LAYTON AV	\$ 57,600.00	\$ 250.00
11	6719977113	5640-R S 13TH ST	\$ 57,900.00	\$ 250.00
12	5790015100	4179 S 6TH ST	\$ 61,700.00	\$ 250.00
13	6870842000	6052 S 6TH ST	\$ 64,900.00	\$ 250.00
14	6260303000	4975 S HOWELL AV	\$ 66,800.00	\$ 250.00
15	6410131110	500 W GRANGE AV	\$ 69,800.00	\$ 250.00
16	5970655100	4579 S 13TH ST	\$ 71,764.00	\$ 250.00
17	5960041100	900 W LAYTON AV	\$ 72,344.00	\$ 250.00
18	5790161000	4038 S 13TH ST	\$ 74,200.00	\$ 250.00
19	5790003000	621 W WATERFORD AV	\$ 78,900.00	\$ 250.00
20	6429984110	5260 S 13TH ST	\$ 87,986.00	\$ 250.00
21	6250201000	835 W LAYTON AV	\$ 88,100.00	\$ 250.00
22	6420781000	5476 S 13TH ST	\$ 90,000.00	\$ 250.00
23	5970652000	4553 S 13TH ST	\$ 91,600.00	\$ 250.00
24	6250181000	5000 S 13TH ST	\$ 91,920.00	\$ 250.00
25	6250023110	703 W LAYTON AV	\$ 95,144.00	\$ 250.00
26	6869994210	6010 S HOWELL AV	\$ 95,600.00	\$ 250.00
27	6889973111	6154 S 13TH ST	\$ 102,300.00	\$ 250.00
28	5939921000	1026 E LAYTON AV	\$ 112,100.00	\$ 250.00
29	6429980000	5342-A S 13TH ST	\$ 114,100.00	\$ 250.00
30	6710023000	931 W GRANGE AV	\$ 115,700.00	\$ 250.00
31	5969956100	4643 S 6TH ST	\$ 117,400.00	\$ 250.00
32	6250192000	4816 S 13TH ST	\$ 127,100.00	\$ 250.00
33	5969949000	4568 S 13TH ST	\$ 127,500.00	\$ 250.00
34	6269982100	4939 S HOWELL AV	\$ 129,700.00	\$ 250.00
35	5820712120	960 E LAYTON AV	\$ 130,000.00	\$ 250.00
36	6410152000	5330 S 6TH ST	\$ 135,400.00	\$ 250.00
37	5960072100	830 W LAYTON AV	\$ 137,600.00	\$ 250.00
38	5950832000	206 W LAYTON AV	\$ 140,000.00	\$ 250.00
39	6250211000	4855 S 10TH ST	\$ 146,300.00	\$ 250.00
40	6869979120	6146 S HOWELL AV	\$ 147,630.00	\$ 250.00
41	5960111000	924 W ARMOUR AV	\$ 150,300.00	\$ 250.00
42	5969948200	4600 S 13TH ST	\$ 156,600.00	\$ 250.00
43	6429976110	5356 S 13TH ST	\$ 161,168.00	\$ 250.00
44	6870831000	5941 S HOWELL AV	\$ 162,100.00	\$ 250.00
45	6869976100	6254 S HOWELL AV	\$ 165,500.00	\$ 250.00
46	6429970100	5414 S 13TH ST	\$ 165,800.00	\$ 250.00
47	6259995111	1007 W LAYTON AV	\$ 166,957.00	\$ 250.00
48	5989948000	2008 W LAYTON AV	\$ 170,586.00	\$ 250.00
49	6870841000	6000 S 6TH ST	\$ 172,100.00	\$ 250.00
50	5960032000	4630 S 13TH ST	\$ 172,700.00	\$ 250.00

51	6719979100	5640 S 13TH ST	\$ 178,200.00	\$ 250.00
52	5820727000	830 E LAYTON AV	\$ 178,500.00	\$ 250.00
53	6870832000	5937 S HOWELL AV	\$ 189,100.00	\$ 250.00
54	6869973100	220 E COLLEGE AV	\$ 193,800.00	\$ 250.00
55	5979988121	4463 S 13TH ST	\$ 194,400.00	\$ 250.00
56	5969945000	4648 S 13TH ST	\$ 196,300.00	\$ 250.00
57	5790010100	4147 S 6TH ST	\$ 199,400.00	\$ 250.00
58	6410093000	5240 S 3RD ST	\$ 199,400.00	\$ 250.00
59	5970621000	4523 S 13TH ST	\$ 199,650.00	\$ 250.00
60	5969989100	4511 S 6TH ST	\$ 203,400.00	\$ 250.00
61	5790001110	4111 S 6TH ST	\$ 207,100.00	\$ 250.00
62	5970653110	4563-4565 S 13TH ST	\$ 214,767.00	\$ 250.00
63	6429988120	5220-5224 S 13TH ST	\$ 215,941.00	\$ 250.00
64	5942001000	600 E LAYTON AV	\$ 218,600.00	\$ 250.00
65	6860002000	6110 S HOWELL AV	\$ 220,800.00	\$ 250.00
66	6860003000	6120 S HOWELL AV	\$ 220,800.00	\$ 250.00
67	6250071000	1209 W LAYTON AV	\$ 224,900.00	\$ 250.00
68	6420694210	5238-R S 13TH ST	\$ 225,700.00	\$ 250.00
69	6879978110	6247 S HOWELL AV	\$ 227,979.00	\$ 250.00
70	6269985000	501 W LAYTON AV	\$ 230,000.00	\$ 250.00
71	5971102000	1908 W LAYTON AV	\$ 232,400.00	\$ 250.00
72	6869975111	6280 S HOWELL AV	\$ 240,100.00	\$ 250.00
73	6860001000	6100 S HOWELL AV	\$ 243,600.00	\$ 250.00
74	5969984111	640 W ARMOUR AV	\$ 248,800.00	\$ 250.00
75	6269998110	4727 S HOWELL AV	\$ 248,800.00	\$ 250.00
76	6260332000	4800 S 6TH ST	\$ 249,700.00	\$ 250.00
77	6259984110	4740 S 13TH ST	\$ 251,200.00	\$ 250.00
78	6719980221	5576 S 13TH ST	\$ 252,800.00	\$ 250.00
79	5790004100	701 W WATERFORD AV	\$ 254,200.00	\$ 250.00
80	6719980211	5610 S 13TH ST	\$ 256,000.00	\$ 250.00
81	6260281000	4902 S 2ND ST	\$ 261,500.00	\$ 250.00
82	6869995100	5970-5984 S HOWELL AV	\$ 268,500.00	\$ 250.00
83	6889985121	5938 S 13TH ST	\$ 272,800.00	\$ 250.00
84	6250072000	1201 W LAYTON AV	\$ 281,900.00	\$ 250.00
85	5960061000	1232 W LAYTON AV	\$ 282,000.00	\$ 250.00
86	5950872000	350 W LAYTON AV	\$ 287,400.00	\$ 250.00
87	5790001111	605 W WATERFORD AV	\$ 292,700.00	\$ 250.00
88	6869978100	6204 S HOWELL AV	\$ 295,700.00	\$ 251.94
89	5799950000	4144 S 13TH ST	\$ 296,000.00	\$ 252.19
90	6869972100	240 E COLLEGE AV	\$ 296,500.00	\$ 252.62
91	6879956111	546 W COLLEGE AV	\$ 298,600.00	\$ 254.41
92	7160402100	6629 S 13TH ST	\$ 299,300.00	\$ 255.00
93	5960062000	1218 W LAYTON AV	\$ 306,100.00	\$ 260.80
94	6880062000	1003 W BODEN CT	\$ 306,600.00	\$ 261.22
95	5969942100	1216 W LAYTON AV	\$ 311,900.00	\$ 265.74
96	5799961100	4000 S 13TH ST	\$ 312,100.00	\$ 265.91
97	5950871000	4650 S 5TH ST	\$ 325,200.00	\$ 277.07
98	6730003000	5880-R S HOWELL AV	\$ 331,100.00	\$ 282.10
99	6429968110	1101 W MALLORY AV	\$ 337,600.00	\$ 287.64
100	5969948100	4572 S 13TH ST	\$ 341,700.00	\$ 291.13
101	6879999000	5905 S HOWELL AV	\$ 351,824.00	\$ 299.75
102	6259987110	1215 W LAYTON AV	\$ 351,900.00	\$ 299.82
103	6870146100	126 W COLLEGE AV	\$ 352,800.00	\$ 300.59
104	6879993100	6039 S HOWELL AV	\$ 358,000.00	\$ 305.02
105	5942002000	700 E LAYTON AV	\$ 362,176.00	\$ 308.57
106	5971101000	4650 S 20TH ST	\$ 362,700.00	\$ 309.02

107	5969939110	1202 W LAYTON AV	\$ 368,600.00	\$ 314.05
108	6719978110	5652 S 13TH ST	\$ 370,100.00	\$ 315.33
109	6880102000	950 W COLLEGE AV	\$ 372,500.00	\$ 317.37
110	6250142000	4960 S 13TH ST	\$ 373,400.00	\$ 318.14
111	6250024120	709-711 W LAYTON AV	\$ 373,400.00	\$ 318.14
112	5969990100	4461 S 6TH ST	\$ 375,500.00	\$ 319.93
113	5960122000	814 W ARMOUR AV	\$ 383,900.00	\$ 327.08
114	6719982111	1101 W GRANGE AV	\$ 384,800.00	\$ 327.85
115	6269990000	233-235 W LAYTON AV	\$ 388,500.00	\$ 331.00
116	5959872110	512 W LAYTON AV	\$ 390,100.00	\$ 332.37
117	5790002111	4121 S 6TH ST	\$ 399,200.00	\$ 340.12
118	6719981100	5530-5552 S 13TH ST	\$ 400,300.00	\$ 341.06
119	6719970110	5758 S 13TH ST	\$ 401,200.00	\$ 341.82
120	6269997114	151 W LAYTON AV	\$ 405,400.00	\$ 345.40
121	6889977110	6245 S 6TH ST	\$ 406,300.00	\$ 346.17
122	5960102000	1020-R W ARMOUR AV	\$ 409,200.00	\$ 348.64
123	6860004000	6134 S HOWELL AV	\$ 409,800.00	\$ 349.15
124	5790004200	737 W WATERFORD AV	\$ 418,800.00	\$ 356.82
125	5941006100	4650 S HOWELL AV	\$ 429,600.00	\$ 366.02
126	5790006100	833 W WATERFORD AV	\$ 430,300.00	\$ 366.62
127	5950801000	220 W LAYTON AV	\$ 432,000.00	\$ 368.06
128	5790183100	929 W WATERFORD AV	\$ 434,100.00	\$ 369.85
129	6259986112	4722-4734 S 13TH ST	\$ 435,400.00	\$ 370.96
130	5979987110	4471 S 13TH ST	\$ 449,700.00	\$ 383.14
131	6269996120	4851 S HOWELL AV	\$ 450,300.00	\$ 383.66
132	5790005000	807 W WATERFORD AV	\$ 452,100.00	\$ 385.19
133	5940810000	704 E LAYTON AV	\$ 461,900.00	\$ 393.54
134	6429987100	5223 S 9TH ST	\$ 462,500.00	\$ 394.05
135	6880053100	1010 W BODEN CT	\$ 463,100.00	\$ 394.56
136	6432481000	1317 W EDGERTON AV	\$ 463,400.00	\$ 394.82
137	6410031100	241 W EDGERTON AV	\$ 466,500.00	\$ 397.46
138	6709999110	1313 W GRANGE AV	\$ 478,300.00	\$ 407.51
139	5969997111	4350 S 13TH ST	\$ 481,400.00	\$ 410.15
140	6250082000	4820-4830 S 10TH ST	\$ 488,600.00	\$ 416.29
141	6429986100	5311 S 9TH ST	\$ 499,000.00	\$ 425.15
142	6719980110	5562 S 13TH ST	\$ 523,000.00	\$ 445.60
143	6410151000	550 W GRANGE AV	\$ 524,900.00	\$ 447.21
144	6880031100	1101 W BODEN CT	\$ 529,400.00	\$ 451.05
145	5979973000	1300 W LAYTON AV	\$ 531,500.00	\$ 452.84
146	6260006111	5018 S 2ND ST	\$ 532,700.00	\$ 453.86
147	6260293000	4950 S 2ND ST	\$ 544,300.00	\$ 463.74
148	5940812100	724 E LAYTON AV	\$ 546,000.00	\$ 465.19
149	6250172000	4750 S 10TH ST	\$ 550,600.00	\$ 469.11
150	6260020111	323 W VOGEL AV	\$ 551,300.00	\$ 469.71
151	6250081000	4800-4810 S 10TH ST	\$ 551,300.00	\$ 469.71
152	5939922000	1010 E LAYTON AV	\$ 557,100.00	\$ 474.65
153	6429969110	1213 W MALLORY AV	\$ 564,200.00	\$ 480.70
154	5969941100	1204-1208 W LAYTON AV	\$ 573,500.00	\$ 488.62
155	6870801000	115 W BODEN ST	\$ 580,600.00	\$ 494.67
156	5959866119	108 W LAYTON AV	\$ 581,100.00	\$ 495.10
157	6429979110	5336 S 13TH ST	\$ 590,640.00	\$ 503.23
158	6260252000	4959 S HOWELL AV	\$ 592,200.00	\$ 504.55
159	5799948120	4128 S 13TH ST	\$ 614,800.00	\$ 523.81
160	5959871112	530 W LAYTON AV	\$ 615,000.00	\$ 523.98
161	6250132000	4978 S 13TH ST	\$ 616,100.00	\$ 524.92

162	6720311000	5865 S HOWELL AV	\$ 617,200.00	\$ 525.85
163	6870743000	419 W BODEN ST	\$ 619,700.00	\$ 527.98
164	6879981310	6181-6185 S HOWELL AV	\$ 622,600.00	\$ 530.46
165	5950831000	200-204 W LAYTON AV	\$ 629,700.00	\$ 536.50
166	5940101000	524 E LAYTON AV	\$ 630,300.00	\$ 537.02
167	6260007110	5000 S 2ND ST	\$ 631,900.00	\$ 538.38
168	6879980100	6221-6231 S HOWELL AV	\$ 644,200.00	\$ 548.86
169	5959866310	160 W LAYTON AV	\$ 649,800.00	\$ 553.63
170	6260232000	4960-4990 S 2ND ST	\$ 651,200.00	\$ 554.82
171	6719969110	5770 S 13TH ST	\$ 652,900.00	\$ 556.27
172	6269979000	5067 S HOWELL AV	\$ 654,100.00	\$ 557.29
173	5979949121	4668 S 20TH ST	\$ 656,500.00	\$ 559.34
174	6250111000	789 W LAYTON AV	\$ 657,400.00	\$ 560.10
175	6420682110	5467 S 9TH ST	\$ 661,700.00	\$ 563.77
176	6870742000	401 W BODEN ST	\$ 692,300.00	\$ 589.84
177	6259989110	1233 W LAYTON AV	\$ 717,500.00	\$ 611.31
178	6870781000	200 W BODEN ST	\$ 726,600.00	\$ 619.06
179	6880041100	6262 S 13TH ST	\$ 749,600.00	\$ 638.66
180	5790171000	3940 S 13TH ST	\$ 753,300.00	\$ 641.81
181	7160422000	1401 W GIUFFRE CT	\$ 768,500.00	\$ 654.76
182	5969964100	4446-4470 S 13TH ST	\$ 775,200.00	\$ 660.47
183	6269997112	175 W LAYTON AV	\$ 776,400.00	\$ 661.49
184	5969983000	730 W ARMOUR AV	\$ 777,000.00	\$ 662.00
185	6719985111	5518 S 13TH ST	\$ 785,100.00	\$ 668.91
186	6869993222	6034 S HOWELL AV, Unit 956	\$ 807,600.00	\$ 688.08
187	6870741000	355 W BODEN ST	\$ 821,200.00	\$ 699.66
188	6250221000	1011 W LAYTON AV	\$ 838,700.00	\$ 714.57
189	6420792000	5375 S 9TH ST	\$ 850,400.00	\$ 724.54
190	6870731100	230 W BODEN ST	\$ 851,700.00	\$ 725.65
191	5820712110	900 E LAYTON AV	\$ 855,300.00	\$ 728.72
192	6420791000	5405 S 9TH ST	\$ 856,200.00	\$ 729.48
193	5799948110	4122-4124 S 13TH ST	\$ 857,000.00	\$ 730.16
194	5959873111	4601 S 5TH ST	\$ 858,800.00	\$ 731.70
195	6260272000	4903-4907 S HOWELL AV	\$ 865,900.00	\$ 737.75
196	6870821000	178 W BODEN ST	\$ 872,000.00	\$ 742.94
197	6879994110	5979 S HOWELL AV	\$ 892,500.00	\$ 760.41
198	5960103000	960 W ARMOUR AV	\$ 915,700.00	\$ 780.18
199	6260304000	4965 S HOWELL AV	\$ 921,700.00	\$ 785.29
200	5969960100	4524 S 13TH ST	\$ 934,300.00	\$ 796.02
201	5799963110	3900 S 13TH ST	\$ 934,500.00	\$ 796.19
202	6259998118	4854-4864 S 10TH ST	\$ 943,800.00	\$ 804.12
203	6260016100	205 W VOGEL AV	\$ 959,200.00	\$ 817.24
204	5959868120	230 W LAYTON AV	\$ 960,900.00	\$ 818.69
205	6260264000	4925 S HOWELL AV	\$ 973,300.00	\$ 829.25
206	6719968110	5848-5862 S 13TH ST	\$ 982,000.00	\$ 836.66
207	5950843000	580 W LAYTON AV	\$ 996,200.00	\$ 848.76
208	6260312000	4876 S 6TH ST	\$ 1,024,200.00	\$ 872.62
209	5950844000	552 W LAYTON AV	\$ 1,026,000.00	\$ 874.15
210	6870673100	102 W COLLEGE AV	\$ 1,048,800.00	\$ 893.58
211	6870744000	429 W BODEN ST	\$ 1,051,100.00	\$ 895.54
212	5820728000	800 E LAYTON AV	\$ 1,053,800.00	\$ 897.84
213	6890272000	1300 W COLLEGE AV	\$ 1,053,800.00	\$ 897.84
214	5959866118	130 W LAYTON AV	\$ 1,055,600.00	\$ 899.37
215	6870811000	137 W BODEN ST	\$ 1,057,700.00	\$ 901.16
216	7160411000	6635 S 13TH ST	\$ 1,082,900.00	\$ 922.63



217	6420681000	5441 S 9TH ST	\$ 1,122,000.00	\$ 955.94
218	6410051000	5151 S HOWELL AV	\$ 1,125,000.00	\$ 958.50
219	6269999111	4709 S HOWELL AV	\$ 1,141,900.00	\$ 972.90
220	6889974110	6130 S 13TH ST	\$ 1,178,100.00	\$ 1,003.74
221	6259978210	819 W CARPENTER AV	\$ 1,194,600.00	\$ 1,017.80
222	6269983111	4930 S 6TH ST	\$ 1,211,400.00	\$ 1,032.11
223	6420752110	5232 S 13TH ST	\$ 1,213,200.00	\$ 1,033.65
224	6260342000	575 W LAYTON AV	\$ 1,247,000.00	\$ 1,062.44
225	6259982100	4828 S 13TH ST	\$ 1,261,500.00	\$ 1,074.80
226	6889974211	6102 S 13TH ST	\$ 1,274,100.00	\$ 1,085.53
227	6429974111	5386 S 13TH ST	\$ 1,287,700.00	\$ 1,097.12
228	6259981100	4866 S 13TH ST	\$ 1,293,000.00	\$ 1,101.64
229	6260200100	4921 S 2ND ST	\$ 1,327,700.00	\$ 1,131.20
230	6269986000	517 W LAYTON AV	\$ 1,332,300.00	\$ 1,135.12
231	6260017111	250-300 W EDGERTON AV	\$ 1,342,200.00	\$ 1,143.55
232	5941007110	110 E LAYTON AV	\$ 1,375,400.00	\$ 1,171.84
233	6410092000	5242-5250 S 3RD ST	\$ 1,398,600.00	\$ 1,191.61
234	6260321000	5050 S 2ND ST	\$ 1,426,600.00	\$ 1,215.46
235	6880052100	1122 W BODEN CT	\$ 1,457,400.00	\$ 1,241.70
236	6250101100	1011-A W LAYTON AV	\$ 1,466,600.00	\$ 1,249.54
237	7169999120	6311 S 13TH ST	\$ 1,470,600.00	\$ 1,252.95
238	6260282000	4930 S 2ND ST	\$ 1,475,300.00	\$ 1,256.96
239	6869996100	5934 S HOWELL AV	\$ 1,536,600.00	\$ 1,309.18
240	6260026111	500 W EDGERTON AV	\$ 1,540,600.00	\$ 1,312.59
241	6260292000	150 W EDGERTON AV	\$ 1,576,000.00	\$ 1,342.75
242	5799951000	4160 S 13TH ST	\$ 1,579,800.00	\$ 1,345.99
243	6410082000	5310 S 3RD ST	\$ 1,600,000.00	\$ 1,363.20
244	6410032000	191 W EDGERTON AV	\$ 1,601,000.00	\$ 1,364.05
245	6410052000	5140-5148 S 3RD ST	\$ 1,635,000.00	\$ 1,393.02
246	6250004111	639 W LAYTON AV	\$ 1,692,000.00	\$ 1,441.58
247	6870804100	211 W BODEN ST	\$ 1,745,200.00	\$ 1,486.91
248	7160421000	1414 W GIUFFRE CT	\$ 1,760,700.00	\$ 1,500.12
249	6269993111	191 W LAYTON AV	\$ 1,770,200.00	\$ 1,508.21
250	6250171000	909 W LAYTON AV	\$ 1,786,000.00	\$ 1,521.67
251	5969955100	700 W LAYTON AV	\$ 1,832,400.00	\$ 1,561.20
252	5950842000	4575 S 5TH ST	\$ 1,850,000.00	\$ 1,576.20
253	6250121100	909 W CARPENTER AV	\$ 1,901,600.00	\$ 1,620.16
254	5790011110	4157 S 6TH ST	\$ 1,919,800.00	\$ 1,635.67
255	6260221000	5037 S HOWELL AV	\$ 1,960,700.00	\$ 1,670.52
256	6410161000	5110 S 6TH ST	\$ 1,972,300.00	\$ 1,680.40
257	6269997117	131 W LAYTON AV	\$ 2,000,000.00	\$ 1,704.00
258	6260022110	434 W EDGERTON AV	\$ 2,022,100.00	\$ 1,722.83
259	7160432000	1500 W ZELLMAN CT	\$ 2,027,300.00	\$ 1,727.26
260	6410111000	5131 S 3RD ST	\$ 2,084,000.00	\$ 1,775.57
261	6259977100	4939 S 6TH ST	\$ 2,156,100.00	\$ 1,837.00
262	6879998111	5917 S HOWELL AV	\$ 2,160,000.00	\$ 1,840.32
263	6419990111	180 W GRANGE AV	\$ 2,173,700.00	\$ 1,851.99
264	7360001000	6757 S 13TH ST	\$ 2,175,500.00	\$ 1,853.53
265	6260301000	130 W EDGERTON AV	\$ 2,176,200.00	\$ 1,854.12
266	5960092000	938 W LAYTON AV	\$ 2,265,300.00	\$ 1,930.04
267	6260302000	5007 S HOWELL AV	\$ 2,300,000.00	\$ 1,959.60
268	6259991111	1101 W LAYTON AV	\$ 2,311,500.00	\$ 1,969.40
269	5979952121	1716 W LAYTON AV	\$ 2,356,000.00	\$ 2,007.31
270	6260026121	4950 S 6TH ST	\$ 2,440,300.00	\$ 2,079.14
271	6250202000	841-881 W LAYTON AV	\$ 2,504,300.00	\$ 2,133.66

272	6429982110	5282 S 13TH ST	\$ 2,521,000.00	\$ 2,147.89
273	5790191100	4220-4244 S 13TH ST	\$ 2,547,600.00	\$ 2,170.56
274	7160403100	1501 W ZELLMAN CT	\$ 2,576,300.00	\$ 2,195.01
275	6410171100	501 W EDGERTON AV	\$ 2,689,500.00	\$ 2,291.45
276	6410011000	5220 S 3RD ST	\$ 2,700,000.00	\$ 2,300.40
277	5960071100	800 W LAYTON AV	\$ 2,776,800.00	\$ 2,365.83
278	5950862000	300 W LAYTON AV	\$ 2,816,900.00	\$ 2,400.00
279	6870822000	6023 S HOWELL AV	\$ 2,932,100.00	\$ 2,498.15
280	6260333000	4848-4868 S 6TH ST	\$ 2,967,000.00	\$ 2,527.88
281	6260039113	200 W VOGEL AV	\$ 3,075,500.00	\$ 2,620.33
282	6250182000	5050-5060 S 13TH ST	\$ 3,087,000.00	\$ 2,630.12
283	6260036111	320-334 W VOGEL AV	\$ 3,100,500.00	\$ 2,641.63
284	6719991213	849 W GRANGE AV	\$ 3,101,100.00	\$ 2,642.14
285	7360002000	6719 S 13TH ST	\$ 3,133,600.00	\$ 2,669.83
286	7160433000	6541 S 13TH ST	\$ 3,205,900.00	\$ 2,731.43
287	5960091000	999 W ARMOUR AV	\$ 3,402,700.00	\$ 2,899.10
288	6889972100	6200-6214 S 13TH ST	\$ 3,578,200.00	\$ 3,048.63
289	5950841000	4600 S 6TH ST	\$ 3,590,300.00	\$ 3,058.94
290	6250141000	4924 S 13TH ST	\$ 3,800,900.00	\$ 3,238.37
291	5969957111	4625 S 6TH ST	\$ 3,975,000.00	\$ 3,386.70
292	6269988100	401 W LAYTON AV	\$ 3,981,100.00	\$ 3,391.90
293	6410091100	5253 S HOWELL AV	\$ 4,061,300.00	\$ 3,460.23
294	7369999110	6801 S 13TH ST	\$ 4,117,900.00	\$ 3,508.45
295	6260263000	4915 S HOWELL AV	\$ 4,229,500.00	\$ 3,603.53
296	6879958110	6160 S 6TH ST	\$ 4,307,100.00	\$ 3,669.65
297	6269989100	307 W LAYTON AV	\$ 4,378,900.00	\$ 3,730.82
298	6410072110	5315 S 3RD ST	\$ 4,388,500.00	\$ 3,739.00
299	6410071110	5319-5375 S 3RD ST	\$ 4,510,400.00	\$ 3,842.86
300	7169999110	6331 S 13TH ST	\$ 4,568,000.00	\$ 3,891.94
301	6880091000	6161 S 6TH ST	\$ 4,991,200.00	\$ 4,252.50
302	6269996136	4747 S HOWELL AV	\$ 5,000,000.00	\$ 4,260.00
303	6879995110	5975 S HOWELL AV	\$ 5,083,100.00	\$ 4,330.80
304	6870791000	400 W BODEN ST	\$ 5,245,600.00	\$ 4,469.25
305	6720312000	5881 S HOWELL AV	\$ 5,809,834.00	\$ 4,949.98
306	7160431000	1400 W ZELLMAN CT	\$ 5,838,000.00	\$ 4,973.98
307	5969994100	4400 S 13TH ST	\$ 5,872,700.00	\$ 5,000.00
308	6429990211	5172 S 13TH ST	\$ 6,171,400.00	\$ 5,000.00
309	5790018110	4217-4221 S 6TH ST	\$ 6,244,500.00	\$ 5,000.00
310	6880071100	1200 W COLLEGE AV	\$ 6,354,400.00	\$ 5,000.00
311	6419988111	200 W GRANGE AV	\$ 6,667,000.00	\$ 5,000.00
312	6429990111	5111 S 9TH ST	\$ 6,710,300.00	\$ 5,000.00
313	6410012100	5201 S HOWELL AV	\$ 6,837,000.00	\$ 5,000.00
314	7160441000	6425 S 13TH ST	\$ 7,191,500.00	\$ 5,000.00
315	6410033100	5105 S HOWELL AV	\$ 7,594,500.00	\$ 5,000.00
316	6260341000	545 W LAYTON AV	\$ 7,764,100.00	\$ 5,000.00
317	6730001000	5880 S HOWELL AV	\$ 7,988,600.00	\$ 5,000.00
318	6410173000	5170 S 6TH ST	\$ 8,067,200.00	\$ 5,000.00
319	6410121100	5311 S HOWELL AV	\$ 8,270,600.00	\$ 5,000.00
320	6880111000	6055 S 6TH ST	\$ 8,326,100.00	\$ 5,000.00
321	6259978117	5001-5005 S 6TH ST	\$ 8,389,900.00	\$ 5,000.00
322	5969999113	4343 S 6TH ST	\$ 8,887,800.00	\$ 5,000.00
323	5950851000	4620 S 5TH ST	\$ 11,478,200.00	\$ 5,000.00
324	6410172100	5211 S 3RD ST	\$ 12,427,900.00	\$ 5,000.00
325	6730002000	5890 S HOWELL AV	\$ 12,990,300.00	\$ 5,000.00
				\$ 374,994.16

## APPENDIX C: LIST OF EXEMPT PROPERTIES

	Taxkey	Address	Property Type
1	5790009100	4135 S 6TH ST	Exempt
2	5800577100	551-585 W HOWARD AV	Exempt
3	5800594110	4000-4078 S 6TH ST	Exempt
4	5959895200	559-ADJ W BOLIVAR AV	Exempt
5	5969992112	4331-R S 6TH ST	Exempt
6	6739998110	5300-ADJ S HOWELL AV	Exempt
7	6870301110	198 W UNCAS AV	Exempt
8	6870633110	6220-R S 3RD ST	Exempt
9	6889969111	6280 S 13TH ST	Exempt
10	6880101000	980 W COLLEGE AV	Exempt
11	6889992111	6013 S 6TH ST	Exempt
12	6260271000	4901 S HOWELL AV	Exempt
13	5799954000	4244-ADJ S 13TH ST	Exempt
14	5800752100	4100-4176 S 6TH ST	Exempt
15	5800765221	4200 S 6TH ST	Exempt
16	5959868110	220-ADJ W LAYTON AV	Exempt
17	5959874000	4601-ADJ S 5TH ST	Exempt
18	5959895112	4320 S 6TH ST	Exempt
19	5960082000	908 W LAYTON AV	Exempt
20	5969936110	1024 W ARMOUR AV	Exempt
21	5969974110	602-R W ARMOUR AV	Exempt
22	5969997112	4350-ADJ S 13TH ST	Exempt
23	5969997211	4300 S 13TH ST	Exempt
24	5969997212	4300-R S 13TH ST	Exempt
25	5969999121	4301-ADJ S 6TH ST	Exempt
26	6249999200	4707-4709 S 13TH ST	Exempt
27	6259978120	4953 S 6TH ST	Exempt
28	6260104110	4959-ADJ S 2ND ST	Exempt
29	6260234000	4960-ADJ S 2ND ST	Exempt
30	6260244000	130-ADJ W EDGERTON AV	Exempt
31	6269981120	4960 S 6TH ST	Exempt
32	6269992200	4923-R S HOWELL AV	Exempt
33	6269993122	203-ADJ W LAYTON AV	Exempt
34	6419969111	401-ADJ W GRANGE AV	Exempt
35	6419972110	5471 S HOWELL AV	Exempt
36	6429950120	700-ADJ W GRANGE AV	Exempt
37	6429989000	916-ADJ W GRANGE AV	Exempt
38	6429994110	5151 S 6TH ST	Exempt
39	6719967100	901-ADJ W GRANGE AV	Exempt
40	6719968200	5862-R S 13TH ST	Exempt
41	6719998110	623 W GRANGE AV	Exempt
42	6758999000	1919 E GRANGE AV	Exempt
43	6849999000	1600 E COLLEGE AV	Exempt
44	6869970100	422 E COLLEGE AV	Exempt
45	6869971100	402 E COLLEGE AV	Exempt
46	6869991112	6064 S HOWELL AV	Exempt
47	6869999100	5950 S HOWELL AV	Exempt

48	6870201100	6102-6148 S 3RD ST	Exempt
49	6879955111	5900 S 6TH ST	Exempt
50	6879998200	5914-R S 6TH ST	Exempt
51	6880021000	6074 S 13TH ST	Exempt
52	6880022000	6044 S 13TH ST	Exempt
53	6889973210	6154-ADJ S 13TH ST	Exempt
54	6889986110	5904 S 13TH ST	Exempt
55	5799955100	4122-R S 13TH ST	Exempt
56	5969937000	938-ADJ W ARMOUR AV	Exempt
57	6259980000	1001-ADJ W LAYTON AV	Exempt
58	6409999120	5300 S HOWELL AV	Exempt
59	6719972200	5781 S 6TH ST	Exempt
60	6719976210	5727 S 6TH ST	Exempt
61	6889965000	6127-R S 6TH ST	Exempt
62	6889995200	5945 S 6TH ST	Exempt
63	6250191000	4792 S 13TH ST	Exempt
64	6889995120	5975 S 6TH ST	Exempt
65	6260351000	4801 S 2ND ST	Exempt
66	6260353000	4807 S 2ND ST	Exempt
67	6420782000	1100 W GRANGE AV	Exempt
68	6250151000	801-817 W LAYTON AV	Exempt
69	6260352000	4805 S 2ND ST	Exempt
70	6429956123	810 W GRANGE AV	Mercantile Apartments
71	6420773000	718 W GRANGE AV	Mercantile Apartments
72	6429956121	5478 S 9TH ST	Mercantile Apartments
73	6429956124	822 W GRANGE AV	Mercantile Apartments
74	6710011110	811 W GRANGE AV	Mercantile Apartments
75	6710012100	745 W GRANGE AV	Mercantile Apartments
76	6710013100	721 W GRANGE AV	Mercantile Apartments
77	6889981200	6123 S 6TH ST	Mercantile Apartments
78	6889982210	6107 S 6TH ST	Mercantile Apartments
79	5971131100	1826 W LAYTON AV	Mercantile Apartments
80	6250010100	4753 S 6TH ST	Residential
81	6250040100	4829 S 6TH ST	Residential
82	6420011000	627 W ABBOTT AV	Residential
83	6869997121	5904 S HOWELL AV	Residential
84	6879959000	506 W COLLEGE AV	Residential
85	6879960000	416 W COLLEGE AV	Residential
86	6879961111	6263-R S 3RD ST	Residential
87	6420111000	5229 S 8TH ST	Residential
88	6420651000	5223 S 6TH ST	Residential
89	6420652000	5229 S 6TH ST	Residential
90	6420701000	5314 S 8TH ST	Residential

91	6870001111	116 W UNCAS AV	Residential
92	6870003200	6173 S HOWELL AV	Residential
93	6870003300	6179 S HOWELL AV	Residential
94	6879961114	6259 S 3RD ST	Residential
95	6879962213	6279 S 3RD ST	Residential
96	5790162000	4048 S 13TH ST	Residential
97	5969962000	4478 S 13TH ST	Residential
98	5969973100	932 W ARMOUR AV	Residential
99	6250007100	4731 S 6TH ST	Residential
100	6250012100	4763 S 6TH ST	Residential
101	6250013100	4771 S 6TH ST	Residential
102	6250018000	4744 S 7TH ST	Residential
103	6250019000	4740 S 7TH ST, Unit A	Residential
104	6250026100	4721 S 7TH ST	Residential
105	6250029000	4739 S 7TH ST	Residential
106	6250030000	4747 S 7TH ST	Residential
107	6250032000	4761 S 7TH ST	Residential
108	6250033000	4767 S 7TH ST	Residential
109	6250052000	4836 S 7TH ST	Residential
110	6250053000	4826 S 7TH ST	Residential
111	6250054000	4814 S 7TH ST	Residential
112	6250058200	4785 S 7TH ST	Residential
113	6250059000	4811 S 7TH ST	Residential
114	6250060000	4821 S 7TH ST	Residential
115	6250061000	4827 S 7TH ST	Residential
116	6420001000	600 W ABBOTT AV	Residential
117	6420101000	828 W ABBOTT AV	Residential
118	6420504000	5244 S 8TH ST	Residential
119	6420623000	5325 S 6TH ST	Residential
120	6420632000	5245 S 6TH ST	Residential
121	6420633000	5251 S 6TH ST	Residential
122	6420634000	5259 S 6TH ST	Residential
123	6420643000	5338 S 8TH ST	Residential
124	6420721000	5305 S 8TH ST	Residential
125	6420741000	5331 S 8TH ST	Residential
126	6429952116	5361 S 6TH ST	Residential
127	6429953113	5335 S 6TH ST	Residential
128	6429992110	5262 S 9TH ST	Residential
129	6710032000	829 W GRANGE AV	Residential
130	6719996110	701 W GRANGE AV	Residential
131	6719997111	637 W GRANGE AV	Residential
132	6869979110	6160 S HOWELL AV	Residential
133	6870005100	6165 S 1ST ST	Residential
134	6870129000	168 W COLLEGE AV	Residential
135	6870225000	181 W UNCAS AV	Residential
136	6870631000	216 W COLLEGE AV	Residential
137	6879966000	407 W UNCAS AV	Residential
138	6879972000	400 W UNCAS AV	Residential
139	6879974100	6115 S 3RD ST	Residential
140	6889991100	6025 S 6TH ST	Residential
141	6420022000	707 W ABBOTT AV	Residential

142	6420305000	5384 S 9TH ST	Residential
143	6420502000	5228 S 8TH ST	Residential
144	6420622000	5315 S 6TH ST	Residential
145	6420711000	5373 S 7TH ST	Residential
146	6420723000	5325 S 8TH ST	Residential
147	6420731000	5386 S 7TH ST	Residential
148	6420733000	5404 S 7TH ST	Residential
149	6420761000	5304 S 9TH ST	Residential
150	6420771000	731 W MAPLEWOOD CT	Residential
151	6420772000	723 W MAPLEWOOD CT, Unit '	Residential
152	6429953210	5335 S 7TH ST	Residential
153	6429972111	5408 S 13TH ST	Residential
154	6719984100	1213 W GRANGE AV	Residential
155	6870138000	6200 S 1ST ST	Residential
156	6870237000	137 W UNCAS AV	Residential
157	6870623000	305 W UNCAS AV	Residential
158	6870653000	6226 S 3RD ST	Residential
159	6870655000	6250 S 3RD ST	Residential
160	6870681000	6131 S 1ST ST	Residential
161	6870687000	177 W GOLDFLEAF AV	Residential
162	6870693000	146 W GOLDFLEAF AV	Residential
163	6870701000	113 W GOLDFLEAF AV	Residential
164	6870713000	229 W ALVINA AV	Residential
165	6879973210	310 W UNCAS AV	Residential
166	5960031000	4624 S 13TH ST	Residential
167	5960021000	948 W ARMOUR AV	Residential
168	6250008100	4737 S 6TH ST	Residential
169	6250009100	4745 S 6TH ST	Residential
170	6250066000	4859 S 7TH ST	Residential
171	6429947120	710 W GRANGE AV	Residential
172	6429985120	5254 S 13TH ST	Residential
173	6710022000	919 W GRANGE AV	Residential
174	6869992100	6018 S HOWELL AV	Residential
175	6869993110	6026 S HOWELL AV	Residential
176	6870216000	231 W UNCAS AV	Residential
177	6870217000	221 W UNCAS AV	Residential
178	6870218000	211 W UNCAS AV	Residential
179	6870219000	203 W UNCAS AV	Residential
180	6870220000	199 W UNCAS AV	Residential
181	6870641000	6296 S 3RD ST	Residential
182	6870642000	6288 S 3RD ST	Residential
183	5790016110	4201 S 6TH ST	Residential
184	5960033000	4634 S 13TH ST	Residential
185	5969950000	4554 S 13TH ST	Residential
186	6250037110	4813 S 6TH ST	Residential
187	6420661100	604-606 W GRANGE AV	Residential
188	6879981210	6215 S HOWELL AV	Residential
189	5969977000	832 W ARMOUR AV	Residential
190	6250039100	4823 S 6TH ST	Residential
191	6420662100	616 W GRANGE AV	Residential
192	6429952120	5373 S 6TH ST	Residential

193	6250041100	4835 S 6TH ST	Residential
194	5969985000	632 W ARMOUR AV	Residential
195	5969991000	4431 S 6TH ST	Residential
196	6250005100	4719 S 6TH ST	Residential
197	6250011100	4759 S 6TH ST	Residential
198	6250014000	4770 S 7TH ST	Residential
199	6250015000	4758 S 7TH ST	Residential
200	6250016000	4756 S 7TH ST	Residential
201	6250017000	4750 S 7TH ST	Residential
202	6250020000	4732 S 7TH ST	Residential
203	6250021000	4726 S 7TH ST	Residential
204	6250022000	4720 S 7TH ST	Residential
205	6250027000	4727 S 7TH ST	Residential
206	6250028000	4733 S 7TH ST	Residential
207	6250031000	4755 S 7TH ST	Residential
208	6250034000	4775 S 7TH ST	Residential
209	6250035100	4801 S 6TH ST	Residential
210	6250036100	4807 S 6TH ST	Residential
211	6250042100	4849 S 6TH ST	Residential
212	6250043100	4861 S 6TH ST	Residential
213	6250044100	4867 S 6TH ST	Residential
214	6250045100	4875 S 6TH ST	Residential
215	6250046000	4872 S 7TH ST	Residential
216	6250047000	4866 S 7TH ST	Residential
217	6250048000	4862 S 7TH ST	Residential
218	6250049000	4856 S 7TH ST	Residential
219	6250050000	4850 S 7TH ST	Residential
220	6250051000	4842 S 7TH ST	Residential
221	6250055000	4812 S 7TH ST	Residential
222	6250056000	4808 S 7TH ST	Residential
223	6250057000	4800 S 7TH ST	Residential
224	6250058100	4803 S 7TH ST	Residential
225	6250062000	4835 S 7TH ST	Residential
226	6250063000	4841 S 7TH ST	Residential
227	6250064000	4847 S 7TH ST	Residential
228	6250065000	4853 S 7TH ST	Residential
229	6250067000	4867 S 7TH ST	Residential
230	6250068000	4875 S 7TH ST	Residential
231	6420002000	612 W ABBOTT AV	Residential
232	6420003000	622 W ABBOTT AV	Residential
233	6420005000	700 W ABBOTT AV	Residential
234	6420006000	708 W ABBOTT AV	Residential
235	6420007000	716 W ABBOTT AV	Residential
236	6420008000	728 W ABBOTT AV	Residential
237	6420009100	605 W ABBOTT AV	Residential
238	6420010000	613 W ABBOTT AV	Residential
239	6420013000	5218 S 7TH ST	Residential
240	6420014000	5228 S 7TH ST	Residential
241	6420015000	5236 S 7TH ST	Residential
242	6420016000	5244 S 7TH ST	Residential
243	6420017000	5252 S 7TH ST	Residential

244	6420018000	5300 S 7TH ST	Residential
245	6420019000	5312 S 7TH ST	Residential
246	6420020000	5320 S 7TH ST	Residential
247	6420021000	5328 S 7TH ST	Residential
248	6420023000	711 W ABBOTT AV	Residential
249	6420024000	719 W ABBOTT AV	Residential
250	6420025000	727 W ABBOTT AV	Residential
251	6420026000	5219 S 7TH ST	Residential
252	6420027000	5227 S 7TH ST	Residential
253	6420028000	5237 S 7TH ST	Residential
254	6420029000	5245 S 7TH ST	Residential
255	6420030000	5253 S 7TH ST	Residential
256	6420031000	5301 S 7TH ST	Residential
257	6420032000	5313 S 7TH ST	Residential
258	6420033000	5323 S 7TH ST	Residential
259	6420034000	5331 S 7TH ST	Residential
260	6420102000	820 W ABBOTT AV	Residential
261	6420103000	812 W ABBOTT AV	Residential
262	6420104000	800 W ABBOTT AV	Residential
263	6420105000	835 W ABBOTT AV	Residential
264	6420106000	827 W ABBOTT AV	Residential
265	6420107000	819 W ABBOTT AV	Residential
266	6420108000	811 W ABBOTT AV	Residential
267	6420109000	801 W ABBOTT AV	Residential
268	6420110000	5221 S 8TH ST	Residential
269	6420201000	5406 S 8TH ST	Residential
270	6420202000	5416 S 8TH ST	Residential
271	6420203000	5426 S 8TH ST	Residential
272	6420204000	724 W MAPLEWOOD CT	Residential
273	6420205000	704 W MAPLEWOOD CT	Residential
274	6420206000	5429 S 7TH ST	Residential
275	6420207000	5419 S 7TH ST	Residential
276	6420208000	5411 S 7TH ST	Residential
277	6420209000	5410 S 7TH ST	Residential
278	6420210000	5418 S 7TH ST	Residential
279	6420211000	5426 S 7TH ST	Residential
280	6420212000	5434 S 7TH ST	Residential
281	6420213000	5435 S 6TH ST	Residential
282	6420214000	5427 S 6TH ST	Residential
283	6420215000	5419 S 6TH ST	Residential
284	6420216000	715 W MAPLEWOOD CT	Residential
285	6420217000	707 W MAPLEWOOD CT	Residential
286	6420218000	641 W MAPLEWOOD CT	Residential
287	6420219000	633 W MAPLEWOOD CT	Residential
288	6420220000	621 W MAPLEWOOD CT	Residential
289	6420221000	613 W MAPLEWOOD CT	Residential
290	6420222000	601 W MAPLEWOOD CT	Residential
291	6420301000	5346 S 9TH ST	Residential
292	6420302000	5354 S 9TH ST	Residential
293	6420303000	5366 S 9TH ST	Residential
294	6420304000	5374 S 9TH ST	Residential



295	6420306000	5406 S 9TH ST	Residential
296	6420307000	5414 S 9TH ST	Residential
297	6420308000	5424 S 9TH ST	Residential
298	6420309000	844 W MAPLEWOOD CT	Residential
299	6420310000	834 W MAPLEWOOD CT	Residential
300	6420311000	824 W MAPLEWOOD CT	Residential
301	6420312000	814 W MAPLEWOOD CT	Residential
302	6420313000	804 W MAPLEWOOD CT	Residential
303	6420314000	5421 S 8TH ST	Residential
304	6420315000	5413 S 8TH ST	Residential
305	6420316000	5401 S 8TH ST	Residential
306	6420317000	5387 S 8TH ST	Residential
307	6420318000	5377 S 8TH ST	Residential
308	6420319000	5367 S 8TH ST	Residential
309	6420320000	5357 S 8TH ST	Residential
310	6420321000	5349 S 8TH ST	Residential
311	6420322000	845 W MAPLEWOOD CT	Residential
312	6420323000	837 W MAPLEWOOD CT	Residential
313	6420324000	827 W MAPLEWOOD CT	Residential
314	6420325000	819 W MAPLEWOOD CT	Residential
315	6420326000	809 W MAPLEWOOD CT	Residential
316	6420327000	801 W MAPLEWOOD CT	Residential
317	6420401000	5354 S 8TH ST	Residential
318	6420402000	5366 S 8TH ST	Residential
319	6420403000	5374 S 8TH ST	Residential
320	6420404000	5382 S 8TH ST	Residential
321	6420405000	5390 S 8TH ST	Residential
322	6420501000	5220 S 8TH ST	Residential
323	6420503000	5236 S 8TH ST	Residential
324	6420601000	5237 S 8TH ST	Residential
325	6420602000	5245 S 8TH ST	Residential
326	6420603000	5253 S 8TH ST	Residential
327	6420611000	5252 S 8TH ST	Residential
328	6420612000	5304 S 8TH ST	Residential
329	6420621000	5305 S 6TH ST	Residential
330	6420641000	5349 S 7TH ST	Residential
331	6420642000	5348 S 8TH ST	Residential
332	6420653000	5237 S 6TH ST	Residential
333	6420702000	5324 S 8TH ST	Residential
334	6420703000	5330 S 8TH ST	Residential
335	6420712000	5385 S 7TH ST	Residential
336	6420713000	5401 S 7TH ST	Residential
337	6420714000	5405 S 7TH ST	Residential
338	6420722000	5315 S 8TH ST	Residential
339	6420732000	5400 S 7TH ST	Residential
340	6420742000	5337 S 8TH ST	Residential
341	6420743000	5332 S 9TH ST	Residential
342	6429948100	632 W GRANGE AV	Residential
343	6429949100	620 W GRANGE AV	Residential
344	6429950200	700 W GRANGE AV	Residential
345	6429951000	5409 S 6TH ST	Residential

346	6429952112	5367 S 6TH ST	Residential
347	6429952113	5401 S 6TH ST	Residential
348	6429952115	5353 S 6TH ST	Residential
349	6429952119	5353 S 7TH ST	Residential
350	6429952200	630 W MALLORY AV	Residential
351	6429953111	5336 S 7TH ST	Residential
352	6429953114	5346 S 7TH ST	Residential
353	6429978100	5342 S 13TH ST	Residential
354	6429991121	5270 S 9TH ST	Residential
355	6429993110	843 W ABBOTT AV	Residential
356	6429993120	5220 S 9TH ST	Residential
357	6429993130	5228 S 9TH ST	Residential
358	6429993200	5206 S 9TH ST	Residential
359	6710021000	901 W GRANGE AV	Residential
360	6710031000	839 W GRANGE AV	Residential
361	6719977112	5672 S 13TH ST	Residential
362	6869994100	6000 S HOWELL AV	Residential
363	6869997111	5910 S HOWELL AV	Residential
364	6869997210	5922 S HOWELL AV	Residential
365	6870003110	105 W UNCAS AV	Residential
366	6870005200	6171 S 1ST ST	Residential
367	6870006100	171 W UNCAS AV	Residential
368	6870101000	207 W MANGOLD AV	Residential
369	6870102000	201 W MANGOLD AV	Residential
370	6870103000	197 W MANGOLD AV	Residential
371	6870104000	193 W MANGOLD AV	Residential
372	6870105000	185 W MANGOLD AV	Residential
373	6870106000	181 W MANGOLD AV	Residential
374	6870107000	175 W MANGOLD AV	Residential
375	6870108000	171 W MANGOLD AV	Residential
376	6870109100	165 W MANGOLD AV	Residential
377	6870111000	170 W ALVINA AV	Residential
378	6870112000	174 W ALVINA AV	Residential
379	6870113000	180 W ALVINA AV	Residential
380	6870114000	186 W ALVINA AV	Residential
381	6870115000	192 W ALVINA AV	Residential
382	6870116000	196 W ALVINA AV	Residential
383	6870117000	200 W ALVINA AV	Residential
384	6870118000	208 W ALVINA AV	Residential
385	6870119000	209 W ALVINA AV	Residential
386	6870120000	201 W ALVINA AV	Residential
387	6870121000	197 W ALVINA AV	Residential
388	6870122000	193 W ALVINA AV	Residential
389	6870123000	187 W ALVINA AV	Residential
390	6870124000	181 W ALVINA AV	Residential
391	6870125000	175 W ALVINA AV	Residential
392	6870126000	171 W ALVINA AV	Residential
393	6870127000	167 W ALVINA AV	Residential
394	6870128000	164 W COLLEGE AV	Residential
395	6870130000	172 W COLLEGE AV	Residential
396	6870131000	178 W COLLEGE AV	Residential

397	6870132000	186 W COLLEGE AV	Residential
398	6870133000	192 W COLLEGE AV	Residential
399	6870134000	196 W COLLEGE AV	Residential
400	6870135000	202 W COLLEGE AV	Residential
401	6870136000	210 W COLLEGE AV	Residential
402	6870137000	6188 S 1ST ST	Residential
403	6870139000	6206 S 1ST ST	Residential
404	6870140000	6214 S 1ST ST	Residential
405	6870141000	6220 S 1ST ST	Residential
406	6870142000	6234 S 1ST ST	Residential
407	6870143000	6244 S 1ST ST	Residential
408	6870144000	6250 S 1ST ST	Residential
409	6870145000	6268 S 1ST ST	Residential
410	6870221000	197 W UNCAS AV	Residential
411	6870222000	193 W UNCAS AV	Residential
412	6870223000	189 W UNCAS AV	Residential
413	6870224000	185 W UNCAS AV	Residential
414	6870226000	175 W UNCAS AV	Residential
415	6870227000	6175 S 1ST ST	Residential
416	6870228000	180 W MANGOLD AV	Residential
417	6870229000	186 W MANGOLD AV	Residential
418	6870230000	194 W MANGOLD AV	Residential
419	6870231000	196 W MANGOLD AV	Residential
420	6870232000	200 W MANGOLD AV	Residential
421	6870233000	206 W MANGOLD AV	Residential
422	6870234000	6178 S 1ST ST	Residential
423	6870235000	6172 S 1ST ST	Residential
424	6870236000	6168 S 1ST ST	Residential
425	6870238000	133 W UNCAS AV	Residential
426	6870239000	127 W UNCAS AV	Residential
427	6870240000	121 W UNCAS AV	Residential
428	6870303110	188 W UNCAS AV	Residential
429	6870304110	186 W UNCAS AV	Residential
430	6870305110	180 W UNCAS AV	Residential
431	6870306110	174 W UNCAS AV	Residential
432	6870307110	170 W UNCAS AV	Residential
433	6870308110	164 W UNCAS AV	Residential
434	6870309110	6151 S 1ST ST	Residential
435	6870310110	138 W UNCAS AV	Residential
436	6870311110	136 W UNCAS AV	Residential
437	6870312110	132 W UNCAS AV	Residential
438	6870313110	128 W UNCAS AV	Residential
439	6870314110	122 W UNCAS AV	Residential
440	6870401000	6125 S HOWELL AV	Residential
441	6870402000	6133 S HOWELL AV	Residential
442	6870403000	6139 S HOWELL AV	Residential
443	6870501100	6213 S 3RD ST	Residential
444	6870502000	6219 S 3RD ST	Residential
445	6870503000	6239 S 3RD ST	Residential
446	6870601000	300 W UNCAS AV	Residential
447	6870602000	6121 S 3RD ST	Residential

448	6870621000	327 W UNCAS AV	Residential
449	6870622000	313 W UNCAS AV	Residential
450	6870643000	6280 S 3RD ST	Residential
451	6870651000	6214 S 3RD ST	Residential
452	6870652000	6220 S 3RD ST	Residential
453	6870654000	6240 S 3RD ST	Residential
454	6870656000	6260 S 3RD ST	Residential
455	6870657000	6270 S 3RD ST	Residential
456	6870662000	6117 S HOWELL AV	Residential
457	6870682000	143 W GOLDLEAF AV	Residential
458	6870683000	151 W GOLDLEAF AV	Residential
459	6870684000	157 W GOLDLEAF AV	Residential
460	6870685000	163 W GOLDLEAF AV	Residential
461	6870686000	171 W GOLDLEAF AV	Residential
462	6870688100	178 W GOLDLEAF AV	Residential
463	6870689000	172 W GOLDLEAF AV	Residential
464	6870690000	166 W GOLDLEAF AV	Residential
465	6870691000	158 W GOLDLEAF AV	Residential
466	6870692000	152 W GOLDLEAF AV	Residential
467	6870694000	138 W GOLDLEAF AV	Residential
468	6870695000	132 W GOLDLEAF AV	Residential
469	6870696100	122 W GOLDLEAF AV	Residential
470	6870697100	116 W GOLDLEAF AV	Residential
471	6870698000	112 W GOLDLEAF AV	Residential
472	6870699000	108 W GOLDLEAF AV	Residential
473	6870700000	109 W GOLDLEAF AV	Residential
474	6870702000	117 W GOLDLEAF AV	Residential
475	6870711000	220 W ALVINA AV	Residential
476	6870714000	221 W ALVINA AV	Residential
477	6879961113	6269 S 3RD ST	Residential
478	6879961115	6249 S 3RD ST	Residential
479	6879961211	336 W COLLEGE AV	Residential
480	6879961212	330 W COLLEGE AV	Residential
481	6879961213	322 W COLLEGE AV	Residential
482	6879962214	308 W COLLEGE AV	Residential
483	6879962215	300 W COLLEGE AV	Residential
484	6879964100	6229 S 3RD ST	Residential
485	6879967000	421 W UNCAS AV	Residential
486	6879968000	429 W UNCAS AV	Residential
487	6879969000	426 W UNCAS AV	Residential
488	6879970000	422 W UNCAS AV	Residential
489	6879971000	412 W UNCAS AV	Residential
490	6879973100	322 W UNCAS AV	Residential
491	6879974230	6105 S 3RD ST	Residential
492	6889993100	6001 S 6TH ST	Residential
493	5969993110	4427-R S 6TH ST	Residential
494	6250161000	4770 S 13TH ST	Residential
495	5790014110	4169 S 6TH ST	Residential
496	5960104000	1004 W ARMOUR AV	Residential
497	5960123000	824 W ARMOUR AV	Residential
498	6250006100	4725 S 6TH ST	Residential

499	6420762000	5310 S 9TH ST	Residential
500	6429956111	836 W GRANGE AV	Residential
501	6429957210	5338 S 9TH ST	Residential
502	6429961000	5425 S 9TH ST	Residential
503	6429991124	5300 S 9TH ST	Residential
504	6870661000	6109 S HOWELL AV	Residential
505	6879962211	312 W COLLEGE AV	Residential
506	5960101000	1010-R W ARMOUR AV	Residential
507	6420004000	632 W ABBOTT AV	Residential
508	6420012000	5200 S 7TH ST	Residential
509	6420763000	5320 S 9TH ST	Residential
510	6870712000	228 W ALVINA AV	Residential
511	6420691000	5248-5250 S 13TH ST	Residential
512	6420692000	5240-5242 S 13TH ST	Residential
513	6870703000	6101 S HOWELL AV	Residential
514	6259979100	4858 S 13TH ST	Residential



# THE GATEWAY TO MILWAUKEE

**2022  
Annual Report  
Enclosed**

## What's Inside

### Organization Initiatives

*Safety & Security, Beautification,  
Promotion and Development*

### Business Resources

*Grant Opportunities for BID Businesses*

### Business Spotlight

*Who's On Layton*



## ECONOMIC DEVELOPMENT

New development abounds in the Gateway to Milwaukee. Over the past year, existing projects have moved forward while new projects continue to sprout up along major commercial corridors such as W Layton Ave, S 13th Street, and elsewhere throughout the district. Whether it be new locally owned restaurants making a name for themselves in reimagined, new names bringing new industry, or longtime businesses adding a new and refreshed look to their properties – the list of new development and area investment taking place right now is unprecedented.

Below is just a sample of the major development and business expansion taking place within the Airport Gateway Business Improvement District, many of which have received various levels of support, assistance, and guidance from The Gateway to Milwaukee:

### Nutex Health Micro Hospital 1751 W Layton Ave

Located on a site that – prior to the Layton Ave on/off-ramp reconfiguration did not exist, the former WisDOT property sat vacant many years prior to a proposal submitted by current ownership Nutex Health that was approved in December of 2021 along with support from the Gateway to Milwaukee. Currently under construction, this state-of-the-art medical facility with an emergency room aims to be the first for-profit "Micro Hospital" in the state of Wisconsin.



### Cafe 94 Indian Fusion 6331 S 13th St

Having opened earlier this summer, Café 94 Indian Fusion brings new life and great food to this hotel restaurant space (occupied most recently by the Tavern On 13th bar & grill). Developed with the concept of bringing a larger scale full-service restaurant and bar to an easily accessible location with interstate access, the new restaurant's owner Parminder Singh and his family saw the need in the market to provide an Indian food option with additional American and Mexican fare that attracts not only travelers from the surrounding hotel cluster in search of new flavors, but also locals from the greater Milwaukee community.



### Taco John's - 4650 S 5th St Popeyes - 350 W Layton Ave

A 2,4000-square-foot Taco John's restaurant has been constructed at the northeast corner of the intersection of W Layton Ave and S 5th St.

Immediately to its east, a 2,450-square-foot Popeyes restaurant will begin going up in fall/winter 2023.



## SAFETY AND SECURITY

Partnerships and continued collaboration have been at the center of the Gateway to Milwaukee's ongoing effort to lead and support improvements and innovation in business district safety and security for years. As a continuation of that ongoing effort, a collaboration formed in the fall of 2022 between The Gateway to Milwaukee, The Historic Highway 41 Business Improvement District, and The Crisol Corridor Business Improvement District around a longstanding gap in the area's law enforcement infrastructure - namely the lack of a Community Prosecutor position dedicated to the MPD District 6 region. As a result, the three business districts quickly partnered with MPD District 6, the Milwaukee County District Attorney's Office, and a host of dedicated business and commercial property owners to create a strategy to bring back a dedicated prosecutor to our shared geography here on Milwaukee's far Southside, as well



as raise additional funding that would support new and expanded investment in safety and security initiatives.

As we fast forward to where we are today in the summer of 2023, this public-private partnership has successfully secured a community prosecutor position for the MPD District 6 area which has been filled since January, as well as raised funds totaling just over \$100,000 from both individual business owners as well as a matching investment from the three partnered business improvement districts. Managed by leadership from the three corresponding business districts,

a Joint Safety Committee consisting of those contributing members from the business community was formed and has been working regularly alongside local law enforcement to locate and bridge additional gaps in safety and security in our area, with an emphasis on addressing hot-spot areas of need throughout MPD District 6. The partnership has already implemented a strategy based on crime trend data that places additional manpower at key locations, at peak times throughout the commercial corridors in an effort to combat retail and auto theft for a three-month period here in 2023.

### Who's On Layton 512 W Layton Ave

With a big idea and a design concept from the amazing team at RINKA, Who's On Layton Owner Bobby Wiltgen purchased the property at 512 W Layton Avenue at the beginning of 2023 (formerly the long-loved Beer Belly's bar & grill) with the vision of expanding the footprint of the existing building and creating not only a destination that would attract those traveling through the Gateway area, but also a place where neighborhood and community were front and center.





## BEAUTIFICATION

### 2023 MAYOR'S DESIGN AWARD RECIPIENT: The Packing House Restaurant

Seeing is believing when it comes to investment in the beautification of the business improvement district. In addition to the Gateway's regular investment and commitment to landscape maintenance, plantings, and holiday decor along the business district's major commercial corridors, businesses, and property owners also play a key role in creating and maintaining a visually appealing, clean, and welcoming commercial district. After the snow has melted each year, we look forward to seeing each business's commitment to the region and its prosperity through their individual investments in exterior improvements at their respective properties, often with

**pictured below:** Patrons enjoy dining alfresco on Packing Houses' award winning patio space.



**pictured above:** Packing House Restaurant's beautifully designed and constructed outdoor dining patio. Features include a gas fireplace, water feature, retractable roof and heaters.



**pictured above:** Packing House Restaurant outdoor space BEFORE patio construction.

outstanding new landscaping features, building enhancements, and lighting. One such business that always takes pride in its property and the district is The Packing House at 900 E Layton Ave. As a recipient of the 2023 Mayor's Design Award in May of this year, The Packing House was highlighted for the design and construction of their outdoor dining patio and event space that was completed in 2022.

In preparation for their new addition to the restaurant, The Packing House owner Chris Wiken met with Gateway staff to discuss the project, who then assisted in connecting Wiken to a number of different grant reimbursement programs offered by both the Gateway to Milwaukee as well as those offered

by the City of Milwaukee Commercial Corridors Team. Upon completion of the project, the result is a three-season outdoor dining space that shows an effort that went above and beyond by selecting a thoughtful modern design, blending high-end stonework and other modern elements such as glass-encased gas fireplace heating features throughout, in addition to a custom retractable roof canopy – allowing for dining and event space utilization starting in the spring and taking them right through into the fall.



**pictured above:** The patio at Packing House features a calming water feature to create an inviting and tranquil dining experience.

For additional information on  
available grant programs through  
The Gateway, please visit:  
[www.gatewaytomilwaukee.com](http://www.gatewaytomilwaukee.com)



## MARKETING & PROMOTION

### TASTE OF THE GATEWAY

Since 2016, the Airport Gateway Business Improvement District has showcased the locally owned and operated food businesses in the area with a community event – The Taste of The Gateway.

The seventh annual event marked the third year using the 'dining discount'

format. The two-day (Wednesday & Thursday) event brought hundreds of foodies to the airport region. Diners received an instant \$10.00 discount on any purchase totaling \$20.00 or more. Over 1,540 discounts were utilized, bringing in nearly \$58,000 in gross sales at participating restaurants.

The ten participating restaurants that took part in the 2022 event saw an 87% increase in sales over the 2021 Taste of the Gateway event. That is an additional \$26,933 in gross sales over the two-day event. The Gateway was also able to coordinate extensive media coverage to help promote the event and individual businesses, which included over half of the businesses being featured on live TV segments by two local news stations (TMJ4 and Fox6), as well as the entire event being highlighted on 99.1 The Mix radio's 'What You Need To Know' segment.



above: Participating Restaurants in the 2022 Taste of the Gateway - Dining Days event.

**90%** of participating restaurants believe the additional exposure their business received from the promotion will result in a new customer base

**four** Event promotion included: businesses featured on Fox6 Wake Up with Brian Kramp

"WE WERE NICE AND BUSY WITH NEW CLIENTELE AND MANY OF OUR REGULARS.."  
-restaurant owner

**66%** = Average increase in sales during the event (ranging from 20% - 200%)

### Interested in being a part of the 2023 Taste of the Gateway event?

The Gateway is always looking to add restaurants and venues to the list of participants. For more information please reach out to Sarah - Marketing & Promotions Manager

[sarah@gatewaytomilwaukee.com](mailto:sarah@gatewaytomilwaukee.com)  
(414) 455-3323

Additional facts and figures from the 2022 Taste of the Gateway event can be found on the '2022 Year in Review' insert.



pictured above: Brian Kramp of Fox6 Wake Up interviews Jalapeño Loco owner, Hugo Saynes, as he prepares for the 2022 Taste of the Gateway - Dining Days event.



### ONGOING MARKETING & PROMOTION EFFORTS:

Marketing Grants  
Gateway Street Banners  
Business Spotlight Articles  
Area Event Sponsorships

Comprehensive Online Business Directory  
Holiday Lighting Display  
Social Media & Website



## SPOTLIGHT BUSINESS

### WHO'S ON LAYTON: Family Style Sports Bar Revitalizes a Gateway 'Local Landmark.'

Who's On Layton, the latest addition to the Cream City Concepts hospitality brand, has brought an authentic Milwaukee experience to the Garden District neighborhood. This family-friendly sports bar, located at 512 W Layton Ave, is the brainchild of industry veterans Bobby Wiltgen and Jack Roman, the same team behind three highly acclaimed establishments all located on King Drive in Milwaukee's Old World Third Street entertainment district.

Cream City Concepts purchased the former Beer Belly's building in early 2023. Beer Belly's closed in December 2019 when its beloved owner, Ralph DiChristopher, was in failing health. "Everyone talks about Ralph," mentions Roman, pointing out that the team is proud to "bring a revitalized business to such an important building in the community." Interestingly enough, DiChristopher's once owned a bar called Who's on First - "It's unique and exciting to come full circle with our place, Who's On Layton, in his same building."



**pictured above:** "The Patio" at Who's On Layton. The newly installed 700-square-foot, four-season space featuring retractable garage doors that open both into the restaurant and to the outdoors.

As a "sister bar" to Who's On Third, Who's On Layton has expanded on the popular sports bar concept, offering a similar atmosphere and delectable menu of pub fare and craft beers. In fact, you can enjoy classic pub favorites, as well as unique creations inspired by sibling establishments; including Oak Barrel Pubic House's famous bacon fat popcorn and Cajun pasta, as well as the tantalizing Tavern Smash Burger from Third Street Tavern. Additionally, Who's On Layton welcomes Jameson Bottle Club Members, offering exclusive perks and experiences to those who appreciate the finer things in life.

An extensive transformation has taken place within the property, which has gone unused for over three years. "Basically, we gutted the entire place," says Wiltgen. The main bar area boasts a sleek and modern design, complete with flat-screen TVs and ample seating for up to 100 guests. Throughout the space, patrons can admire a collection of Wisconsin sport-inspired artworks by the talented artist Jimmy Cha-Cha. These works include a striking outdoor 8-foot tall life-size mural of Giannis Antetokounmpo and

a custom painting depicting the last game ever played at County Stadium.

One of the exciting additions to the space is the 700-square-foot four season patio, which Roman affectionately refers to as "The Porch." Equipped with heating and cooling systems, this versatile space allows guests to enjoy the outdoors regardless of the weather. The area features retractable garage doors that can be opened to connect seamlessly with the indoor bar area. A brand new 110-inch



**pictured above:** Director of Marketing, Jack Roman proudly shows off the Giannis mural on the front of the building.



stadium television has just been installed on one wall - featuring four 80-inch screens configured into a grid. Whether combined into one giant display or separated into individual screens, these TVs provide the perfect backdrop for watching your favorite teams in action.

The bar also caters to those who prefer to attend sporting events in-person, offering shuttle service to Bucks and Brewers games, as well as coach bus trips to



Lambeau Field for Packers games. Roman elaborates on the Packers bus packages, calling them "Luxury VIP trips," with an all-you-can-drink coach bus ride to Green Bay, a stop at a local establishment for open bar and food buffet, and a return ride home following the game.

Who's On Layton is more than just a sports bar; it aims to "become a staple and positive influence in the community," explains Roman. "We are looking to be a part of a great neighborhood," he adds. The team is committed to fostering a welcoming and family-friendly environment that caters to the needs and preferences of the local residents. Whether you're a neighborhood regular or a visitor from one of the nearby hotels, get ready to enjoy a memorable time at Who's On Layton.

## BUSINESS GRANTS AND RESOURCES

*The following list of grants are directly funded by Airport Gateway BID #40.*

### BEAUTIFICATION GRANT

50% matching reimbursement of projects that add a visual improvement to the street-facing / public side of building or property such as updated signage, landscaping improvements, siding, and other projects that improve the look of your business (maximum grant of \$1,000 per business).

### SAFETY & SECURITY GRANT

50% matching reimbursement of security related expenses designed to improve the safety and security of your business and property such as surveillance cameras, exterior lighting, security alarms, and other safety measures (maximum grant of \$1,000 per business).

### MARKETING & PROMOTION GRANT

50% matching reimbursement of marketing, advertising and promotional related expenses (maximum grant of \$500 per business).

### SCAN TO APPLY ONLINE



**Curious to see if your project qualifies?**

*Reach out via phone or email with questions or to receive additional information:*  
(414) 455-3323 / [sarah@gatewaytomilwaukee.com](mailto:sarah@gatewaytomilwaukee.com)

*Applications must be reviewed & approved prior to the start of project. All grants are given on a first-come-first-serve basis.*

**pictured below:** Who's On Layton welcomes Jameson Bottle Club Members and greets patrons with a one-of-a-kind feature wall in the newly remodeled bar area.



**Interested in having your business featured in a Business Spotlight?**

Complete the simple online interest form on our website:  
[www.gatewaytomilwaukee.com/business-spotlight-request](http://www.gatewaytomilwaukee.com/business-spotlight-request)

## 2022 YEAR IN REVIEW



### BUSINESS IMPROVEMENT GRANTS

**26**

Total number of matching grants distributed to businesses in 2022, leveraging a total combined investment of **\$38,041.30**.

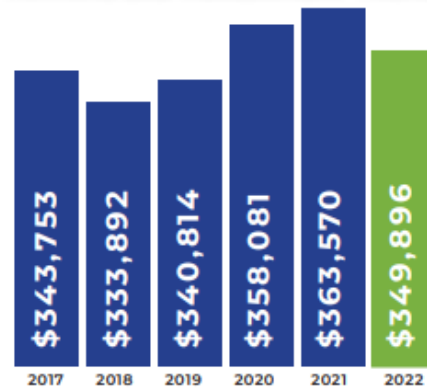
Number of Grants Distributed by Type

Beautification = **5**

Safety & Security = **9**

Marketing & Promotion = **12**

### ANNUAL BID ASSESSMENT TRENDS



### DISTRICT MARKETING & PROMOTION

**Taste of the Gateway Dining Days**  
Restaurant Event

**2** day event (Wednesday & Thursday)

**10** participating restaurants

**1,545** discounts redeemed & reimbursed

**66%**

Average increase in sales during event  
Ranging from 20% - 200%

Nearly **84%** of the dollars AGBID invested in the event went **directly to participating restaurants**.

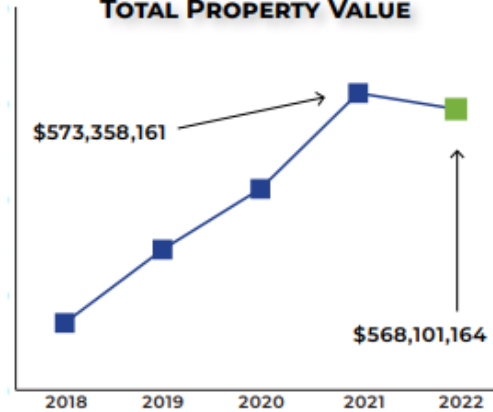
#### Total Event Cost Breakdown



**\$57,890+**

in gross sales from customers who participated in the event

### TOTAL PROPERTY VALUE



### 2022 FINANCIALS

Revenue = **\$395,861.51**

Expenses = **\$395,861.31**

- Airport Gateway BID #40 Assessment = \$350,618.51
- District Landscaping & Beautification = \$67,399.67
- Crisol Corridor BID #50 Administrative = \$14,222.25
- District Marketing, Promotion & Economic Development = \$54,002.23
- Project Carryover = \$31,020.75
- District Safety & Security = \$77,613.35
- Administrative = \$167,493.97
- Office & Operations = \$29,352.09





## Gateway Organizations Board of Directors



above: Samer Abulughod & Gregg Lindner



below: Board of Directors celebrate Gregg Lindner

### **Gregg Lindner - GRL Management** **2022 Outgoing Board President**

The end of 2022 was a transitional year for the organization as it bid a fond farewell to one of its founding members and Board President Gregg Lindner, who announced his resignation from the Board. Gregg - along with a number of other dedicated business & property owners, successfully coordinated countless business and property owners from the Milwaukee airport region to support and create what has come to be The Gateway to Milwaukee. Since that time, Gregg has been a major driving force behind The Gateway by providing unwavering leadership, positivity, accountability and integrity for the organization itself, its members, and staff. With roots in the area going as far back as childhood, through his involvement in business and property ownership both in and outside of the business district, Gregg has been an invaluable source of momentum for the economic development of the area over these past 17 years. We take this opportunity to give thanks to Gregg for contributing his time, his commitment to measurable outcomes of success, as well as his passion for securing the future of business and community development here in Milwaukee's Gateway, and beyond.

### **Jan Krivanek - US Special Delivery** **2023 Incoming Board President**

The beginning of 2023 brought with it new leadership at The Gateway to Milwaukee with the election of longtime board member Jan Krivanek as Board President. In addition to her 19 years as Territory Manager with longtime area business US Special Delivery, Jan has been involved at various levels within the organization as a board member for over 10 years, having served in a variety of capacities including Chair of the Marketing Committee and Gateway Vice President. As our newest Board President, Jan brings with her a high level of business acumen from the transportation and logistics sector, a commitment to customer service, as well as a true passion for public service and economic development. We thank you for your continued involvement and leadership here at the organization.



above: Jan Krivanek & Gregg Lindner

## Gateway Organizations - Board of Directors

### **Airport Gateway Business Association (AGBA) Board of Directors**

**Gregg Lindner**, GRL Management  
**Jan Krivanek**, US Special Delivery  
**Phil Devlin**, P. Devlin Consulting  
**Lynn Sigfred**, First Midwest Bank  
**Samer Abulughod**, Crystal Limousine & Coach  
**Misty Donough**, Fast Park & Relax  
**Dr. Mark Felsheim**, MATC - Oak Creek Campus  
**Robert Montemayor**, Monterrey Market  
**Doug Seymour**, City of Oak Creek  
**Bryan Simon**, Simon Landscape  
**Scott Solverson**, HNTB  
**Michael Sweeney**, Sweeney's Gym  
**Travis Tiede**, Neumark  
**Clark Wantoch**, Wisconsin Concrete Pipe Assn.

### **Airport Gateway Business Improvement District (AGBID) #40 Board of Directors**

**Gregg Lindner**, GRL Management  
**Jaime Maliszewski**, Reliable Plating  
**Bryan Simon**, Simon Landscape  
**Jan Krivanek**, US Special Delivery  
**Samer Abulughod**, Crystal Limousine & Coach  
**Michael Sweeney**, Sweeney's Gym

### **S. 13th St. & Oklahoma Business Improvement District #50 - Crisol Corridor Board of Directors**

**Robert Montemayor**, Monterrey Market  
**Ambrosio Chairez**, Tortilleria El Sol  
**Jack Green**, Natural Food Shop  
**Khawar Khaliq**, Petromart  
**Denisse Pachuca**, BMO Harris Bank  
**Paraminder Singh**, Mi Tierra Food Mart



**The Gateway  
To Milwaukee™**

4121 S. 6th Street  
Milwaukee, WI 53221  
(414)455-3323

**DON'T MISS OUT!**

Important information for business &  
property owners enclosed

## **2022 ANNUAL REPORT**

Organizational Facts and Figures

## **GATEWAY INITIATIVES**

Safety & Security, Beautification, Economic &  
Workforce Development, Marketing & Promotion

## **BUSINESS RESOURCES**

Grant Opportunities

## **BUSINESS SPOTLIGHT**

Who's On Layton



**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED DECEMBER 31, 2022**

**(With Summarized Totals for the Year Ended December 31, 2021)**



**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**

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Statement of Activities.....	4
Statement of Functional Expenses.....	5
Statement of Cash Flows.....	6
Notes to the Financial Statements.....	7 - 12

## Independent Auditor's Report

Board of Directors  
Airport Gateway Business Improvement District No. 40

### **Opinion**

We have audited the accompanying financial statements of Airport Gateway Business Improvement District No. 40 (a nonprofit organization) which comprise the statement of financial position as of December 31, 2022, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Airport Gateway Business Improvement District No. 40 as of December 31, 2022, 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.

### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Airport Gateway Business Improvement District No. 40 and to meet other ethical responsibilities in accordance with the ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Responsibilities of Management 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, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Airport Gateway Business Improvement District No. 40's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

#### ***Ritz Holman LLP***

*Serving business, nonprofits, individuals and trusts.*

330 E. Kilbourn Ave., Suite 550  
Milwaukee, WI 53202

t. 414.271.1451  
f. 414.271.7464  
ritzholman.com

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Airport Gateway Business Improvement District No. 40's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Airport Gateway Business Improvement District No. 40's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### **Report on Summarized Comparative Information**

We have previously audited Airport Gateway Business Improvement District No. 40's December 31, 2021, financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated September 29, 2022. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2021, is consistent, in all material respects, with the audited financial statements from which it has been derived.

  
RITZ HOLMAN LLP  
Certified Public Accountants

Milwaukee, Wisconsin  
August 8, 2023

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**  
**STATEMENT OF FINANCIAL POSITION**  
**DECEMBER 31, 2022**  
**(With Summarized Totals for December 31, 2021)**

ASSETS		2022	2021
CURRENT ASSETS			
Cash and Cash Equivalents		\$ 159,212	\$ 182,551
Total Current Assets		<u>\$ 159,212</u>	<u>\$ 182,551</u>
 TOTAL ASSETS		 <u>\$ 159,212</u>	 <u>\$ 182,551</u>
LIABILITIES AND NET ASSETS			
CURRENT LIABILITIES			
Accounts Payable		\$ 9,635	\$ 11,005
Due to Airport Gateway Business Association, Inc.		7,333	2,938
Due to Milwaukee Gateway Aerotropolis Corporation		---	5,000
Total Liabilities		<u>\$ 16,968</u>	<u>\$ 18,943</u>
 NET ASSETS			
Without Donor Restrictions		\$ 142,244	\$ 163,608
Total Net Assets		<u>\$ 142,244</u>	<u>\$ 163,608</u>
 TOTAL LIABILITIES AND NET ASSETS		 <u>\$ 159,212</u>	 <u>\$ 182,551</u>

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

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**  
**(With Summarized Totals for the Year Ended December 31, 2021)**

	Without Donor Restrictions	
	2022	2021
REVENUE		
Assessment Income	\$ 349,896	\$ 363,570
Contributions	13,577	---
Investment Income	722	350
Total Revenue	<u>\$ 364,195</u>	<u>\$ 363,920</u>
EXPENSES		
Program Services	\$ 336,040	\$ 322,441
Management and General	49,519	48,119
Total Expenses	<u>\$ 385,559</u>	<u>\$ 370,560</u>
CHANGE IN NET ASSETS	\$ (21,364)	\$ (6,640)
Net Assets, Beginning of Year	<u>163,608</u>	<u>170,248</u>
NET ASSETS, END OF YEAR	<u><u>\$ 142,244</u></u>	<u><u>\$ 163,608</u></u>

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

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**  
**STATEMENT OF FUNCTIONAL EXPENSES**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**  
**(With Summarized Totals for the Year Ended December 31, 2021)**

	Program Services	Management and General	2022 Total	2021 Total
Professional Fees	\$ ---	\$ 4,605	\$ 4,605	\$ 4,560
Design, Beautification and Maintenance	68,062	---	68,062	81,434
Public Safety Initiative	79,325	---	79,325	58,234
Marketing and Promotion	52,085	---	52,085	56,166
Airport Gateway Business Association, Inc.	134,438	44,812	179,250	168,809
COVID-19 Relief Expense	2,130	---	2,130	---
Insurance	---	---	---	1,259
Other Expenses	---	102	102	98
	<hr/>	<hr/>	<hr/>	<hr/>
TOTALS	<u>\$ 336,040</u>	<u>\$ 49,519</u>	<u>\$ 385,559</u>	<u>\$ 370,560</u>

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

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**  
**(With Summarized Totals for the Year Ended December 31, 2021)**

	<u>2022</u>	<u>2021</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ (21,364)	\$ (6,640)
Adjustments to Reconcile Change in Net Assets to		
Net Cash Provided by Operating Activities		
(Increase) Decrease in Prepaid Expenses	---	1,259
Increase (Decrease) in Accounts Payable	(1,370)	8,005
Increase (Decrease) in Due to		
Airport Gateway Business Association, Inc.	4,395	465
Increase (Decrease) in Due to		
Milwaukee Gateway Aerotropolis Corporation	<u>(5,000)</u>	<u>(15,393)</u>
Net Cash Used by Operating Activities	<u>\$ (23,339)</u>	<u>\$ (12,304)</u>
Net (Decrease) in Cash and Cash Equivalents	\$ (23,339)	\$ (12,304)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>182,551</u>	<u>194,855</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u><u>\$ 159,212</u></u>	<u><u>\$ 182,551</u></u>

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

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**



**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

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

**Organization**

Airport Gateway Business Improvement District No. 40 (the "Organization") was created by the Common Council of the City of Milwaukee pursuant to Wisconsin Statutes. The purpose of the Organization is to develop, improve, and promote the section of Milwaukee surrounding the airport. The Organization's area is roughly bounded by Layton Avenue to the north, Howard Avenue to the north between 6<sup>th</sup> and 13<sup>th</sup> Street, 13<sup>th</sup> Street to the west, College Avenue to the south, and the Milwaukee/Cudahy border to the east. In addition, there is a rectangular section from College Avenue south to the Milwaukee/Oak Creek City line, and from 13<sup>th</sup> Street west to I-94.

Airport Gateway Business Improvement District No. 40 is exempt from tax as an affiliate of a governmental unit under Section 501(a) of the Internal Revenue Code.

**Accounting Method**

The financial statements of the Organization have been prepared on the accrual basis of accounting.

**Basis of Presentation**

The Organization reports information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions.

**Cash and Cash Equivalents**

For purposes of the statement of cash flows, cash and cash equivalents include all highly liquid debt instruments with original maturities of three months or less when purchased.

**Contributions and Grant Revenue**

Contributions received and unconditional promises to give are measured at their fair values and are reported as increases in net assets. Contributions are considered available for the Organization's general programs unless specifically restricted by the donor. Contributions received with restrictions that are met in the same reporting period are reported as revenue without donor restrictions and increase net assets without donor restrictions. Conditional promises to give are not recognized until they become unconditional. A conditional contribution is one that has both a barrier that must be overcome and an agreement requiring advance payment to be returned or future payment not to be obligated when the barrier is not overcome. Amounts received for which the donor has limited the use of the asset or designated the gift as support for future periods are considered restricted support and included in net assets with donor restrictions. When a donor restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. When the restriction on a contribution is met in the same reporting period as the contribution is received, the contribution is reported in net assets without donor restrictions.

Net assets restricted for acquisition of building or equipment are reported as net assets with donor restrictions until the specified asset is placed in service when the net assets are released to net assets without donor restrictions.

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

**Contributions and Grant Revenue (continued)**

When a donor requires the investment of a contribution and restricts the use of investment income, the investment income is reported as net assets with donor restrictions until appropriated for the designated time or use when the net assets are released to net assets without donor restrictions.

Contributions of assets other than cash are recorded at their estimated fair value at the date of the gift. Donated services are recognized as contributions if the services create or enhance nonfinancial assets or the services require specialized skills, are performed by people with those skills, and would otherwise be purchased by the Organization. Accordingly, the value of contributed time that does not meet these requirements has not been determined and is not reflected in the accompanying financial statements.

**Government Grants and Contract Revenue**

Government grants and contract revenue are recognized when earned. Revenue is earned when eligible expenditures, as defined in each grant, contract or other allowable cost manual, are made. Any cash received for revenue not yet earned is considered to be deferred revenue. Revenue earned but not yet paid to the Organization is included in grants receivable. Expenditures under government contracts are subject to review by the granting authority. To the extent, if any, that such review reduces expenditures allowable under these grants or contracts, the Organization records the disallowance at the time the final assessment is made. Management believes that disallowances, if any, would not have a significant effect on the financial statements.

**Leases**

The Organization recognizes operating and finance leases in accordance with the *FASB Accounting Standards Codification (ASC) 842*. A lease exists when an organization has the right to control the use of property, plant or equipment over a lease term. The lessee classifies a lease as either a finance or operating lease. The accounting of a finance lease is similar to when an asset is purchased. An operating lease is when the right-of-use of an asset exists over the lease-term, but that the lease doesn't meet the definition of a finance lease. The Organization has elected to establish a threshold to exclude lease assets and obligations that are immaterial to the financial statements. The Organization recognizes individual lease assets and liabilities when they are greater than \$5,000. The Organization has elected not to apply the recognition requirements in ASC 842 to short-term leases (those with a term of 12 or less months) and no expected purchase at the end of the term.

**Functional Expenses**

The Organization allocates costs based on their functional and natural classification in the statement of functional expenses. Program costs are those associated with carrying out the mission of the Organization; management costs are those for management of the Organization including accounting and office expense; and fundraising costs are those attributed to the solicitation of contributions. Whenever possible, the Organization allocates costs directly to program, management or fundraising.

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT NO. 40**  
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**NOTE A - Summary of Significant Accounting Policies (continued)**

**Estimates**

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

**NOTE B - Future Accounting Pronouncements**

**Accounting Standards Changes**

The Organization's financial statements include implementation of the following accounting standards updates:

*Accounting Standards Update 2020-07, Not-for-Profit entities (Topic 958), Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets.* This update requires contributed nonfinancial assets to be reported as a separate line in the statement of activities. A financial statement note is required to provide disaggregated contributed nonfinancial assets by category including: the type of contributed nonfinancial asset; qualitative information about the monetization or utilization of the nonfinancial assets; the policy about the monetization or utilization of nonfinancial assets; a description of restrictions, valuation, and the market used to determine the fair value. The amendments in this update are applied on a retrospective basis. The implementation of this standard has not materially affected the financial statements of the Organization.

*Accounting Standards Update 2020-08, Codification Improvements to Subtopic 310-20, Receivables – Nonrefundable Fees and Other Costs.* This update clarifies that an entity should reevaluate whether a callable debt security is within the scope of paragraph 310-20-32-33 for each reporting period. This amendment impacts the effective yield of an existing individual callable debt security. Amendments in this update are applied on a prospective basis as of the beginning of the period of adoption for existing or newly purchased callable debt securities. The implementation of this standard has not materially affected the financial statements of the Organization.

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**NOTE B - Future Accounting Pronouncements (continued)**

**Accounting Standards Changes (continued)**

Accounting Standards Update 2016-02, Leases (Topic 842), which supersedes existing guidance in Topic 840, Leases. The FASB subsequently issued the following additional ASUs, which amend and clarify Topic 842: ASU 2018-01, Land Easement Practical Expedient for Transition to Topic 842; ASU 2018-10, Codification Improvements to Topic 842, Leases; ASU 2018-11, Leases (Topic 842): Targeted Improvements; ASU 2018-20, Narrow-scope Improvements for Lessors; ASU 2019-01, Leases (Topic 842): Codification Improvements; ASU 2020-05, Leases (Topic 842): Lessors—Certain Leases with Variable Lease Payments; and ASU 2021-09, Leases (Topic 842): Discount Rate for Lessees That Are Not Public Business Entities. Topic 842 amends both lessor and lessee accounting with the most significant change being the requirement for lessees to recognize right-to-use (ROU) assets and lease liabilities on the statement of financial position for operating leases.

The Organization adopted the leasing standards effective January 1, 2022, using the modified retrospective approach with January 1, 2022, as the initial date of application. Using this method, a cumulative-effect adjustment to net assets is recognized in the period of adoption. The Organization elected to use all available practical expedients provided in the transition guidance. These allowed the Organization to not reassess the identification, classification and initial direct costs of lessor agreements and to use hindsight in lessee and lessor agreements for determining lease term and right-of-use asset impairment. The adoption had a material impact on the Organization's statement of financial position but did not have a material impact on the statement of activities. The most significant impact was the recognition of ROU assets and lease liabilities for operating leases. The accounting for finance leases remained substantially unchanged. The adoption of Topic 842 did not have a material impact on the Organization's statement of financial position and did not have a material impact on the statement of activities.

**Future Accounting Pronouncement**

*Accounting Standards Update 2016-13, Financial Instruments - Credit Losses (Topic 326)* will be effective for fiscal years beginning after December 15, 2022. The main objective of this update is to provide financial statement users with more decision-useful information about the expected credit losses on financial instruments and other commitments to extend credit held by a reporting entity at each reporting date. To achieve this objective, the amendments in this update replace the incurred loss impairment methodology in current generally accepted accounting principles with a methodology that reflects expected credit losses and requires consideration of a broader range of reasonable and supportable information to inform credit loss estimates, including exploring more forward-looking alternatives.

**NOTE C - Comparative Financial Information**

The financial information shown for 2021 in the accompanying financial statements is included to provide a basis for comparison with 2022 and presents summarized totals only. The comparative information is summarized by total only, not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity to generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Organization's financial statements for the year ended December 31, 2021, from which the summarized information was derived.

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**NOTE D - Liquidity**

The Organization has financial assets available to meet cash needs for general expenditure within the next year consisting of cash and cash equivalents of \$159,212.

The Organization receives funding from assessment income on an annual basis which is used to determine annual levels of activity and funding to related organizations. The Organization maintains approximately 50% of its annual funding in liquid assets.

**NOTE E - Assessment Income and Concentration of Revenue**

In order to provide revenues to support the Organization's mission, the Common Council of the City of Milwaukee enforced an assessment on property located within a specified area of the airport. The assessment is calculated based on assessed values of the properties as of every fall. The assessment levied on the airport properties was \$.852 per \$1,000 of assessed property value with a minimum assessment of \$250 and a maximum assessment of \$5,000 per parcel for the year ended December 31, 2022.

The Organization receives property assessment income and grants from the City of Milwaukee. The Organization's operations rely on the availability of these funds. Nearly 100% of the Organization's revenue was from the City of Milwaukee for the year ended December 31, 2022.

**NOTE F - Related Party Transactions**

The Organization contracted with Airport Gateway Business Association, Inc. (AGBA) for management and administrative services. Under this related party contract, which is renewed annually, the administrative fees were \$179,250.

**NOTE G - Advertising and Marketing Costs**

The Organization uses advertising and other marketing costs to promote its programs throughout the community. Advertising costs are expensed as incurred. Advertising and marketing expense for the year ended December 31, 2022, was \$52,085.

**NOTE H - Subsequent Events**

The Organization evaluated subsequent events and transactions for possible adjustments to the financial statements and disclosures. The Organization has considered events and transactions occurring after December 31, 2022, the date of the most recent statement of financial position, through August 8, 2023, the date the financial statements are available to be issued. It has been determined that no subsequent events need to be disclosed.