

BUSINESS IMPROVEMENT DISTRICT NO. 31

Havenwoods

OPERATING PLAN

2025

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.)

On November 5, 2003, the Common Council of the City of Milwaukee approved the creation of Business Improvement District No. 31 (“BID”) and the initial Operating Plan for the BID. The objective of the initial Operating Plan of the BID is revitalizing and improving the Havenwoods business area on Milwaukee's far northwest side. The BID law requires that every district have an annual Operating Plan. This document is the Operating Plan for the BID for 2025 which proposes a continuation of the initial BID Operating Plan. Therefore, it incorporates by reference the initial Operating Plan as adopted by the Common Council of the City of Milwaukee.

B. Physical Setting

The physical setting of the BID District consists of industrial and retail businesses.

II. DISTRICT BOUNDARIES

Boundaries of the BID district are shown on the map in Appendix B of this plan. A listing of the properties included in the district is provided in Appendix C.

The boundaries include industrial and retail businesses while excluding the optimum amount of residential properties. The boundaries go from W. Silver Spring Drive to W. Good Hope Road. The boundaries east and west vary throughout the district. The most easterly boundary is N. 51st St. and the most westerly boundary is N. 77th St. Please refer to the attached map for exact boundaries

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to market the industrial and the retail corridor to attract more businesses to the Havenwoods Neighborhood. Additional objectives include neighborhood revitalization, community organizing, and increased safety.

The anticipated result of forming this BID and improving the business corridors will be the creation of family supporting jobs and increase tax revenue for the City of Milwaukee.

Additional objectives include:

- Providing economic development support to the district.
- Developing real estate marketing strategies

- Providing advocacy at City, State and Federal levels.
- Seek additional funding mechanisms for activities outlined below.

B. Proposed Activities

These proposed activities will result in enhanced neighborhood image and safety, increased investment and increased property values.

Principle activities to be engaged in by the district in 2025 will include:

- a. Streetkeepers litter pick up and beautification initiative
- b. Enhanced Security
- c. Promote Façade, Sign and Landscape Grant programs for Havenwoods commercial building owners.
- d. Promote and assist with commercial property improvements via grant programs
- e. Serve as Liaison between city service providers such as DNS, Milwaukee Police and DPW.
- f. Build the Employer Assisted Homeownership Program
- g. Liaison with owner of private and public property to encourage quality maintenance of said property.
- h. Liaison with economic development programs from public and private institutions.
- i. Invest in local real estate acquisitions to include housing and commercial as opportunities present themselves.
- j. Support HNP community sustaining initiatives such as:
 - 1) Employer Assisted Homeownership
 - 2) Participate in quality of life initiatives
 - 3) Crime Prevention

C. Proposed Expenditures

The Board has established priorities for expenditures based on objectives of the BID. Grants may be awarded to the partnering organization Havenwoods Neighborhood Partnership to implement the plan to achieve the BID's objectives.

Assessment for 2025	\$482,010.00
Carry Over	\$312,332.00
Total:	\$794,342.00
Expenses	
Administrative Services to HNP	\$100,000.00
Accounting/Audit services	\$6,000.00
D&O Insurance	\$2,800.00
Liability Insurance	\$3,200.00
Business Assistance Grants (facades, security, signs, landscape, soft costs, digital marketing)	\$30,000.00
Retail Corridors Beautification, Maintenance and planters and holiday décor	\$150,000.00
Employer Assisted Homeownership	\$25,000.00
Security Cameras	25,000.00
Total Expenses	342,000.00
Real Estate Fund	\$452,342.00

Organization of BID Board

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

State law requires that the board be composed of at least seven 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 – Nine**
2. Composition – The majority 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.

D. Relationship to the Havenwoods Neighborhood Partnership.

The BID shall be a separate entity from the Havenwoods Neighborhood Partnership the fact that members, officers and directors of each may be shared. HNP 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 Havenwoods Neighborhood Partnership may, and it is intended, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

This describes the assessment method most commonly used by Milwaukee BIDs. Other methods are possible. DCD staff can assist in developing other methods to fit the proposed BID’s circumstances.

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.

This plan proposes to assess the property in the district at a rate of \$2.00/\$1000.00 in assessed value per commercial property. With a minimum required payment of \$100.00.

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

B. Excluded and Exempt Property

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

1. State Statute 66.1109(1) (f) 1m: 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 Havenwoods 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 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.
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 June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st 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. 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, information on specific assessed values, budget amounts and assessment amounts are based solely on current 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).

APPENDICES

- A. STATUTE
- B. DISTRICT BOUNDARIES MAP
- C. 2023 PROJECTED ASSESSMENTS

Appendix A

66.1109 Business improvement districts.

(1) In this section:

- (a) "Board" means a business improvement district board appointed under sub. (3) (a).
 - (b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.
 - (c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.
 - (d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.
 - (e) "Municipality" means a city, village or town.
 - (f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:
 - 1. The special assessment method applicable to the business improvement district.
 - 1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.
 - 2. The kind, number and location of all proposed expenditures within the business improvement district.
 - 3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
 - 4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
 - 5. A legal opinion that subds. 1. to 4. have been complied with.
 - (g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.
- (2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:
- (a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.
 - (b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.
 - (c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.
 - (d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.
 - (e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

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

- (a)** An owner of real property used for commercial purposes and located in the territory proposed to be annexed has petitioned the municipality for annexation.
- (b)** The planning commission has approved the annexation.
- (c)** At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.
- (d)** Within 30 days after the hearing under par. (c), the owners of property in the territory to be annexed that would be assessed under the operating plan having a valuation equal to more than 40 percent of the valuation of all property in the territory to be annexed that would be assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property in the territory to be annexed that would be assessed under the operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property in the territory to be annexed that would be assessed under the operating plan, have not filed a petition with the planning commission protesting the annexation.

(3)

- (a)** The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.
- (b)** The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.
- (c)** The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include one of the following:
 - 1.** If the cash balance in the segregated account described under sub. (4) equaled or exceeded \$300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.
 - 2.** If the cash balance in the segregated account described under sub. (4) was less than \$300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.
- (cg)** For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. (c) 1. and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. (c) 2. shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of \$10 if the revised amount is not a multiple of \$10 or, if the revised amount is a multiple of \$5, such an amount shall be increased to the next higher multiple of \$10.
- (cr)** The municipality shall obtain an additional independent certified audit of the implementation of the operating plan upon termination of the business improvement district.
- (d)** Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.
- (4)** All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits and reviewed financial statements required under

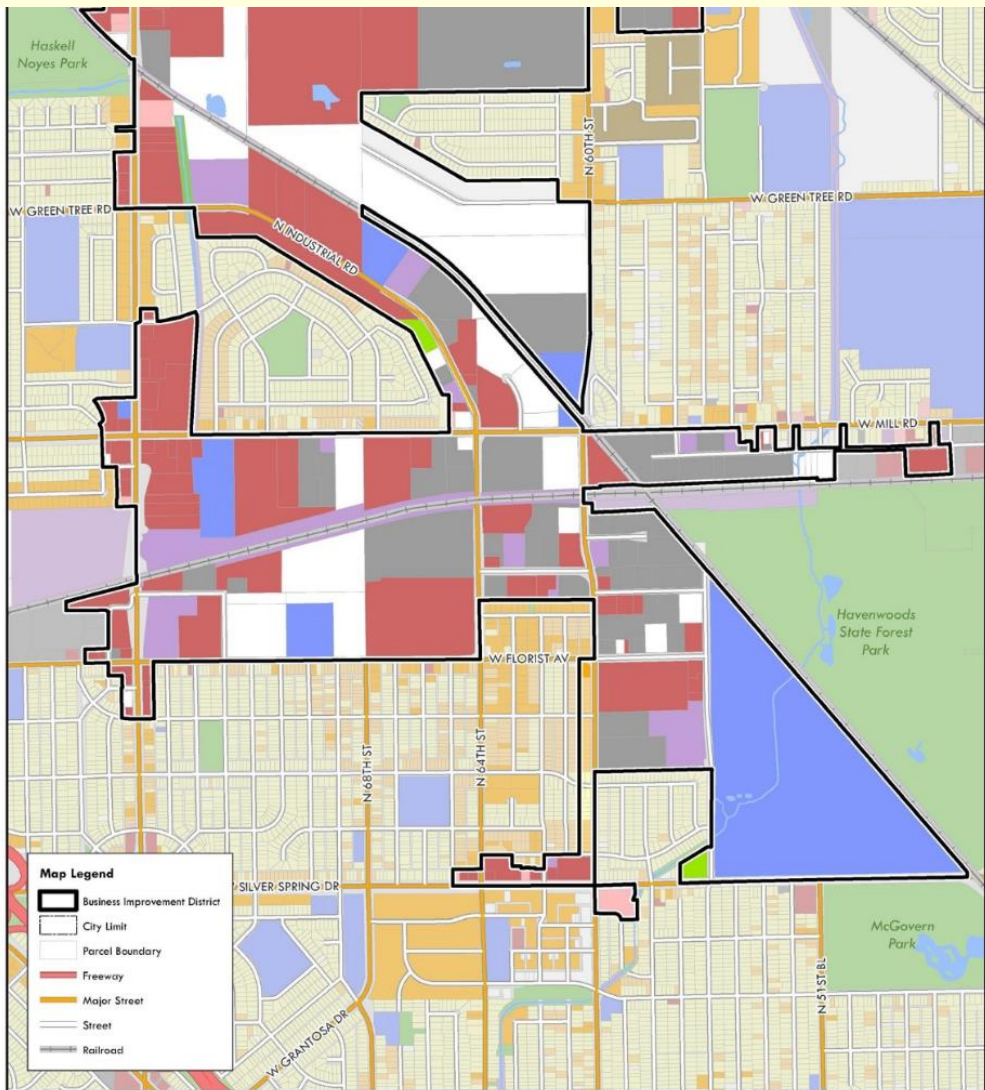
sub. (3) (c), or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

- (4g)** A municipality may convert a business improvement district under this section into a neighborhood improvement district under s. 66.1110 if an owner of real property that is subject to general real estate taxes, that is used exclusively for residential purposes, and that is located in the business improvement district petitions the municipality for the conversion. If the municipality approves the petition, the board shall consider and may make changes to the operating plan under s. 66.1110 (4) (b).
- (4m)** A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:
- (a)** A petition may not be filed under this subsection earlier than one year after the date the municipality first adopted the operating plan for the business improvement district.
 - (b)** On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).
 - (c)** Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.
 - (d)** Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.
 - (e)** If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.
- (5)**
- (a)** Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.
 - (b)** A municipality may terminate a business improvement district at any time.
 - (c)** This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.
 - (d)** If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. 70.11 or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.

Appendix B: Map

BID NO. 31: HAVENWOODS
CITY OF MILWAUKEE

Source: City of Milwaukee Information Technology Management Services
Dept. of City Development Commercial Corridor Team



Assessments:

Address	BID Assessable Value	Assessment
6808 W GOOD HOPE RD	239300	478.6
6200 W GOOD HOPE RD	2618100	5236.2
7255 N 60TH ST	0	0
7253 N 60TH ST	0	0
6150 W GOOD HOPE RD	88700	177.4
7500 W GOOD HOPE RD	1320700	2641.4
7420 W GOOD HOPE RD	610900	1221.8
7120 W GOOD HOPE RD	577300	1154.6
7100 W GOOD HOPE RD	625800	1251.6
7030 W GOOD HOPE RD	186500	373
7200 W GOOD HOPE RD	269700	539.4
7132 W GOOD HOPE RD	0	0
7240 W GOOD HOPE RD	170900	341.8
7334-7338 W GOOD HOPE RD	765300	1530.6
7330 W GOOD HOPE RD	2384800	4769.6
7320 W GOOD HOPE RD	677500	1355
7110 W GOOD HOPE RD	114000	228
7020 W GOOD HOPE RD	26760	100
7000 W GOOD HOPE RD	751100	1502.2
6922 W GOOD HOPE RD	198144	396.288
7630 W GOOD HOPE RD	481400	962.8
7600 W GOOD HOPE RD	776700	1553.4
6935 N 76TH ST	0	0
6863 N 76TH ST	134300	268.6
6835 N 76TH ST	398600	797.2
6829 N 76TH ST	776700	1553.4
7125 N 76TH ST	118755	237.51
7111 N 76TH ST	165144	330.288
7141-7155 N 76TH ST	2708900	5417.8
7101 N 76TH ST	54600	109.2
7519 W GOOD HOPE RD	650400	1300.8
7515 W GOOD HOPE RD	1424200	2848.4
7140 N 76TH ST	521500	1043
7130 N 76TH ST	1549300	3098.6
6900-6902 N 76TH ST	198500	397
6920 N 76TH ST	868400	1736.8
6930 N 76TH ST	612800	1225.6
6940 N 76TH ST	360700	721.4
7000-R N 76TH ST	169800	339.6

7455 W GOOD HOPE RD	648900	1297.8
7335 W GOOD HOPE RD	2340600	4681.2
7401 W GOOD HOPE RD	16424900	32849.8
7459 W GOOD HOPE RD	2474100	4948.2
7201 W GOOD HOPE RD	0	0
7255 W GOOD HOPE RD	0	0
7016 N 76TH ST	399300	798.6
7050 N 76TH ST	1759200	3518.4
7016-ADJ N 76TH ST	0	0
7300 W CHAMPIONS WA	4053700	8107.4
7300-ADJ W GREEN TREE RD	0	0
6800 N 76TH ST	800000	1600
7003-R W GOOD HOPE RD	385900	771.8
7101 W GOOD HOPE RD	0	0
6665 N 60TH ST	0	0
6112-6400 W GREEN TREE RD	0	0
6767 N 60TH ST	157500	315
6601 W BRIGGS AV	0	0
6601-R W BRIGGS AV	0	0
6701 W GOOD HOPE RD	7652400	15304.8
6321 W GOOD HOPE RD	9781800	19563.6
5909 W GOOD HOPE RD	1204000	2408
5801 W GOOD HOPE RD	1358900	2717.8
5555 W GOOD HOPE RD	40400	100
5651 W GOOD HOPE RD	3756600	7513.2
5701 W GOOD HOPE RD	2179200	4358.4
6580 N INDUSTRIAL RD	698700	1397.4
6540 N INDUSTRIAL RD	1429100	2858.2
6565 N INDUSTRIAL RD	455000	910
6471 N INDUSTRIAL RD	711400	1422.8
6541 N INDUSTRIAL RD	45100	100
6501 N INDUSTRIAL RD	280700	561.4
6433 N INDUSTRIAL RD	160000	320
6418 W MILL RD	36600	100
6600 N INDUSTRIAL RD	3823700	7647.4
6660 N INDUSTRIAL RD	0	0
6650 N INDUSTRIAL RD	677100	1354.2
6120 W MILL RD	0	0
6440 N 62ND ST	0	0
6300 W MILL RD	3225400	6450.8
6500 N 62ND ST	0	0
6565 N 60TH ST	2689100	5378.2
6425 N 60TH ST	71500	143

6438 W MILL RD	80700	161.4
6480 N INDUSTRIAL RD	268800	537.6
6452 N INDUSTRIAL RD	180000	360
6010 W MILL RD	0	0
6324-R W MILL RD	14400	100
6404 N 76TH ST	845600	1691.2
6574 N 76TH ST	1038600	2077.2
6610 N 76TH ST	216400	432.8
6710-6732 N INDUSTRIAL RD	0	0
7100 W CHAMPIONS WA	945300	1890.6
7030 W CHAMPIONS WA	1253400	2506.8
6550 N 76TH ST	659500	1319
6544 N 76TH ST	1044800	2089.6
6406-6440 N 76TH ST	6934000	13868
6442 N 76TH ST	3168500	6337
6635-7301 W CHAMPIONS WA	11191500	22383
6730-R N INDUSTRIAL RD	0	0
7610 W MILL RD	522700	1045.4
7630 W MILL RD	0	0
6431 N 76TH ST	0	0
7625-7627 W MILL RD	177600	355.2
7638 W WINFIELD AV	11900	100
6375 N 76TH ST	905900	1811.8
6325 N 76TH ST	1148700	2297.4
6309 N 76TH ST	279000	558
6267-6275 N 76TH ST	113696	227.392
6030-6060 N 77TH ST	610100	1220.2
6001 N 77TH ST	181600	363.2
7740 W FLORIST AV	361500	723
7626 W FLORIST AV	1091300	2182.6
6005 N 76TH ST	258200	516.4
6103 N 76TH ST	1553400	3106.8
6330 N 76TH ST	2814200	5628.4
6122 N 76TH ST	281900	563.8
7400 W DOUGLAS AV	369000	738
7320-7400 W FLORIST AV	3282600	6565.2
6000-6066 N 76TH ST	2328400	4656.8
7200 W FLORIST AV	400000	800
6150 N 73RD ST	80500	161
7000 W FLORIST AV	994400	1988.8
6900 W FLORIST AV	640000	1280
6270-6300 N 76TH ST	3860300	7720.6
6130 N 76TH ST	0	0

6170 N 76TH ST	0	0
7216 W DOUGLAS AV	78800	157.6
7240 W DOUGLAS AV	248000	496
7000 W DOUGLAS AV	562400	1124.8
7415 W MILL RD	342500	685
6366 N 76TH ST	994200	1988.4
7427 W MILL RD	188300	376.6
6260 N 76TH ST	600900	1201.8
6230 N 76TH ST	684500	1369
7301 W MILL RD	0	0
7323 W MILL RD	554700	1109.4
7111-7125 W MILL RD	1378300	2756.6
7029 W MILL RD	1811900	3623.8
6937 W MILL RD	1459900	2919.8
6925 W MILL RD	501200	1002.4
6913 W MILL RD	43100	100
6815 W MILL RD	279900	559.8
6601-6671 W MILL RD	3319800	6639.6
6143 N 60TH ST	1278600	2557.2
6555 W MILL RD	1730400	3460.8
6551 W MILL RD	2494600	4989.2
6121 W DOUGLAS AV	1316000	2632
6105 W DOUGLAS AV	0	0
6180 N 64TH ST	147200	294.4
6333 W DOUGLAS AV	534200	1068.4
6301 W DOUGLAS AV	1286700	2573.4
6210 W DOUGLAS AV	598800	1197.6
6200 N 64TH ST	683800	1367.6
6300 W DOUGLAS AV	561600	1123.2
6001 W MILL RD	0	0
6101-6105 N 64TH ST	7967300	15934.6
6161 N 64TH ST	3060100	6120.2
6401 W MILL RD	27000	100
6353 N 64TH ST	880500	1761
6305 N 64TH ST	946600	1893.2
6239 N 60TH ST	70700	141.4
6242 N 64TH ST	522000	1044
6060 W DOUGLAS AV	1379600	2759.2
6120 W DOUGLAS AV	1284200	2568.4
6242-ADJ N 64TH ST	0	0
6301 W MILL RD	792100	1584.2
6101 W MILL RD	0	0
5901 W BENDER CT	486300	972.6

5801 W BENDER CT	622900	1245.8
5709 W BENDER CT	4963600	9927.2
5720 W BENDER CT	246400	492.8
5920 W BENDER CT	608500	1217
6140 N 60TH ST	279600	559.2
6160 N 60TH ST	255800	511.6
6192 N 60TH ST	96000	192
5737 W MILL RD	1004100	2008.2
5225 W MILL RD	71100	142.2
5214 W WOOLWORTH AV	65048	130.096
5800 W FLORIST AV	587700	1175.4
5501 W MILL RD	1452800	2905.6
5515 W MILL RD	39400	100
5521 W MILL RD	30900	100
5611 W MILL RD	765400	1530.8
5611 W WOOLWORTH AV	1179500	2359
5629 W WOOLWORTH AV	427500	855
5101 W WOOLWORTH AV	0	0
5111 W WOOLWORTH AV	0	0
5125 W WOOLWORTH AV	0	0
5131 W MILL RD	0	0
5135 W WOOLWORTH AV	0	0
5302 W WOOLWORTH AV	150900	301.8
5320 W WOOLWORTH AV	137500	275
5407 W MILL RD	47600	100
5341 W WOOLWORTH AV	3106900	6213.8
5409 W WOOLWORTH AV	506600	1013.2
5519 W WOOLWORTH AV	2683400	5366.8
5724 W FLORIST AV	168100	336.2
5714 W FLORIST AV	89400	178.8
5600-5610 W FLORIST AV	442000	884
5800 W DOUGLAS AV	687000	1374
5700 W DOUGLAS AV	596700	1193.4
5730 W DOUGLAS AV	363600	727.2
5711 W DOUGLAS AV	382300	764.6
5632 W FLORIST AV	100000	200
5607 W DOUGLAS AV	620100	1240.2
5635 W DOUGLAS AV	611000	1222
6030 N 60TH ST	1297900	2595.8
5734 W FLORIST AV	236000	472
5529 W DOUGLAS AV	91500	183
5500 W FLORIST AV	1804700	3609.4
5500 W DOUGLAS AV	581300	1162.6

5600 W DOUGLAS AV	683500	1367
5901 W DOUGLAS AV	567200	1134.4
5777 W DOUGLAS AV	1003800	2007.6
6360 N 60TH ST	1327600	2655.2
4609-4721 W WOOLWORTH AV	3197200	6394.4
5001 W MILL RD	538600	1077.2
5300 W SILVER SPRING DR	0	0
5300 W SILVER SPRING DR	0	0
5901 N 55TH ST	29200	100
5873 N 55TH ST	903704	1807.408
5889 N 55TH ST	73200	146.4
5515 W FLORIST AV	645800	1291.6
5933 N 55TH ST	759100	1518.2
5960 N 60TH ST	2627900	5255.8
5840-5850 N 60TH ST	1203000	2406
5880 N 60TH ST	0	0
5915 N 55TH ST	244700	489.4
6000 W CARMEN AV	0	0
6012 W CARMEN AV	0	0
6001 W CARMEN AV	0	0
6013 W CARMEN AV	0	0
5739 N 60TH ST	0	0
5733 N 60TH ST	0	0
5725 N 60TH ST	0	0
5719 N 60TH ST	0	0
5711 N 60TH ST	0	0
5969 N 60TH ST	0	0
5959 N 60TH ST	0	0
5949-5953 N 60TH ST	0	0
5943-5945 N 60TH ST	0	0
5939-5941 N 60TH ST	0	0
5931-5933 N 60TH ST	0	0
5923-5925 N 60TH ST	0	0
5917-5919 N 60TH ST	0	0
5909-5911 N 60TH ST	0	0
5901-5903 N 60TH ST	0	0
5875-5877 N 60TH ST	0	0
5869-5871 N 60TH ST	0	0
5865-5867 N 60TH ST	0	0
5857-5859 N 60TH ST	0	0
5851-5853 N 60TH ST	0	0
5843-5845 N 60TH ST	0	0
5835-5837 N 60TH ST	0	0

5829-5831 N 60TH ST	0	0
5821-5823 N 60TH ST	0	0
5815-5817 N 60TH ST	0	0
5807-5809 N 60TH ST	0	0
5801-5803 N 60TH ST	0	0
6432 W SILVER SPRING DR	94200	188.4
6414-6426 W SILVER SPRING DR	189200	378.4
6410 W SILVER SPRING DR	994200	1988.4
5701-5703 N 60TH ST	0	0
5677-5679 N 60TH ST	0	0
5669-5671 N 60TH ST	0	0
5663-5665 N 60TH ST	0	0
5657-5659 N 60TH ST	0	0
5649-5651 N 60TH ST	0	0
5641-5643 N 60TH ST	0	0
5620 N 62ND ST	30000	100
6000 W SILVER SPRING DR	1469100	2938.2
6120 W SILVER SPRING DR	417600	835.2
6350 W SILVER SPRING DR	1449600	2899.2
6204 W SILVER SPRING DR	512100	1024.2
6220 W SILVER SPRING DR	186296	372.592
6330 W SILVER SPRING DR	660200	1320.4
7525 W FLORIST AV	398600	797.2
5950-5954 N 76TH ST	395600	791.2
5902-5940 N 76TH ST	1226000	2452
5656 N 76TH ST	1200300	2400.6
5903 N 76TH ST	133900	267.8
5925 N 76TH ST	1406000	2812
7605 W FLORIST AV	326700	653.4
5959-5969 N 76TH ST	88400	176.8
5821-5865 W SILVER SPRING DR	2535700	5071.4
5739 W SILVER SPRING DR	1336600	2673.2
5733 W SILVER SPRING DR	0	0

Business Improvement District #31 2024 Annual Report

Financial Relationships

BID #31 contracts with Havenwoods Economic Development Corporation to carry out the BID's initiatives. Both organizations work synergistically to deliver economic and community development strategies throughout the Havenwoods community. There is overlap of Board members for the BID and HEDC to ensure inclusivity. We also have overlap of Board representation of NID Board members and HEDC to ensure that initiatives are mutually supported and complementing one another.

Property Values

The total commercial property value for the Havenwoods BID for 2024 is approx.. \$ 240,777,647

Marketing and Promotion

In 2024 the Havenwoods BID and overall Community was featured three television segments as we promoted our new Havenwoods Tap Room and Beer Garden, the Sentry Food Store and our Summer Concert Series.

Core Programs:

Business Grants

The BID approved approximately \$10,000.00 in business grants to date, however we project at the end of 2024 that number will grow to \$15,000.00.

Business Assistance:

The BID continues to serve as an advocate for businesses making better connections with city services such as Dept. of Public Works, Department of Neighborhood Services and the Milwaukee Police Department. The BID also hosts Business Crime and Safety meetings to discuss crime prevention techniques and police services for our business corridors. Business assisted include:

Business Assistance Included

1. Havenwoods Tap Room and Beer Garden: Assisted with grants, marketing and promotion, permitting and zoning applications.
2. Havenwoods Retail Plaza. We currently provide portering services, and have assisted with permitting, and marketing of the new tenants in the building. i.e. providing tabling and outreach opportunities for the WE Care Pharmacy for free flu shots, covid shots and we contributed grant dollars to this project.
3. Sentry Food Store: The BID is now working with the new owner of Sentry Foods to obtain the proper permits, and licenses. We also are also assisting the owner with building trust and a good relationship with the surrounding community. We also have committed grant dollars to this project.

Beautification

The Business Improvement District has invested \$60,000.00 in infrastructure maintenance for the retail corridors. These improvements include boulevard landscape maintenance, and civic planters on Silver

Spring Drive from 60th St. to 68th St. We also maintain the lawns along the N. 76th ST. Corridor from Silver Spring Drive to Good Hope Road.

The Havenwoods BID continues to maintain the four railroad bridges in the Havenwoods neighborhood. This maintenance includes maintaining the painted cement pillars and the bridges. This includes power washing, rust removal and new paint applications. We've also included public art on the cement pillars of our railroad bridges.

Havenwoods Streetkeepers Crew

The Havenwoods BID in collaboration with HNP has moved our transitional jobs program from a transitional program to our permanent payroll. We now employ all of our StreetKeeper personnel to devote these resources to litter pick up and illegal dumping in the neighborhood. To date we have committed over 100,00.00 to this effort.

Community Development:

As part of the administrative fee that the BID pays to its partnering CDC, Havenwoods Neighborhood Partnership they are investing heavily in the surrounding community to build a sustainable neighborhood and a business friendly community. This investment is in the form of assisting in the operational costs of running the CDC. These are some of the programs that the BID currently invests in:

Crime and Safety

This year has been a challenging year for safety. We have experienced reckless driving, and an uptick in violent crime. To assist in addressing these factors, the BID has committed to an annual investment of \$22,000.00 for camera surveillance. The BID also subsidizes the efforts leveraged by the CDBG Grant dollars to implement crime prevention activities in the larger residential community.

Resident Engagement:

The BID subsidizes community development in terms of resident engagement, special community events, home buying tours, and NID #9 activities via the HNP admin fee. The BID also provides meeting space for resident engagement activities. The BID sponsors our Havenwoods Summer Concert Series.

Real Estate Acquisition:

In 2024 the BID began investing in workforce housing to accomplish 4 objectives. The first is to create inventory for our Employer Assisted Homeownership grant recipients will have affordable, and quality housing available to them to purchase. The second is to disrupt the out of state investor to keep the community economically viable through homeownership and free of blight. And lastly to create generational wealth via homeownership.