

BUSINESS IMPROVEMENT DISTRICT NO. 48
Granville
YEAR 7 OPERATING PLAN

OCTOBER 7, 2018

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1. INTRODUCTION

Under Wisconsin Statutes section 66.1109, cities are authorized to create Business Improvement Districts ("BIDs") upon the petition of at least one property owner within the proposed district. The purpose of the BID statute 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 Wis. Act 184, Section 1, legislative declaration. See Appendix A.

On or about October, 11 2012, the City of Milwaukee (the "City") received a petition from property owners which requested creation of a BID known as the Granville BID. In October 16, 2012, the Common Council of the City adopted resolution no. 120503, creating the District and approving the initial operating plan for the District (the "Initial Operating Plan"). In January, 2013 the Mayor of the City appointed members to the board of the District (the "Board") in accordance with the requirements set forth in Article III.D. of the Initial Operating Plan.

Pursuant to the BID statute, this Year SIX Operating Plan (the "Operating Plan") for the District has been prepared to establish the services proposed to be offered by the District, proposed expenditures by the District and the special assessment method applicable to properties within the District for its 6th year of operation.

II. DISTRICT BOUNDARIES

When created in 2012, the District boundaries cover 60th Street to the east, 95th Street to the west, County Line Road to the North and Good Hope Road to the South as shown in Appendix B of this Operating Plan. A narrative listing of the properties now included in the District is set forth in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the Granville Business Improvement District is to: enhance the economic viability of local businesses, enhance property values, maximize business facilities (general commerce, manufacturing, distribution, commercial and recreational), market and promote the friendliness and quality of services, enhance the community image through safety and beautification, and overall economic development and area growth.

B. Proposed Activities – Year Seven

Principle activities to be engaged in by the district during its 7th year of operation will include:

1. Safety

Continue to develop collaboration with the Milwaukee Police District Four and the Milwaukee County Sheriff Department, work with the police and area businesses, property managers, and residents to work on existing safety initiatives, create new initiatives as needed, manage business park, retail area, and property manager communication chains, conduct safety seminars, implement safety initiatives, provide continuous education on crime trends and advise how to be proactive, engage youth with police, develop new safety strategies as needed, and act as a liaison between property managers, business owners and the police. Safety is critical to the continued revitalization of the area; thus the BID complements the work of MPD. The area continues to have more nuisance crimes (drag racing, panhandling) and crimes to personal property (car thefts and break ins to cars). These issues jeopardize the retention of existing business, expansion of existing business, and creation of new business. Thus, the BID has learned in its first six years of operation that security must be increased and have a more obvious presence. In 2019, the BID will increase when needed its private security presence. SOS Security will continue to be contracted by the BID to provide security on a daily basis throughout the BID.

2. Beautification

Enhance the area's image through beautification – maintenance and related activities. 2019 will be a year of projected economic revitalization on Brown Deer Road and North 76th Street. The beautification efforts will be increased to enhance the area's appeal to developers.

3. Economic Retention and Expansion

All work done by the BID relates to both economic and community development. The BID will continue to actively work on economic retention and economic growth and expansion in the BID area. This will encompass outreach to BID partners, community building, workforce development partnerships, partnerships with area colleges and high schools, promotion of BID area to developers and site seekers, and collaboration with partners who can help BID partners grow and prosper.

The BID will be seeking economic partners to repurpose a site on Brown Deer Road to house retail spaces, incubators and restaurants.

The BID works to enhance incumbent workforce preparation while trying to engage the businesses with the future worker who lives in the area.

4. Marketing

2019 is a pivotal year for the BID and it is necessary to brand the area as a safe, vibrant, active and energized community that is poised for new development that will serve the community, city and region. The BID will continue to develop marketing and promotional programs, strategies, and events to promote the district and foster collaborative partnerships and growth. The BID plans to once again host the highly successful Granville Car, Bike, and Truck spectacular, the Munchday Monday food truck event, the Blues/Jazz fest Grandioso (a signature event) and Jazz/Blues series to promote the diversity of the area to all. Other marketing activities will be planned as the area evolves.

5. Community

We identified a desperate need for resources and are working with the BID partners to be a resource for needed items (i.e. food, school supplies, clothing). We are the first BID to adopt a school through MPS. Goodrich Elementary School is Granville's adopted school. The BID continues to connect its businesses to the community and will continue to find collaborative opportunities to bridge education and the local employers.

We will continue to work with home owners and condo associations to create community and organization.

The Granville BID will continue to have on staff a Community Development Director who is working with the areas North of Brown Deer Road.

C. Proposed Budget

Proposed Expenditures – Approximately \$769,235.36 in 2019.

Category/Item	Budget
Beautification and Identity	
Neighborhood clean-ups, signage and boulevard enhancement (trees, perennials, etc.)	\$85000
Community Outreach Initiatives	\$194000
Work with police, property managers, businesses, residents. Provide additional security for area as needed. Camera grant program. Private Security	
Economic Retention/Expansion/Growth	\$200000
Working directly with partners, businesses, workforce development, education to foster retention, expansion, and growth	
Marketing and Promotion	
Development and implementation of activities to increase awareness of the positive attributes and opportunities in the district. (public relations, advertising collaboration, marketing materials, newsletters, surveys, special events, website)	\$210000
Administration and Management	
Management services: Oversight, member communication, administrative support, annual audit, office space/rental, liability insurance, memberships, office supplies, mailings, misc. etc.	\$80235.36
Total	\$769235.36
Reserve from 2017 (ESTIMATED)	\$75000,000
Assessments	\$769235.36
GEDC	\$15000

Financing Method

It is proposed to raise \$769235.36 through BID assessments in Milwaukee (see Appendix D). Future miscellaneous income will be from interest on reserves. 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.

D. Organization of the Board

The Mayor shall appoint members to the District Board. The Board shall be responsible for implementation of this Operating Plan. This requires the Board to negotiate with providers of services and materials to carry out the Operating Plan; to enter into various contracts; to monitor the effectiveness of the District's activities; to ensure compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of District assessments. Wisconsin Statutes section 66.1109(3)(a) requires that the Board be composed of at least five members. The by laws approved that the majority of the Board members be owners or occupants of property within the District. The Board shall be structured and operate as follows:

1. Board size - 9 members.
2. Composition – The members of the District Board must own, occupy, or represent a real property in the District.
3. Term - Appointments to the Board shall be for a period of three years. Despite the expiration of a Board member's term, the member shall continue to serve, subject to the by-laws adopted by the Board, until the member's successor is appointed.
4. Compensation - None.
5. Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings Law if and as legally required.
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 Operating Plan and subsequent modifications thereof. In 2018, the Board may employ a full-time Executive Director, a full-time Community Director and a part time administrative assistant and/or interns.
8. Meetings - The Board shall meet bi-monthly. The Board has adopted rules of order (by-laws) to govern the conduct of its meetings.
9. Executive Committee –The Board shall elect from its members a chair, a vice-chair, a secretary, and a treasurer who shall comprise an Executive Committee of the Board.
10. Non-voting Members - At the option of a majority of the members of the Board, representatives of BID partner organizations (ie: MATC, MPS, other nonprofits)

may be invited to attend meetings of the Board or Executive Committee as nonvoting members.

11. Emeritus Members – By resolution of a majority of the members of the Board, former Board members who have demonstrated extraordinary service to the District may be appointed "emeritus" members in honor and recognition of their exceptional contributions.

IV. METHOD OF ASSESSMENT

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.

The assessment method will be on the current year general property assessment that is established by the City of Milwaukee. The rate will be approximately \$1.87 per \$1000 of assessed value per property.

As of January 1, 2018, the property in the proposed district had a total assessed value of over \$411,355.808.

This plan proposed to assess the property in the district at a rate of \$1.87 per \$1,000.00 of assessed value (same as 2017), for the purposes of the BID.

B. Excluded and Exempt Property

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

1. State Statute 66.1109(1)(f)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.

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

V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY

A. Under Wisconsin Statutes section 66.1109(1)(f)(4), this Operating Plan is required to specify how the creation of the District promotes the orderly development of the City.

1. The District will enhance the safety and cleanliness of Downtown and, consequently, encourage commerce in the City. Increased business activity in the City will increase sales tax revenues and property tax base.

City Role in District Operation

2. The City has committed to assisting owners and occupants in the District to promote its objectives. To this end, the City has played a significant role in creation of the District and in the implementation of this Operating Plan. In furtherance of its commitment, the City shall:
3. Perform its obligations and covenants under the Cooperation Agreement.
4. Provide technical assistance to the District in the adoption of this and subsequent operating plans and provide such other assistance as may be appropriate.
5. Collect assessments, maintain the same in a segregated account and disburse monies to the Board.
6. Receive annual audits as required per Wisconsin Statutes section 66.1109(3)(c).
7. Provide the Board, through the Office of Assessment, on or before July 1 of each year, and periodically update, with the official City records on the assessed value of each tax key number within the District as of January 1 of each year for purposes of calculating the District assessments.
8. Promptly appoint and confirm members to the Board, consistent with this Operating Plan.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The BID statute establishes a specific process for reviewing and approving operating plans. Pursuant to the statutory requirements, the following process will be followed:

1. The District shall submit its proposed Operating Plan to the Department of City Development.
2. The Community and Economic Development Committee of the Common Council will review the proposed Operating Plan at a public meeting and will make a recommendation to the full Common Council.
3. The Common Council will act on the proposed Operating Plan.
4. If adopted by the Common Council, the proposed Operating Plan is sent to the Mayor for his approval.
5. If approved by the Mayor, this Year Six Operating Plan for the District is approved and the Mayor will appoint, in accordance with Article III.D., new members to the Board to replace Board members whose terms have expired or who have resigned.

VII. FUTURE YEAR OPERATING PLANS

A. Changes

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

Wisconsin Statutes section 66.1109(3)(b) 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 proposed activities, information on specific assessed values, budget amounts and assessment amounts are based solely upon current conditions. Greater detail about subsequent years' 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 Operating Plan and the BID statute.

In later years, the District 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 approval of a 3/4 majority of the entire District Board and consent of the City of Milwaukee.

B. Early Termination of the District

The City shall consider terminating the 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 herein, 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 City Plan Commission requesting termination of the District. On or after the date such a petition is filed, neither the Board nor the City may enter into any new obligations by contract or otherwise until the expiration of thirty (30) days after the date a public hearing is held and unless the District is not terminated.

Within thirty (30) days after filing of a petition, the City Plan Commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a Class 2 notice. Before publication, a copy of the notice with a copy of the Operating Plan and a copy of the detail map showing the boundaries of the District shall be sent by certified mail to all owners of real property within the District.

Within thirty (30) days after the date of such hearing, every owner of property assessed under the Operating Plan may send a written notice to the City Plan Commission indicating, if the owner signed a petition, that the owner retracts the owner's request to terminate the District or, if the owner did not sign the petition, that the owner requests termination of the District.

If, after the expiration of thirty (30) days after the date of the public hearing, by petition or subsequent notification and after subtracting any retractions, 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 properties assessed under the Operating Plan have requested the termination of the District, the City shall terminate the District on the date that the obligation with the latest completion date entered into to implement the Operating Plan expires.

C. Amendment, Severability and Expansion

This District has been created under authority of Wisconsin Statutes section 66.1109. Except as set forth in the next sentence, should any court find any portion of this statute invalid or unconstitutional its decision will not invalidate or terminate the District and this Operating Plan shall be amended to conform to the law without need of re-establishment. Should any court find invalid or unconstitutional the organization of the entire District Board, any requirement for a 2/3 or 3/4 majority vote of the District Board, the budgeting process or the automatic termination provision of this or any subsequent Operating Plan, the District shall automatically terminate and this Operating Plan shall be of no further force and effect.

Should the legislature amend the statute to narrow or broaden the definition of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this Operating Plan may be amended by a 2/3 majority of the entire District Board and a majority of the Common Council of the City of Milwaukee as and when they conduct their annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under section 66.1109(3)(b).

A. LISTING OF PROPERTIES

rem_taxkey	addr	propclass	Assessable Total	
0060031000	9301 N 76TH	Special Mercantile	0	
0069999127	8209 W GLENBROOK	Local Commercial	122400	228.888
0310421000	7400 W BROWN DEER	Special Mercantile	517000	966.79
0310431000	6800 W BROWN DEER	Local Commercial	1037000	1939.19
0310432000	6942 W BROWN DEER	Special Mercantile	648000	1211.76
319986125	7340 W BROWN DEER		403300	754.171
0319996110	6900 W BROWN DEER	Local Commercial	968000	1810.16
0320001000	7900 W BROWN DEER	Special Mercantile	921000	1722.27
0320003100	9001 N 76TH	Local Commercial	815000	1524.05
0320011000	9049 N 76TH	Local Commercial	606000	1133.22
0320031000	9055 N 76TH	Local Commercial	372000	695.64
0320032000	9075 N 76TH	Special Mercantile	334000	624.58
0320033000	9091 N 76TH	Special Mercantile	1329000	2485.23
0320041100	8200 W BROWN DEER	Special Mercantile	1622000	3033.14
0320051000	8100 W BROWN DEER	Special Mercantile	1345000	2515.15
0320061000	9225 N 76TH	Special Mercantile	54863.21189	102.5942062
0320062000	9127 N 76TH	Special Mercantile	1719000	3214.53
0320082000	8300 W BROWN DEER	Special Mercantile	729000	1363.23
0320083000	8310 W BROWN DEER	Local Commercial	575000	1075.25
0320091000	8825 N 76TH	Special Mercantile	819000	1531.53
0320121000	8901 N 76TH	Local Commercial	840000	1570.8
0320132100	8875 N 76TH	Local Commercial	186700	349.129

0320142000	8080 W BROWN DEER	Local Commercial	600000	1122
0320143100	8008 W BROWN DEER	Local Commercial	1311000	2451.57
0320151000	8110 W BROWN DEER	Special Mercantile	6489000	12134.43
0320154000	8120 W BROWN DEER	Special Mercantile	1084000	2027.08
0320161000	8260 W NORTHRIDGE MALL	Local Commercial	221600	414.392
0320162000	9009 N GRANVILLE STATION	Special Mercantile	1242700	2323.849
0320163000	8919 N GRANVILLE STATION	Special Mercantile	431800	807.466
0320164000	8977 N GRANVILLE STATION	Local Commercial	181600	339.592
0320165000	8955 N GRANVILLE STATION	Local Commercial	247000	461.89
0320166000	8933 N GRANVILLE STATION	Local Commercial	195000	364.65
0320167000	8901 N GRANVILLE STATION	Local Commercial	229000	428.23
0320168000	8066 W MENARD	Special Mercantile	950000	1776.5
0320169000	8104 W MENARD	Local Commercial	80000	149.6
0320170000	8221 W NORTHRIDGE MALL	Special Mercantile	535400	1001.198
0320171000	9101 N GRANVILLE STATION	Special Mercantile	721900	1349.953
0320172000	8180 W BROWN DEER	Local Commercial	1	0.00187
0320173000	9233 N 76TH	Local Commercial	1	0.00187
0329997123	7800 W BROWN DEER	Special Mercantile	7009000	13106.83
0330015110	8530 W BROWN DEER	Special Mercantile	1400000	2618
0330141100	8320 W BEATRICE	Local Commercial	138000	258.06
0330142000	8940 N 85TH	Special Mercantile	788000	1473.56
0330232100	8738 W BROWN DEER	Special Mercantile	799000	1494.13
0330234000	9008 W BROWN DEER	Local Commercial	270000	504.9
0330331000	8824 W BROWN DEER	Special	2124564.441	3972.935505

		Mercantile		
0330351000	8488 W BROWN DEER	Special Mercantile	1034000	1933.58
0330371000	9026 W BROWN DEER	Special Mercantile	556000	1039.72
0330372000	8842 N SWAN	Local Commercial	435000	813.45
0330381000	8718 W BROWN DEER	Special Mercantile	470000	878.9
0330391000	8780 W BROWN DEER	Special Mercantile	432000	807.84
0330392000	8722 W BROWN DEER	Local Commercial	137500	257.125
0330401000	8980 N 85TH	Local Commercial	390000	729.3
0330402000	8950 N 85TH	Local Commercial	150000	280.5
0330411000	8409 W BEATRICE	Special Mercantile	65000	121.55
0330412000	8400 W BROWN DEER	Special Mercantile	443800	829.906
0331261000	8634 W BROWN DEER	Special Mercantile	472000	882.64
0331262000	8700 W BROWN DEER	Local Commercial	350000	654.5
0341161000	9104 W BROWN DEER	Local Commercial	232000	433.84
0410001000	9425 W BROWN DEER	Special Mercantile	680000	1271.6
0410011000	9201 W BROWN DEER	Special Mercantile	1602600	2996.862
0410031000	9300 W HEATHER	Local Commercial	1152000	2154.24
0410041000	8601 N 91ST	Special Mercantile	1870000	3496.9
0410042000	8701 N 91ST	Local Commercial	166400	311.168
0410051000	9400 W HEATHER	Manufacturing	4191100	7837.357
0410061100	9301 W HEATHER	Special Mercantile	1673000	3128.51
0410063000	8535 N 91ST	Manufacturing	3622000	6773.14
0410071000	9301 W BROWN DEER	Special Mercantile	1469600	2748.152
0410072000	9401 W BROWN DEER	Local Commercial	790000	1477.3
0419997100	9505 W BROWN DEER	Local	0	0

		Commercial		
0419999210	9101 W BROWN DEER	Special Mercantile	86900	162.503
0420001000	8923 W BROWN DEER	Local Commercial	629000	1176.23
0420002000	8975 W BROWN DEER	Local Commercial	376000	703.12
0420012000	8801 W BROWN DEER	Special Mercantile	1185000	2215.95
0420021000	8787 W BROWN DEER	Special Mercantile	1039000	1942.93
0420023000	8485 W BROWN DEER	Special Mercantile	532000	994.84
0420032000	8711 W BROWN DEER	Special Mercantile	2275000	4254.25
0420041100	8501 W BROWN DEER	Special Mercantile	2177000	4070.99
0420072000	8531 W BROWN DEER	Special Mercantile	1176000	2199.12
0420081000	9050 W HEATHER	Manufacturing	2865600	5358.672
0420092000	8599 W BROWN DEER	Special Mercantile	624400	1167.628
0420101000	9041 W HEATHER	Special Mercantile	1280000	2393.6
0420102000	8415 N 87TH	Manufacturing	894700	1673.089
0420103000	9000 W DEAN	Manufacturing	3464700	6478.989
0420112000	8440 N 87TH	Manufacturing	3054700	5712.289
0420122000	8525 N 87TH	Special Mercantile	945000	1767.15
0420124000	8475 N 87TH	Manufacturing	1859600	3477.452
0420131000	8800 W DEAN	Manufacturing	1101300	2059.431
0420132000	8828 W DEAN	Manufacturing	692500	1294.975
0420141000	8919 W HEATHER	Local Commercial	616000	1151.92
0420143100	8801 W HEATHER	Manufacturing	823000	1539.01
0420151000	8910 W HEATHER	Manufacturing	1480500	2768.535
0420152000	8600 N 87TH	Manufacturing	2862700	5353.249
0420153000	8480 N 87TH	Special Mercantile	2912000	5445.44
0420162000	8835 W HEATHER	Local Commercial	452000	845.24
0420171000	8649 W BROWN DEER	Special Mercantile	333000	622.71
0420172000	8643 W BROWN DEER	Special Mercantile	326000	609.62

0420173000	8615 W BROWN DEER	Special Mercantile	445000	832.15
0420174000	8603 W BROWN DEER	Special Mercantile	496000	927.52
0429996100	8680 N 91ST	Local Commercial	184740.6015	345.4649248
0429998112	8730 N 91ST	Special Mercantile	861000	1610.07
0429999110	9025 W BROWN DEER	Local Commercial	155800	291.346
0429999120	9005 W BROWN DEER	Local Commercial	323000	604.01
0430413000	8331 W BROWN DEER	Special Mercantile	555000	1037.85
0430421000	8311 W BROWN DEER	Local Commercial	339000	633.93
0430422000	8301 W BROWN DEER	Local Commercial	648000	1211.76
0430431000	7600 W DEAN	Local Commercial	222000	415.14
0430442100	8001 W BROWN DEER	Special Mercantile	874000	1634.38
0430581000	7901 W BROWN DEER	Special Mercantile	1015000	1898.05
0430582000	7817 W BROWN DEER	Local Commercial	258000	482.46
0430811100	8700 N SERVITE	Manufacturing	2427000	4538.49
0430851000	8111 W BROWN DEER	Local Commercial	976000	1825.12
0430852000	8101 W BROWN DEER	Special Mercantile	835000	1561.45
0430862000	8205 W BROWN DEER	Special Mercantile	507000	948.09
0430871000	8155 W BROWN DEER	Special Mercantile	1250000	2337.5
0430872000	8227 W BROWN DEER	Local Commercial	159100	297.517
0439996000	8400 N 84TH	Local Commercial	14500	27.115
0439998114	8701 N 76TH	Local Commercial	64900	121.363
0440241000	6933 W BROWN DEER	Special Mercantile	456000	852.72
0440243110	6801 W BROWN DEER	Special Mercantile	1946000	3639.02
0449965110	8747 N 76TH	Local Commercial	95000	177.65

0449972100	7015 W BROWN DEER	Special Mercantile	988800	1849.056
0690001100	8380 N 76TH	Special Mercantile	1146000	2143.02
0690031000	8042 N 76TH	Local Commercial	908000	1697.96
0690032100	7400 W BRADLEY	Local Commercial	168000	314.16
0690032200	7420 W BRADLEY	Local Commercial	185000	345.95
0690041000	7301 W DEAN	Special Mercantile	2407000	4501.09
0690051000	8316 N STEVEN	Special Mercantile	673000	1258.51
0690052000	7125 W DEAN	Special Mercantile	1520000	2842.4
0690061000	8313 N STEVEN	Manufacturing	1262700	2361.249
0690072000	8222 N GRANVILLE WOODS	Manufacturing	2700700	5050.309
0690083000	8050 N GRANVILLE WOODS	Manufacturing	959900	1795.013
0690091000	8133 N GRANVILLE WOODS	Special Mercantile	4120000	7704.4
0690093100	7025 W MARCIA	Manufacturing	2932600	5483.962
0690111000	7100 W MARCIA	Manufacturing	2057800	3848.086
0690112000	7020 W MARCIA	Local Commercial	456000	852.72
0690121000	8170 N GRANVILLE WOODS	Special Mercantile	2443000	4568.41
0690131000	8071 N GRANVILLE WOODS	Manufacturing	859800	1607.826
0690151000	7221 W MARCIA	Special Mercantile	5924000	11077.88
0699988211	8010 N 76TH	Local Commercial	897900	1679.073
0699989113	7415 W DEAN	Special Mercantile	4513765.868	8440.742174
0699990110	7300 W BRADLEY	Manufacturing	2188300	4092.121
0699990220	7200 W BRADLEY	Manufacturing	210400	393.448
0699995100	6840 W BRADLEY	Local Commercial	22200	41.514
0699996100	6804 W BRADLEY	Local Commercial	43700	81.719
0700001111	8000 W TOWER	Special Mercantile	3089000	5776.43
0700003110	8200 W TOWER	Manufacturing	8407400	15721.838

0700012100	8021 W TOWER	Local Commercial	199000	372.13
0700021000	8109 W TOWER	Local Commercial	23000	43.01
0700041110	8065 W FAIRLANE	Special Mercantile	1569000	2934.03
0700043000	8320 W FAIRLANE	Local Commercial	625700	1170.059
0700051100	8301 N 76TH	Special Mercantile	1929000	3607.23
0700062100	8155 N 76TH	Manufacturing	1069300	1999.591
0700071000	8377 N 76TH	Local Commercial	365000	682.55
0700072000	8371 N 76TH	Special Mercantile	218400	408.408
0700081000	8025 N 76TH	Local Commercial	463000	865.81
0700082000	7700 W BRADLEY	Local Commercial	119700	223.839
0700091000	8050 W FAIRLANE	Special Mercantile	1635000	3057.45
0700092000	7810 W TOWER	Manufacturing	4408900	8244.643
0700101000	8325 W TOWER	Local Commercial	297000	555.39
0700102000	8165 W TOWER	Manufacturing	1053400	1969.858
0700111000	8365 N 76TH	Special Mercantile	1165000	2178.55
0700112000	7655 W DEAN	Special Mercantile	384000	718.08
0709984100	8120 W BRADLEY	Local Commercial	785000	1467.95
0709986120	8103 W TOWER	Local Commercial	266000	497.42
0709989210	7939 W TOWER	Manufacturing	721800	1349.766
0709995112	7725 W TOWER	Manufacturing	513100	959.497
0709995113	7825 W TOWER	Special Mercantile	1364552.917	2551.713954
0709995210	8015 N 76TH	Special Mercantile	675000	1262.25
0709996110	8075 N 76TH	Special Mercantile	1007000	1883.09
0710011000	8500 W TOWER	Manufacturing	6262800	11711.436
0710021000	8058 N 87TH	Manufacturing	1720100	3216.587
0710022000	8501 W TOWER	Manufacturing	3077700	5755.299
0710031100	8600 W BRADLEY	Manufacturing	1545000	2889.15
0710032100	8512 W BRADLEY	Special	1883000	3521.21

		Mercantile		
0710041000	8700 W BRADLEY	Special Mercantile	1953000	3652.11
0710043000	8901 W TOWER	Manufacturing	4579100	8562.917
0710061000	8111 N 87TH	Manufacturing	2445800	4573.646
0710064000	8325 N 87TH	Manufacturing	2073600	3877.632
0710071000	8201 N 87TH	Manufacturing	793400	1483.658
0710072000	8225 N 87TH	Local Commercial	148500	277.695
0710091000	8900 W TOWER	Manufacturing	3867500	7232.225
0710101000	8811 W DEAN	Manufacturing	2039200	3813.304
0710102000	8200 N FAULKNER	Manufacturing	3369100	6300.217
0710103000	8888 W TOWER	Local Commercial	689000	1288.43
0710121000	8725 W TOWER	Local Commercial	94500	176.715
0710122000	8800 W BRADLEY	Manufacturing	3558800	6654.956
0710131000	9099 W DEAN	Manufacturing	2701300	5051.431
0710132000	8265 N FAULKNER	Manufacturing	1554500	2906.915
0710133000	8215 N FAULKNER	Local Commercial	174500	326.315
0800001100	7901 N FAULKNER	Manufacturing	4692300	8774.601
0800004000	7821 N FAULKNER	Special Mercantile	1552000	2902.24
0800007000	7834 N FAULKNER	Special Mercantile	941000	1759.67
0800008000	8701 W BRADLEY	Manufacturing	1997300	3734.951
0800009000	8625 W BRADLEY	Manufacturing	1456500	2723.655
0800031100	7930 N FAULKNER	Manufacturing	3758900	7029.143
0800041100	7855 N FAULKNER	Manufacturing	1701900	3182.553
0800061110	7865 N 86TH	Manufacturing	3168200	5924.534
0800062000	8700 W PORT	Local Commercial	707000	1322.09
0800072000	7878 N 86TH	Manufacturing	1002000	1873.74
0800073000	7840 N 86TH	Manufacturing	2493800	4663.406
0800081000	8711 W PORT	Manufacturing	2323600	4345.132
0800082100	8609 W PORT	Manufacturing	5516100	10315.107
0800091000	8908 W CALUMET	Local Commercial	198000	370.26
0800101000	8530 W CALUMET	Local Commercial	486000	908.82
0800111000	8760 W CALUMET	Local Commercial	316000	590.92
0800121000	8844 W CALUMET	Local	226800	424.116

		Commercial		
0800131000	7900 N 86TH	Manufacturing	3000800	5611.496
0809994112	8628 W CALUMET	Local Commercial	1065522.616	1992.527292
0809997000	8466 W CALUMET	Local Commercial	182900	342.023
0809999000	8410 W CALUMET	Local Commercial	286200	535.194
0810101100	7777 N 76TH	Local Commercial	1538600	2877.182
0810192000	8111 W BRADLEY	Local Commercial	890000	1664.3
0810201110	8355 W BRADLEY	Special Mercantile	1643000	3072.41
0810202100	8219 W BRADLEY	Manufacturing	671700	1256.079
0810211000	7915 N 81ST	Manufacturing	721100	1348.457
0810212000	8236 W PARKLAND	Local Commercial	469000	877.03
0810221000	8300 W PARKLAND	Manufacturing	1551700	2901.679
0810222000	8301 W PARKLAND	Special Mercantile	5768000	10786.16
0810223000	8225 W PARKLAND	Manufacturing	2481700	4640.779
0810232000	7940 N 81ST	Special Mercantile	1738000	3250.06
0810241100	7850 N 81ST	Manufacturing	2497100	4669.577
0810252000	8222 W CALUMET	Local Commercial	402000	751.74
0810261000	7620 N 81ST	Manufacturing	1471100	2750.957
0810262000	7630 N 81ST	Manufacturing	1678900	3139.543
0810263000	7720 N 81ST	Local Commercial	510000	953.7
0810264000	7764 N 81ST	Local Commercial	552000	1032.24
0810272100	7711 N 81ST	Special Mercantile	5181000	9688.47
0810274000	8324 W CALUMET	Local Commercial	900000	1683
0810281100	7737 N 81ST	Manufacturing	1957200	3659.964
0810291000	8220 W SLESKE	Special Mercantile	1787000	3341.69
0810292000	8300 W SLESKE	Manufacturing	1360800	2544.696
0810293000	8335 W SLESKE	Local Commercial	160600	300.322
0819994100	7645 N 76TH	Local Commercial	287000	536.69

0819995100	7675 N 76TH	Local Commercial	154000	287.98
0819999110	7965 N 76TH	Special Mercantile	666000	1245.42
0819999120	7919 N 76TH	Local Commercial	1252000	2341.24
0820004000	7900 N 73RD	Manufacturing	2299200	4299.504
0820011000	7074 W PARKLAND	Manufacturing	3532900	6606.523
0820012000	7020 W PARKLAND	Manufacturing	3570600	6677.022
0820013100	7025 W PARKLAND	Special Mercantile	5114000	9563.18
0820014000	7075 W PARKLAND	Manufacturing	1696000	3171.52
0820021000	7241 W PARKLAND	Local Commercial	240500	449.735
0820022000	7221 W PARKLAND	Manufacturing	916300	1713.481
0820031000	7970 N 76TH	Local Commercial	336000	628.32
0820032000	7960 N 76TH	Local Commercial	343800	642.906
0820041100	7000 W CALUMET	Manufacturing	3708400	6934.708
0820043100	6800 W CALUMET	Special Mercantile	1653000	3091.11
0820051100	7932 N 76TH	Special Mercantile	1082000	2023.34
0820052000	7906 N 76TH	Local Commercial	700000	1309
0820062100	7800 N 76TH	Local Commercial	1850000	3459.5
0820071000	7878 N 76TH	Special Mercantile	7606000	14223.22
0820081000	7777 N 73RD	Manufacturing	4209400	7871.578
0829995110	7901 N 73RD	Manufacturing	214000	400.18
0829995122	7909 N 73RD	Special Mercantile	655000	1224.85
0829995123	7303 W BRADLEY	Manufacturing	875800	1637.746
0829995210	7201 W BRADLEY	Manufacturing	1671900	3126.453
0829996112	7505 W BRADLEY	Local Commercial	287500	537.625
0829997113	7801 N 73RD	Manufacturing	2940800	5499.296
0829997121	7869 N 73RD	Manufacturing	506500	947.155
0829998129	7776 N 76TH	Local Commercial	432000	807.84
0829998131	7676 N 76TH	Special Mercantile	2632000	4921.84
0830712000	7737 N 67TH	Special	1764000	3298.68

		Mercantile		
0830714000	6790 W CALUMET	Local Commercial	6000	11.22
0830721000	6600 W CALUMET	Manufacturing	3186400	5958.568
0830731000	7701 N 67TH	Local Commercial	930000	1739.1
0830732000	7651 N 67TH	Local Commercial	78800	147.356
0830742000	6619 W CALUMET	Manufacturing	1703100	3184.797
0830743000	6747 W CALUMET	Local Commercial	190000	355.3
0830751000	6505 W CALUMET	Local Commercial	469000	877.03
0830761000	6500 W CALUMET	Manufacturing	2431100	4546.157
0830762000	6500 W CALUMET	Local Commercial	6000	11.22
1060011000	7250 N 76TH	Local Commercial	507000	948.09
1060012000	7210 N 76TH	Local Commercial	326000	609.62
1060021111	7440 N 76TH	Special Mercantile	3528000	6597.36
1060042000	7550 N 76TH	Local Commercial	619800	1159.026
1060121000	7301 W CALUMET	Local Commercial	1400000	2618
1060122100	7480 N 76TH	Local Commercial	39800	74.426
1060123000	7500 N 76TH	Local Commercial	557600	1042.712
1069988112	7272 N 76TH	Local Commercial	312000	583.44
1069989212	7330 N 76TH	Local Commercial	400951.2805	749.7788945
1069997111	7123 W CALUMET	Special Mercantile	1289000	2410.43
1069999114	7470 N 76TH	Local Commercial	2100	3.927
1070101000	7377 N 76TH	Local Commercial	712000	1331.44
1070102000	7700 W CLINTON	Local Commercial	32200	60.214
1070103000	7712 W CLINTON	Local Commercial	32200	60.214
1070104000	7726 W CLINTON	Local Commercial	32200	60.214

1070106000	7812 W CLINTON	Local Commercial	227100	424.677
1070107100	7900 W CLINTON	Local Commercial	595000	1112.65
1070111000	7928 W CLINTON	Local Commercial	101700	190.179
1070112100	7817 W CLINTON	Manufacturing	527900	987.173
1070202100	7225 N 76TH	Local Commercial	365000	682.55
1070203000	7259 N 76TH	Local Commercial	254000	474.98
1070211000	7619 W CLINTON	Local Commercial	435000	813.45
1070221000	7727 W CLINTON	Local Commercial	53300	99.671
1070223100	7701 W CLINTON	Local Commercial	688000	1286.56
1070233000	7630 W GOOD HOPE	Special Mercantile	550000	1028.5
1070251000	8201 W CALUMET	Local Commercial	1160000	2169.2
1070271100	7515 N 81ST	Special Mercantile	4762000	8904.94
1070291000	7420 N 81ST	Local Commercial	145000	271.15
1070292000	7500 N 81ST	Special Mercantile	2223000	4157.01
1070293000	8035 W CALUMET	Manufacturing	1000000	1870
1070302000	7810 W GOOD HOPE	Local Commercial	750000	1402.5
1070312000	7844 W GOOD HOPE	Special Mercantile	84900	158.763
1070321000	7701 W CALUMET	Special Mercantile	3113000	5821.31
1070332000	7720 W GOOD HOPE	Local Commercial	1251000	2339.37
1070341000	7839 W CLINTON	Local Commercial	1053000	1969.11
1079986210	8331 W CALUMET	Manufacturing	387400	724.438
1079986220	8301 W CALUMET	Local Commercial	149000	278.63
1079988100	8000 W GOOD HOPE	Manufacturing	1899900	3552.813
1079989112	8300 W GOOD HOPE	Manufacturing	5238100	9795.247
1079989212	7930 W CLINTON	Local Commercial	351845.4494	657.9509903
1079994210	7600 W GOOD HOPE	Special	513000	959.31

		Mercantile		
1079995224	7313 N 76TH	Local Commercial	1054000	1970.98
1079998221	7411 N 76TH	Local Commercial	363500	679.745
1080331000	8501 W CALUMET	Local Commercial	598000	1118.26
1089992100	8401 W CALUMET	Local Commercial	610000	1140.7
1089992200	8431 W CALUMET	Local Commercial	453800	848.606
1089994000	7474 N WILL ENTERPRISE	Manufacturing	2174100	4065.567
1089997000	8613 W CALUMET	Local Commercial	118000	220.66
1089998120	8617 W CALUMET	Local Commercial	76400	142.868
			411355808.4	769235.3617

B. WISCONSIN STATUTES SECTION 66.11009

66.1109 Business improvement districts. (1) In this section:

(a) "Board" means a business improvement district board appointed under sub. (3) (a).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that subs. 1. to 4. have been complied with.

(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% 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% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

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

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

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

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

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

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% 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 in im.













C.PROPOSED 2019 BUDGET

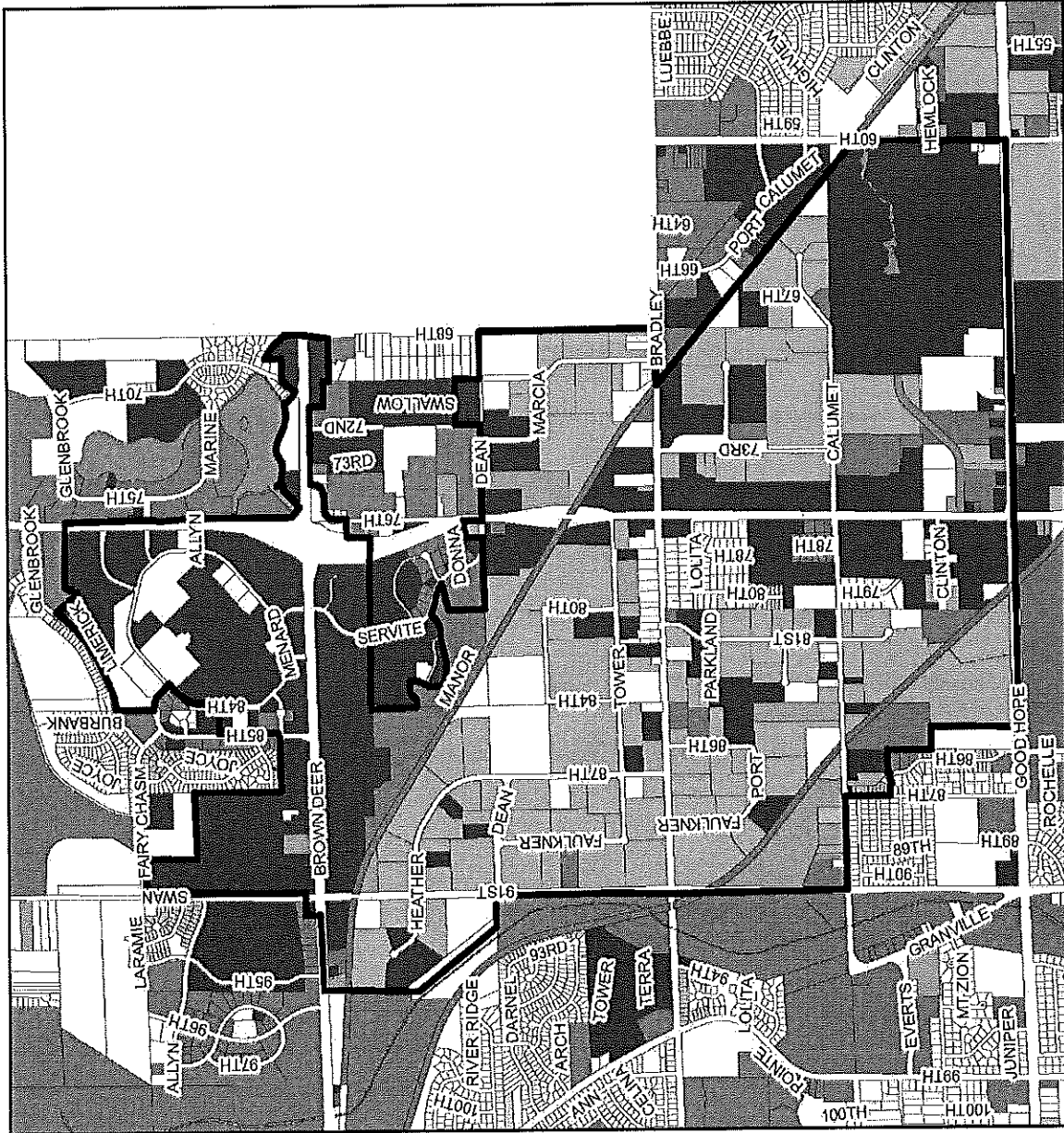
Proposed Budget

Category/Item	Budget
Beautification and Identity	
Neighborhood clean-ups, signage and boulevard enhancement (trees, perennials, etc.)	\$85000
Community Outreach Initiatives	\$194000
Work with police, property managers, businesses, residents. Provide additional security for area as needed. Camera grant program. Private Security	
Economic Retention/Expansion/Growth	\$200000
Working directly with partners, businesses, workforce development, education to foster retention, expansion, and growth	
Marketing and Promotion	
Development and implementation of activities to increase awareness of the positive attributes and opportunities in the district. (public relations, advertising collaboration, marketing materials, newsletters, surveys, special events, website)	\$210000
Administration and Management	
Management services: Oversight, member communication, administrative support, annual audit, office space/rental, liability insurance, memberships, office supplies, mailings, misc. etc.	\$80235.36
Total	\$769235.36
Reserve from 2017 (ESTIMATED)	\$75,000
Assessments	\$769235.36
GEDC	\$15000

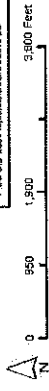
D.MAP OF DISTRICT BOUNDARIES

Potential Business Improvement District No. X (Granville BID) Land Use

-  BID Boundary
- Residential**
 -  Single Family
 -  Duplex
 -  Multi-Family
 -  Condominiums
- Commercial**
 -  Commercial
 -  Mixed Commercial and Residential
- Manufacturing, Construction, and Warehousing**
 - 
- Transportation, Communications, and Utilities**
 - 
- Public and Quasi-Public**
 -  Public Parks and Quasi-Public Open Space
 -  Public Schools and Buildings, Churches, Cemeteries, and Quasi-Public Buildings
- Vacant Land or Recent Taxkey Change**
 - 



Produced By:
Department of City Development Information Center, AC
Project No:
F.U.M. GIS Implementation 2012/12/12
Map No:
F.U.M. GIS Implementation 2012/12/12



D. 2018 Board Members

1. **Mark Krause, Board Chair, (1/13/17 – 1/13/20)**

Owner Krause Funeral Home and Cremation, 7001 W. Brown Deer Road,
mark@krausefuneralhome.com

2. **Suzanne Quinlan, Treasurer, (1/12/17 – 1/12/20)**

Owner OFR, 8787 W. Brown Deer Rd., squinlan@ofr-inc.com

3. **Patti Plough, Secretary, (11/28/17 – 11/28/20)**

Owner Healics Inc., 8919 W. Heather Ave., patti.plough@healics.com

4. **Tim Hansen, Board Vice Chair, (4/27/15 – 4/27/18) expired**

Owner Hansen Auto Sales, 7776 N. 76th St., JSH5@sbcglobal.net

5. **Kristie Goben, Member, (6/3/15 – 6/3/18) expired**

Owner & President Greater Milwaukee Auto Auction, 8711 W. Brown Deer Rd.,
kristie.goben@gmaa.com

6. **Jim Benedict, Member (3/31/17 – 3/31/20)**

Vice President Alexian Village of Milwaukee, 9301 N. 76th St., JBenedict@alexianbrothers.net

7. **Mandeep Kler, Member, (12/21/16 – 12/21/19)**

Owner Citgo, 8071 N. 76th St., zirapearls@gmail.com

2 Vacancies

Annual Report (Sept.2017 – Aug. 2018)

Mission Statement/Vision/Priorities

The mission of the Granville Business Improvement District is to: enhance the economic viability of local businesses, enhance property values, maximize business facilities (general commerce, manufacturing, distribution, commercial and recreational), market and promote the friendliness and quality of services, enhance the community image through safety and beautification, and overall economic development and area growth.

Financial Relationships w/ other entities (CDCs, non-profits, associations)

The Granville Business Improvement District board of directors also oversees the operations of the Granville Economic Development Corporation.

Total Assessed Value of Properties within District

- The total assessed value of the Granville Business Improvement District is \$769,235. It is down by \$4,000 due to a few properties being purchased by nonprofit organizations.
- Year-to-Year comparison in 2017 it was \$773,000.

Core Programs

- The BID maintains more than 12 miles of medians. The BID contracts to cut the grass, fertilize the grass, remove litter, and maintain the medians beginning in April and ending with the first frost.
- The BID has planted 16 annual/perennial flower beds on the corridor stretches.
- The BID contracts with the RiverWest ambassadors to remove trash all along the roads surrounding the abandoned Northridge Mall and the Menards area.
- During the holidays the BID decorates the corridors with 200 wreaths and ribbons.
- The BID contracts with SOS security who has responded to more than 400 calls to address issues such as pan handlers, unruly customers, suspicious behavior, suspicious vehicles, employee firings, domestic violence issues warranting employee escorts, parking lot watch, cars broken into, minor arguments, and other matters.
- Crime in the BID is down 30.7 percent over a ten year period.
- Vehicle theft and thefts from vehicles were down in 2017.
- Most crimes (82.6%) are property related and non-violent.
- The prevalence of crime in Granville is very low compared to the city as a whole.

Annual Report

(Sept.2017 – Aug. 2018)

- Most crime is committed in the commercial corridors. To prepare we now work in collaboration with dealers, ADAMM, the police and security to improve preventative measures to discourage theft.
- However car crimes moved into the industrial parks. By working with SOS and the police the crime was quickly reported and predators were caught in 2016 and the problem has become nonexistent since July, 2016.
- Drag Racing incidents have decreased by 90 percent in the district.
- Summer, 2018 had almost no crime issues in the industrial district.
- Worked with MPD to attempt to address nagging panhandler.
- The BID has two full time employees: an Executive Director and a Community Director.
- The BID hosted six board meetings and one annual meeting.

Economic Development

- Awarded two security camera grants. Occupancy in the industrial sector is more than 95 percent.
- Two major empty buildings are now sold: Target and Toys' R Us
- One car dealer is now sold to Reid Funeral Homes.
- Created roundtables with the BID executives and human resource directors to help us get buy in to critical programs like finding the future workforce in Granville, supporting Granville, and staying and growing in Granville. Executives from 47 companies participated.
- Surveyed 120 BID members with personal contacts.
- Making the former Joanne Fabrics into a Granville HUB. Hosting an expo for small business and a concert series in the building while larger plans are put in place to turn it into a retail/restaurant HUB and incubator for local small retailers.
- Created community among the businesses by hosting incumbent training programs. diversity/inclusion expo, roundtables and other courses of interest.
- 60 different businesses and 144 employees participated. 22 Employees received Black Belt Training, preparing them for promotion. More than 120 employees participated in classes held by WMEP. Eight companies participated in diversity/inclusion workshop.
-

Marketing & Branding

- We received news coverage in 10 articles.
- Number of Facebook fans increased from 11 to 500.
- Attended more than 50 events/seminars/outings to promote the Granville area.
- Advertised on billboards, local radio stations, and print outlets.

Annual Report

(Sept.2017 – Aug. 2018)

Core Events

- Hosted the 4th Annual Granville BID Car, Truck and Bike Spectacular. The purpose of the event was to bring awareness to the thriving auto dealerships on North 76th Streets, advertise the Granville area and build new awareness to the community, celebrate the energy of Granville, and promote the area. The event was much more than a car show. It included vendors for car enthusiasts and the general public, ten food trucks, a live band, kids games, a live radio broadcast and a deejay. More than 400 cars participated and the crowds exceeded 1500.
- Hosted the Granville Blues Jazz Festival. Expanded to two days. More than 2500 music lovers crowded the parking lot at the old Stein Mart Center.
- Six food trucks participated in MunchDay Mondays and upwards of 7500 lunches were served.

Partner/Collaborative Initiatives

- Housing Fair
- Basketball League
- Trips for Youth in area
- Art classes for youth in area
- Recreational sports for youth in area
- July 4th celebration
- MATC workforce events

New Programs/New Committees Formed

- Began outreach with Goodrich Elementary School with the objective to connect employers to students and begin to establish long term relationships. Adopted Goodrich Elementary School and hosted first day at the zoo, school supplies and items drives and Kids Mfg Days at Goodrich.
- Initial year working with CDBG to assure Woodlands has a community organizer to work with Neva Hill, the BID's Community Director.
-
- In 2019 the Granville BID will continue to work on the initiatives described above and other initiatives that develop. Overall, 2018 has been an active and productive year that continues to build the foundation to revitalize and energize the area. 2019 is a critical year to build on the momentum, bring new business to the area, bring people to Granville, and market the area and wonderful community.
- We will be the leader in the retail/restaurant incubator and an office incubator in 2019.
- Creation of three-part Jazz Series.

GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017
(With Summarized Totals for the Year Ended December 31, 2016)

GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE

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Independent Auditor's Report

Board of Directors
Granville Business Improvement District #48 and Affiliate

We have audited the accompanying consolidated financial statements of Granville Business Improvement District #48 and Affiliate which comprise the consolidated balance sheet as of December 31, 2017, and the related consolidated statements of activities and cash flows for the year then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Organization's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Granville Business Improvement District #48 and Affiliate as of December 31, 2017, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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Board of Directors
Granville Business Improvement District #48 and Affiliate

Report on Summarized Comparative Information

We have previously audited Granville Business Improvement District #48 and Affiliate's December 31, 2016 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated September 6, 2017. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2016, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The consolidated schedule of functional expenses is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.


RITZ HOLMAN LLP
Certified Public Accountants

Milwaukee, Wisconsin
August 22, 2018

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
CONSOLIDATED BALANCE SHEET
DECEMBER 31, 2017
(With Summarized Totals for the Year Ended December 31, 2016)**

ASSETS		2017	2016
CURRENT ASSETS			
Cash		\$ 208,724	\$ 178,930
Accounts Receivable		15,600	405
Prepaid Expenses		3,408	4,354
Total Current Assets		\$ 227,732	\$ 183,689
OTHER ASSETS			
Security Deposit		\$ 400	\$ ---
Website Design Deposit		6,313	---
Total Other Assets		\$ 6,713	\$ ---
TOTAL ASSETS		\$ 234,445	\$ 183,689
LIABILITIES AND NET ASSETS			
CURRENT LIABILITIES			
Accounts Payable		\$ 25,067	\$ 24,798
Accrued Payroll		5,714	5,884
Total Current Liabilities		\$ 30,781	\$ 30,682
Total Liabilities		\$ 30,781	\$ 30,682
NET ASSETS			
Unrestricted			
Operating		\$ 143,664	\$ 93,007
Board Designated		60,000	60,000
Total Net Assets		\$ 203,664	\$ 153,007
TOTAL LIABILITIES AND NET ASSETS		\$ 234,445	\$ 183,689

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

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
CONSOLIDATED STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2017
(With Summarized Totals for the Year Ended December 31, 2016)**

	Unrestricted	
	2017	2016
REVENUE		
Tax Assessments	\$ 648,673	\$ 476,346
Auto Show Revenue	7,857	1,120
Grandioso Sponsorships	1,000	---
Total Revenue	\$ 657,530	\$ 477,466
EXPENSES		
Program Services	\$ 533,441	\$ 406,239
Management and General	73,432	76,380
Total Expenses	\$ 606,873	\$ 482,619
CHANGE IN NET ASSETS	\$ 50,657	\$ (5,153)
Net Assets, Beginning of Year	153,007	158,159
NET ASSETS, END OF YEAR	\$ 203,664	\$ 153,006

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

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2017
(With Summarized Totals for the Year Ended December 31, 2016)**

	<u>2017</u>	<u>2016</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ 50,657	\$ (5,153)
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
(Increase) Decrease in Accounts Receivable	(15,195)	3,795
(Increase) Decrease in Prepaid Expenses	946	(1,756)
(Increase) Decrease in Security Deposit	(400)	1,200
(Increase) Decrease in Web Design Deposit	(6,313)	---
Increase (Decrease) in Accounts Payable	269	8,010
Increase (Decrease) in Accrued Payroll	<u>(170)</u>	<u>(4,918)</u>
Net Cash Provided by Operating Activities	<u>\$ 29,794</u>	<u>\$ 1,178</u>
Net Increase in Cash and Cash Equivalents	\$ 29,794	\$ 1,178
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>178,930</u>	<u>177,752</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u><u>\$ 208,724</u></u>	<u><u>\$ 178,930</u></u>

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

GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2017

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2017**

NOTE A - Summary of Significant Accounting Policies

Organization

Granville Business Improvement District #48 (the "Organization") was organized under Wisconsin State Statute 66.608. This statute provides for the formation of Business Improvement Districts (BIDs) upon the petition of at least one property owner in the district. The purpose of a BID is to allow businesses within the district to develop, manage and promote their districts and to establish an assessment to fund these activities. The Organization's mission is to plan for long-term sustainable growth, foster a premier business and commercial center, provide guidance on financing and incentives, and nurture our community through safety, beautification, and services.

Granville Business Improvement District #48 is exempt from tax as an affiliate of a governmental unit under Section 501(a) of the Internal Revenue Code.

Consolidated Financial Statements

The accompanying consolidated financial statements include the accounts of Granville Business Improvement District #48 and Granville Economic Development Corporation (an "Affiliate"). Significant intercompany accounts and transactions have been eliminated.

Granville Economic Development Corporation is exempt from income tax under Section 501(c)(3) of the Internal Revenue Code and is classified as other than a private foundation. The mission of the Affiliate is to plan, promote and develop the vitality of the Granville area. Business Improvement District #48 and Granville Economic Development Corporation have common board members and accordingly, are consolidated.

Accounting Method

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

Basis of Presentation

The Organization reports information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. Assets of the restricted classes are created only by donor-imposed restrictions. At December 31, 2017, the Organization had only unrestricted net assets, however, net assets of \$60,000 have been designated as a cash flow reserve and for signage.

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.

Accounts Receivable

Accounts receivable are stated at unpaid balances of fees and other miscellaneous receivables. All accounts receivable are expected to be collected and no allowance for uncollectible amounts is considered necessary.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2017**

NOTE A - Summary of Significant Accounting Policies (continued)

Contributions

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

Estimates

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

NOTE B - Comparative Financial Information

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

NOTE C - Concentration of Revenue

The Organization receives property assessment income 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, 2017.

NOTE D - Operating Lease

On November 28, 2016, the Organization signed a new two year lease for office space in Milwaukee, Wisconsin. Rent expense was \$6,990 for the year ended December 31, 2017. Future minimum lease payments in 2018 total \$4,800.

NOTE E - Marketing and Promotion

The Organization uses marketing and promotion to promote its programs among the audiences it serves. Advertising costs are expensed as incurred. Advertising expense for the year ended December 31, 2017, was \$29,968.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2017**

NOTE F - Assessment Income

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 Granville neighborhood. The assessment is calculated based on assessed values of the properties as of every fall. The assessment levied on properties was \$1.87/1,000 for every dollar of assessed property value with a minimum assessment of \$231 and a maximum assessment of \$5,231 for the year ended December 31, 2017.

NOTE G - Income Tax

Granville Economic Development Corporation is exempt from income tax under Section 501(c)(3) of the Internal Revenue Code and classified as other than a private foundation. Management has reviewed all tax positions recognized in previously filed tax returns and those expected to be taken in future tax returns. As of December 31, 2017, the Organization and Affiliate had no amounts related to unrecognized income tax benefits and no amounts related to accrued interest and penalties. The Organization does not anticipate any significant changes to unrecognized income tax benefits over the next year. The Organization and Affiliate are currently not under audit by any federal or state taxing authority.

NOTE H - Subsequent Events

The Organization has evaluated events and transactions occurring after December 31, 2017, through August 22, 2018, the date the financial statements are available to be issued, for possible adjustments to the financial statements or disclosures. The Organization has determined that no subsequent events need to be disclosed.

**GRANVILLE BUSINESS IMPROVEMENT DISTRICT #48 AND AFFILIATE
CONSOLIDATED SCHEDULE OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2017
(With Summarized Totals for the Year Ended December 31, 2016)**

	Program Services	Management and General	2017 Total	2016 Total
Salaries and Wages	\$ 108,225	\$ 30,525	\$ 138,750	\$ 107,690
Payroll Taxes	8,274	2,334	10,608	9,640
Employee Benefits	12,665	3,572	16,237	20,697
Professional Fees	---	18,745	18,745	21,108
Supplies	---	2,521	2,521	1,490
Telephone	---	3,878	3,878	3,658
Postage	157	---	157	96
Technology	---	3,192	3,192	3,574
Conferences, Conventions and Meetings	5,585	---	5,585	1,173
Occupancy	---	6,990	6,990	14,525
Beautification and Identity Costs	69,086	---	69,086	70,684
Marketing and Promotion	40,203	---	40,203	49,378
Auto Show	48,981	---	48,981	31,110
Grandioso	52,216	---	52,216	---
Economic Development Program	63,639	---	63,639	35,772
Community Outreach	123,586	---	123,586	109,733
Insurance	---	1,675	1,675	1,659
Miscellaneous	824	---	824	632
TOTALS	\$ 533,441	\$ 73,432	\$ 606,873	\$ 482,619