BUSINESS IMPROVEMENT DISTRICT 32

2026 PROPOSED OPERATING PLAN

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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee received and approved a petition from property owners, which created a Business Improvement District for the purpose of revitalizing and improving the MARKETPLACE BID 32 business area on Milwaukee's North Side. The area is bounded on North Avenue between I-43 and 27th Streets and Fond du Lac Avenue between 17th and 27th Street. The BID law requires that every district have an annual Operating Plan. This document is the Operating Plan for the Marketplace Business Improvement District #32.

B. Physical Setting

The District encompasses the retail and commercial corridors along North Avenue, stretching from I-43 to 27th Street, and Fond du Lac Avenue, extending from 17th to 27th Avenue. This area features several prominent commercial nodes, including:

- North and Fond du Lac Avenues
- Center Street
- 27th and Fond du Lac Avenue
- Teutonia Avenue and North Avenue

II. DISTRICT BOUNDARIES

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

III. PROPOSED OPERATING PLAN

A. Plan Objectives

Build on the foundation established in 2025 to create a viable, sustainable, and opportunity-rich commercial corridor. Continue to support pedestrian-oriented development, job growth, and small business expansion while strengthening BID 32's safety, beautification, and infrastructure strategies. Expand community engagement and prepare the corridor for catalytic investments, including advancing the Sears Marketplace redevelopment.

Safety will remain the top priority in 2026, mobilizing businesses and the broader community to work with law enforcement to directly address prostitution, drug activity, loitering, theft, and illegal dumping. Equally important is working with the City to move the 53 City-owned parcels already within BID 32 toward readiness for sale. The BID is committed to attracting new investment, but progress will only be possible if safety and property activation come first.

The Sears Marketplace redevelopment remains stalled. In 2026, BID 32 will continue to prioritize working with the City of Milwaukee and WHEDA to address bureaucratic barriers that have delayed this and other potential projects.

Key Strategic Focus Areas

Safety & Security

- Support the installation and activation of **BID-funded public safety cameras** at 15th & North, Teutonia & North, and 22nd & North, managed by MPD/City.
- Collaborate with MPD and City partners to deter illegal activity and improve corridor safety.
- Seek funding for complementary improvements such as lighting, bollards, and landscaping.

Maintenance & Streetscape

- Maintain regular contracted services and cleanups at key corridor locations, including the Triangles and problem properties.
- Install seasonal planters and décor to enhance corridor appearance.
- Continue coordination with DPW and other partners on illegal dumping and nuisance property cleanup.

Commercial Development

- Advance the stalled **Sears redevelopment** by working with the City and WHEDA to overcome bureaucratic barriers.
- Support the businesses already in the development pipeline.
- Share redevelopment opportunities, including the **53 City-owned parcels**, with potential developers.

Governance & BID 32 EDC

- Add **two additional BID Board members** by the end of 2025 to strengthen leadership capacity.
- Fully activate **committees shared between the BID and EDC boards**.
- Leverage the **EDC** to explore the feasibility of a small business and community hub, based on the 2025 needs assessment.

Financial Tools

- Continue BID's **grant support for businesses**.
- Implement a **PILOT program** with nonprofit property owners, with contributions directed to safety initiatives.

B. Proposed Expenditures

Proposed 2026 Budget – See Appendix D

C. Financing Method

Marketplace BID 32's primary revenue/financing source will be BID assessments in the amount of $ 87,249.89. (See Appendix D). BID 32 also plans on pursuing grants and other resources to be used to fund projects outlined in the BID budget. 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 BID Board

The Mayor appoints 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 five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – Five to Eleven
2. Composition - At least three members shall be owners or occupants of property within the district. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years
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.

E. Relationship to the Business Association -no official business association located in the BID 32 service area to date.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

Marketplace BID 32 assesses the property in the district at a rate of 6.60/1000 of assessed value, subject to the maximum assessment of $1,500 and a minimum assessment of $300 for the purposes of the BID. DCD staff can assist in developing other methods to fit the proposed BID's circumstances.

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 detailed 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.

Appendix A

Wisconsin State Legislation
General Municipality Law
Subchapter XI - Development
Section 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 adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5)

(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11may 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.

History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85; 2017 a. 59, 70, 189.

Appendix B
Annual Updates

Total Assessed Value of Properties within District

	2025	2024	2023	2022	2021
$ total assessed value	$26,991,857	$21,483,716	$19,840,876	$19,994,403	$19,251,978
# properties / tax keys	215	215	217	221	222

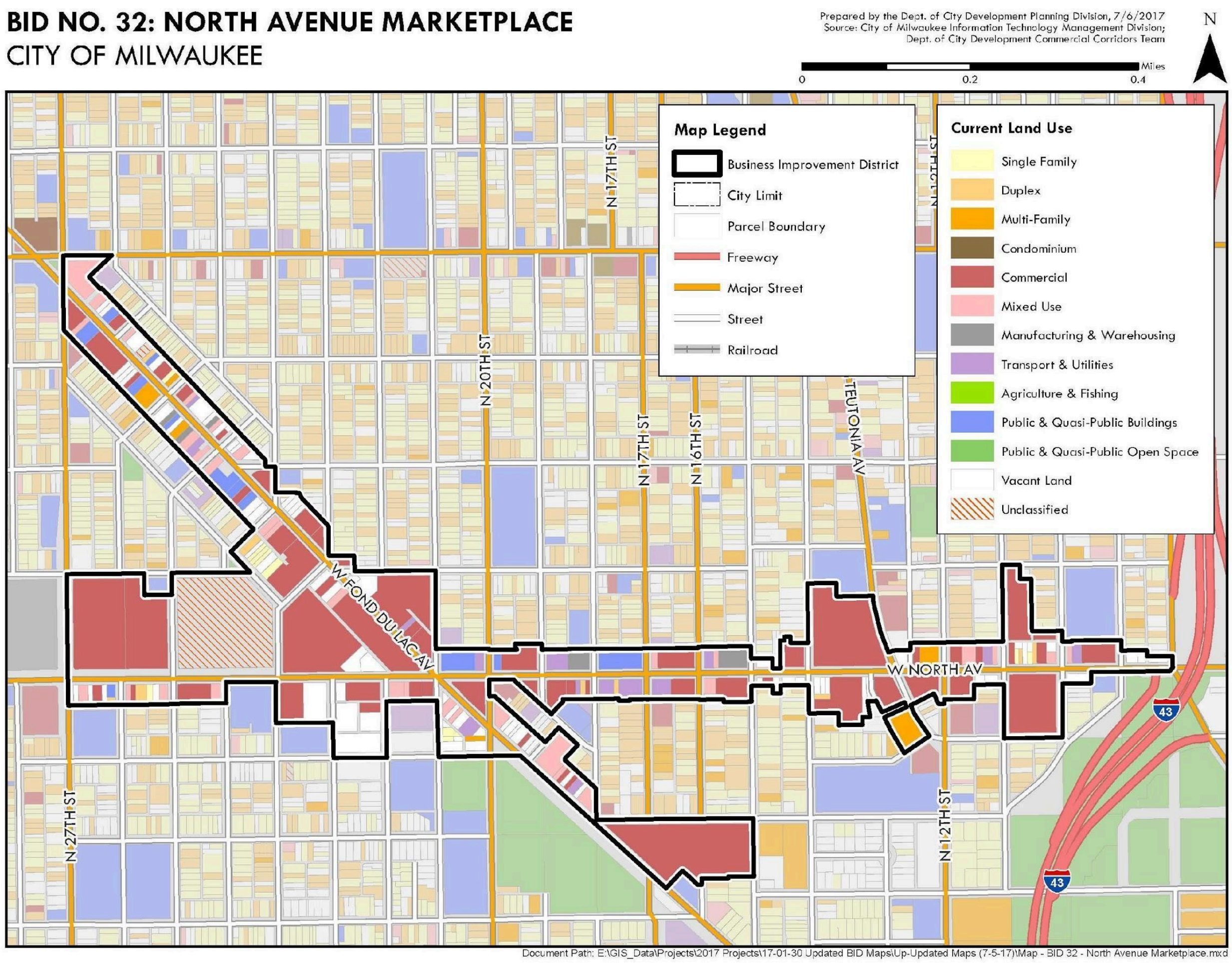
In the last year the total assessed value of real estate in BID #32 was $26,991,857 for 215 properties.

RESULTS FROM 2025

- One new business opened in 2025, with four more in progress.
- $40,000 distributed in Brew City Match grants to local businesses.
- Regular communication resumed with business owners via newsletters and meetings.
- Vandalism and dumping were addressed where reported.
- Planning for updated Lindsay Heights Charette debut event in Fall 2025.
- Supported community events, including Legacy Days, the Rotary Pancake Breakfast, cleanup giveaways, and holiday distributions.
- BID Manager worked with developers to share property listings, including the 53 City-owned parcels already within the BID boundaries.
- WEDC Small Business Technical Assistance Grant pursued but not eligible.
- By the end of 2025, all Marketplace BID 32 board members will either be renewed or formally appointed, resolving gaps in the roster and establishing clear leadership. Two additional board members will be added to further strengthen governance.
- Committees have been established under the BID 32 Economic Development Corporation, with responsibility for governance and programming shared between the two boards.

Appendix C

Marketplace Business Improvement District 32 Area Map



Appendix D – Proposed 2026 Budget

Revenue

	Transfer from Reserves	$35,000
42100	Assessments – City of Milwaukee	$87,250
	Total	$122,250

Expenditures

62147	Contract Services Management Fees	$60,000
62150	Contract ServicesOther	$4,000
65091	Security Expenses	$5,000
65096	Business Grant Program	$5,000
68315	Business Development & Maintenance	$2,500
65094	Community Outreach Expenses	$15,125
65098	Neighborhood Improvement / Beautification	$10,000
68310	Conference & Meetings	$1,500
65085	Membership Dues	$500
62116	Contract Services Audit Fees	$1,625
63000	Professional Fees (Other)	$500
63100	Accounting	$4,000
65030	Printing & Copying	$500
65020	Postage	$200
65000	Supplies (Office/Program)	$1,200

65088	**Website Development & Maintenance**	**$1,000**
65070	**Food & Refreshments**	**$600**
65120	**Insurance**	**$1,500**
65501	**Bank Fees**	**$50**
69950	**Interest Expense**	**$7,200**
69900	**Miscellaneous**	**$250**
Total Expenditures		**$122,250**

APPENDIX E – PROPERTIES LIST

Taxkey	Address	Owner1	Owner2	Class	BID 32 Assessment
3231276112	2325 N 10TH ST	VWSS LLOYD LLC		Special Mercantile	$1,414.22
3231280100	1008 W NORTH AV	VWSS LLOYD LLC		Special Mercantile	$1,414.22
3231289100	1038 W NORTH AV	VWSS LLOYD LLC		Special Mercantile	$1,414.22
3231290100	2320 N 11TH ST	VWSS LLOYD LLC		Special Mercantile	$1,414.22
3521961000	1437-1439 W NORTH AV	NAIL F MSEITIF		Local Commercial	$300.00
3231288000	1028-R W NORTH AV	ALVIN ROBINSON		Local Commercial	$300.00
3512674000	1940-1942 W FOND DU LAC AV	JT REAL ESTATE LLC		Local Commercial	$300.00
3502005000	2621 W NORTH AV	BYRON MEYER		Local Commercial	$300.00
3250940000	2466-2468 W FOND DU LAC AV	KIMBRA LLC		Local Commercial	$300.00
3250942000	2486 W FOND DU LAC AV	KIMBRA LLC		Local Commercial	$300.00
3502001000	2635 W NORTH AV	VERA M LEWIS, ETHEL IVORY,	LILLIE IVORY, BETTY OWENS	Local Commercial	$300.00
3512672000	1948-1950 W FOND DU LAC AV	JT REAL ESTATE LLC		Local Commercial	$300.00
3512691000	1840-1842 W FOND DU LAC AV	EYE NTOBOASE LLC		Local Commercial	$300.00

3231285000	1026 W NORTH AV	KIRBY WILKS	C/O AA AUTO BODY	Local Commercial	$300.00
3231419100	800 W NORTH AV	S & L GLOBAL CONSULTING	USA LLC	Local Commercial	$300.00
3512673000	1944 W FOND DU LAC AV	JT REAL ESTATE LLC		Local Commercial	$300.00
3522050000	1333-1335 W NORTH AV	BACHAN SINGH		Local Commercial	$300.00
3231323000	1104-1106 W NORTH AV	AMERICAN SUB INC		Local Commercial	$300.00
3231421000	830-832 W NORTH AV	S & L GLOBAL CONSULTING	USA LLC	Local Commercial	$300.00
3250057000	2473 W FOND DU LAC AV	WILLIAM H SMITH		Local Commercial	$300.00
3512639000	1809 W NORTH AV	WILLIE D WEEKS	CAROLYN WEEKS	Local Commercial	$300.00
3231324000	1108-1110 W NORTH AV	AMERICAN SUB INC		Local Commercial	$300.00
3241559000	1832-1834 W NORTH AV	AHN TIME TOWING LLC		Local Commercial	$300.00
3250001000	2249-2253 W FOND DU LAC AV	FRIENDSHIP INC		Local Commercial	$300.00
3522127100	925-929 W NORTH AV	BACHAN SINGH		Local Commercial	$300.00
3522049000	1337-1339 W NORTH AV	BACHAN SINGH		Local Commercial	$300.00
3250036000	2401-2405 W FOND DU LAC AV	T MOORE INVESTMENTS LLC		Local Commercial	$300.00
3241417100	2300 N TEUTONIA AV	BACHAN SINGH		Local Commercial	$300.00

3250941000	2476-2482 W FOND DU LAC AV	KIMBRA LLC		Local Commercial	$300.00
3250027000	2449 W FOND DU LAC AV	MODERN CITY DEVELOPMENT, LLC		Local Commercial	$300.00
3512603100	1729-1735 W NORTH AV	SD PROPERTIES INC		Local Commercial	$300.00
3250935000	2452 W FOND DU LAC AV	KIMBRA LLC		Local Commercial	$300.00
3250548000	2134 W FOND DU LAC AV	ZDH HOLDINGS LLC		Local Commercial	$300.00
3241558000	1824 W NORTH AV	SD PROPERTIES INC		Local Commercial	$300.00
3512145110	1701 W NORTH AV	SD PROPERTIES INC		Local Commercial	$300.00
3251429000	2524 W FOND DU LAC AV	PENTECOST CHURCH OF	GOD IN CHRIST INC	Local Commercial	$300.00
3500808100	2007-2015 W FOND DU LAC AV	COLUMBIA SAVINGS & LOAN ASSN		Special Mercantile	$300.00
3250939000	2462 W FOND DU LAC AV	KIMBRA LLC		Local Commercial	$300.00
3502030100	2501-2503 W NORTH AV	UNITE WI LLC	ATTN: BRIA GRANT MANAGING MANAGER	Local Commercial	$300.00
3251435000	2552-2554 W FOND DU LAC AV	LAKESHA P JACKSON		Local Commercial	$300.00
3500803100	2033-2035 W FOND DU LAC AV	CHERISHING CARE LLC		Local Commercial	$300.00

350205 7000	2451-2457 W NORTH AV	ONE HOPE MADE STRONG INC		Local Commercial	$300.00
325000 9200	2347 W FOND DU LAC AV	KILBOURN COURT LLC		Local Commercial	$300.00
325143 9000	2496 W FOND DU LAC AV	ALLEN RHODES, CARL RHODES,	MCKINLEY RHODES &	Local Commercial	$300.00
351267 6000	1928-1930 W FOND DU LAC AV	M.N.M. OF WISCONSIN LLC		Local Commercial	$317.46
351267 0100	2226-2240 N 20TH ST	JT REAL ESTATE LLC		Local Commercial	$318.78
325094 3000	2490-2492 W FOND DU LAC AV	ROOSEVELT B HICKS		Local Commercial	$324.06
325140 2100	2624 W FOND DU LAC AV	JUNIOR COOPER & MARTHA		Local Commercial	$332.94
350200 8100	2601-2605 W NORTH AV	EVOLUTION PROPERTIES, LLC		Local Commercial	$344.52
323091 3000	938 W NORTH AV	GURMEET KAUR		Local Commercial	$360.20
325005 4000	2487 W FOND DU LAC AV	CREATIVE KIDS PROPERTIES LLC		Local Commercial	$380.16
323127 9000	1000-1006 W NORTH AV	JOHN CARLOS SNARSKI		Local Commercial	$381.80
324152 4000	1934 W NORTH AV	FREE WILL CHURCH	DELIVERANCE INC & GREATER	Local Commercial	$382.14
325000 4000	2229-2231 W FOND DU LAC AV	FRESH REALTY & FINANCE GROUP LLC		Local Commercial	$404.02

3250033000	2419-A W FOND DU LAC AV	THE TIRE STORE LLC		Local Commercial	$416.46
3512698100	1810-1822 W FOND DU LAC AV	1810 W FOND DU LAC LLC		Local Commercial	$420.94
3250957110	2412-2414 W FOND DU LAC AV	PROPERTY ASSET MANAGEMENT LLC		Local Commercial	$430.32
3502003100	2625 W NORTH AV	ANTHONY SEPHUS		Local Commercial	$441.87
3500805000	2025-2027 W FOND DU LAC AV	MC FOND PROPERTIES LLC		Local Commercial	$443.52
3250058000	2465-2469 W FOND DU LAC AV	AK HOUSE LLC		Local Commercial	$450.99
3502023000	2533 W NORTH AV	NORTHSIDE LUTHERAN MINISTRIES INC		Local Commercial	$463.32
3251011000	2525 W FOND DU LAC AV	ROBERT D FERGUSON		Local Commercial	$520.08
3230911111	928 W NORTH AV	MCDONALDS CORP	C/O MAC PYLES	Special Mercantile	$522.72
3515041000	1533 W NORTH AV	SMS REAL ESTATE INC		Local Commercial	$556.10
3251427000	2516 W FOND DU LAC AV	PINK SLIPS LLC		Local Commercial	$558.36
3250053000	2491 W FOND DU LAC AV	JAMES MACK TOD		Local Commercial	$561.00
3512104100	1635 W NORTH AV	AMJAD TUFAIL	KAUSAR F CHATTHA	Local Commercial	$576.84
3521960000	1427-1433 W NORTH AV	NAIL F MSEITIF		Local Commercial	$620.40

324066 9000	1632-1634 W NORTH AV	HMW PROPERTIES, LLC		Local Commercial	$638.67
325044 8100	2404-2406 N 23RD ST	LEONARD C LANGDON		Local Commercial	$649.76
350200 6000	2613-2619 W NORTH AV	MATT TALBOT	RECOVERY CENTER INC	Local Commercial	$682.44
323206 1000	1210-1214 W NORTH AV	TE XVI LLC		Mercantile Apartments	$732.59
351265 5000	1905 W NORTH AV	WILLIE B WEEKS SR		Local Commercial	$745.80
350088 6000	2125-2127 W NORTH AV	JULIAN L NELSON		Local Commercial	$760.32
323132 5000	1112-1116 W NORTH AV	AMERICAN SUB INC		Local Commercial	$767.58
351269 0000	1844 W FOND DU LAC AV	MEGAN'S INVESTMENTS LLC		Local Commercial	$776.82
325000 9100	2353 W FOND DU LAC AV	T MOORE INVESTMENTS LLC		Local Commercial	$823.44
325143 1000	2532-2538 W FOND DU LAC AV	2532 FOND DU LAC LLC		Local Commercial	$828.96
325121 1000	2000 W NORTH AV	2000 W NORTH AVE MILWAUKEE L		Local Commercial	$960.96
325139 7100	2600-2604 W FOND DU LAC AV	YOU SAY HELLO I SAY GOODBEAR LLC		Local Commercial	$964.92
325040 3100	2330 W FOND DU LAC AV	CATALINA ENTERPRISES LLC		Local Commercial	$1,052.04

325144 1000	2328-2364 N 27TH ST	WISCONSIN COMMUNITY SERVICES INC		Special Mercantile	$1,057.98
351264 1100	1819 W NORTH AV	WILLIE D WEEKS	CAROLYN WEEKS	Local Commercial	$1,149.72
350089 0100	2111-2117 W NORTH AV	ADEL INVESTMENT GROUP LLC		Local Commercial	$1,182.72
324155 5100	1810 W NORTH AV	SD PROPERTIES INC		Local Commercial	$1,217.04
324152 3100	1900-1926 W NORTH AV	HAMIDA MOTLANI		Local Commercial	$1,235.52
325160 1000	2635 W FOND DU LAC AV	FRYERZ LLC INC	BASSAM AL-RAMAHI	Local Commercial	$1,279.08
325000 5111	2100 W NORTH AV	HG SEARS LLC		Special Mercantile	$1,330.56
350089 1000	2101-2107 W NORTH AV	ADEL INVESTMENT GROUP LLC		Local Commercial	$1,347.72
351264 2110	1829 W NORTH AV	AHN TIME TOWING LLC		Local Commercial	$1,379.40
351268 8100	1862 W FOND DU LAC AV	JOHNSON PARK LOFTS LLC		Mercantile Apartments	$1,500.00
351268 9000	1848-1850 W FOND DU LAC AV	EYE NTOBOASE LLC		Local Commercial	$1,500.00
351507 1000	1836 W FOND DU LAC AV	ADAMS GARDEN PARK LLC		Local Commercial	$1,500.00
352204 2110	1351 W NORTH AV	B6D6 LLC		Special Mercantile	$1,500.00
352194 8100	1515 W NORTH AV	BACHAN SINGH		Local Commercial	$1,500.00

3240156100	1400 W NORTH AV	AMOS REALTY LLC		Local Commercial	$1,500.00
3522065100	1205 W NORTH AV	RILEY FAMILY REVOCABLE LIVING TRUST		Special Mercantile	$1,500.00
3500917110	2213 W NORTH AV	3501 MILWAUKEE LLC		Local Commercial	$1,500.00
3502051100	2475 W NORTH AV	AUTOZONE INC	DEPT 8088	Local Commercial	$1,500.00
3240667100	1622 W NORTH AV	NORTH AVENUE GALST LLC		Special Mercantile	$1,500.00
3522089112	1003 W NORTH AV	ZAILOTI II LLC		Special Mercantile	$1,500.00
3251227000	2126-2130 W FOND DU LAC AV	ZDH HOLDINGS LLC		Local Commercial	$1,500.00
3250408100	2312 W FOND DU LAC AV	IQRA ENTERPRISES LLC		Special Mercantile	$1,500.00
3522011110	1319 W NORTH AV	BACHAN & PATRICIA SINGH		Special Mercantile	$1,500.00
3240628110	1730 W NORTH AV	SD PROPERTIES INC		Local Commercial	$1,500.00
3232041000	2300-2304 N 12TH ST	GRANT-ACQUAH REALTY LLC		Local Commercial	$1,500.00
3231276111	2320 N 11TH ST	VWSS LLOYD LLC		Special Mercantile	$1,500.00
3251383110	2636-2654 W FOND DU LAC AV	CFSC PROPERTIES LLC	ATTN BOB WELLENSTEIN	Local Commercial	$1,500.00
3522087111	2242 N 12TH ST	MSA 1 REAL ESTATE LLC		Special Mercantile	$1,500.00

3251229100	2102 W FOND DU LAC AV	SELF-HELP FEDERAL CREDIT	UNION	Special Mercantile	$1,500.00
3501506100	2000-2040 W FOND DU LAC AV	COLUMBIA SAV & LOAN ASSN		Special Mercantile	$1,500.00
3250012110	2322 W OAK ST	2322 MILWAUKEE WI LLC		Special Mercantile	$1,500.00
3504051000	2399 W NORTH AV	ZUBHA PROPS RE LP		Special Mercantile	$1,500.00
3504052000	2329 W NORTH AV	AGREE STORES LLC		Local Commercial	$1,500.00
3230909111	920 W NORTH AV	NEVADA CORP DBA	MCDONALDS CORP	Special Mercantile	$1,500.00
					$87,249.89

Appendix F – Amortization Schedule for Sav A Lot Loan

Amortization schedule - Customer					Updated 10/23/18	
Note: This amortization schedule is based on payment due date.						
Actual amounts may vary based on actual payment dates.						
Principal		**$100,000.00**			**BID-32 (Save a lot)**	
Interest Rate		3.750%			Pymt.amt.per Comp. schedule	
Amortization		**20**			Imputed interest rate	
Calculated Pmt.		$7,196.21				
Actual Pmt.		$7,200.00				

#	Date		Beg. Balance	Payment	Interest	Principal	Ending Balance
1	2019		$100,000.00	$7,200.00	$1,325.34	$5,874.66	$94,125.34
2	2020		$94,125.34	$7,200.00	$3,529.70	$3,670.30	$90,455.04
3	2021		$90,455.04	$7,200.00	$3,392.06	$3,807.94	$86,647.11
4	2022		$86,647.11	$7,200.00	$3,249.27	$3,950.73	$82,696.37
5	2023		$82,696.37	$7,200.00	$3,101.11	$4,098.89	$78,597.49
6	2024		$78,597.49	$7,200.00	$2,947.41	$4,252.59	$74,344.89
7	2025		$74,344.89	$7,200.00	$2,787.93	$4,412.07	$69,932.83
8	2026		$69,932.83	$7,200.00	$2,622.48	$4,577.52	$65,355.31
9	2027		$65,355.31	$7,200.00	$2,450.82	$4,749.18	$60,606.13
10	2028		$60,606.13	$7,200.00	$2,272.73	$4,927.27	$55,678.86
11	2029		$55,678.86	$7,200.00	$2,087.96	$5,112.04	$50,566.82
12	2030		$50,566.82	$7,200.00	$1,896.26	$5,303.74	$45,263.07
13	2031		$45,263.07	$7,200.00	$1,697.37	$5,502.63	$39,760.44
14	2032		$39,760.44	$7,200.00	$1,491.02	$5,708.98	$34,051.46
15	2033		$34,051.46	$7,200.00	$1,276.93	$5,923.07	$28,128.39
16	2034		$28,128.39	$7,200.00	$1,054.81	$6,145.19	$21,983.20
17	2035		$21,983.20	$7,200.00	$824.37	$6,375.63	$15,607.57
18	2036		$15,607.57	$7,200.00	$585.28	$6,614.72	$8,992.85
19	2037		$8,992.85	$7,200.00	$337.23	$6,862.77	$2,130.09
20	2038		$2,130.09	$2,209.96	$79.88	$2,130.09	$0.00
				$139,009.96			

Appendix G

Marketplace Business Improvement District 32
2025 Board of Directors

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