

File No. 211511

This file is in regards to the creation of a NID in the Lindsay Heights neighborhood.

BID NID Differences- NIDs can assess any table properties while BIDs can only assess commercial properties or commercial portions of mixed use. All NID board members must own or occupy property in the district

1. Create NID formation infrastructure

- Establish property owner support committee
- Contact the City's Commercial Corridor Manager
- Define district boundaries
- Obtain database for property in proposed boundary with assistance from the Commercial Corridor Team and Planning staff

2. Consensus Building/Education

- Conduct property and Neighborhood owner focus groups
- Convene informational meetings
- Emphasize communications and outreach
- Inform local Alderperson of potential NID creation/expansion

3. Develop Operating

- Identify concerns to be addressed and projects to be initiated
- Develop a budget for NID operations
- Develop an assessment methodology (cost to individual property owners)
- Review the assessment method and calculate resulting budget scenarios
- Establish a governance (NID board composition)

4. Final Plan Review

- Meet with property owners/stakeholders to review Operating Plan
- Meet with City Commercial Corridor Manager to review Operating Plan
- Submit Final Plan for a Legal Review – In compliance with City and State Law
- Finalize Operating Plan and Assessment methodology
- Brief local Alderperson on progress of NID

Petition campaign

- Develop communication and marketing materials
- Prepare petition and distribute Operating Plan
- Collect signed petitions

6. Submission of Final Operating Plan and Petitions

- Submit petitions and proposed NID operating plan to the City Attorney for opinion letter
- Publish Class 2 notice per state statute requirements
- Mail hearing notice and Operating Plan by certified mail to property owners within the proposed district

7. Public Hearings

- City Plan Commission public hearing and approval - Unanimously approved with no opposing comments at CPC
- Common Council's Community and Economic Development hearing and approval
- Common Council approval
- Mayoral approval (no meeting required)

8. NID Board Members

- NID Board must consist of at least five members.
- All NID Board members must own or occupy real property within the NID
- The Board is divided among commercial and residential property owners and occupants in proportion to the valuation of commercial and residential property in the district.
- Commercial Corridor Team will vet all potential members for delinquent taxes or open building code violations on any property owned in Milwaukee
- Before the first scheduled NID Board meeting, the Office of City Clerk must administer an Oath of Office to board members.