

BUSINESS IMPROVEMENT DISTRICT NO. 43

**South 27<sup>th</sup> Street  
Business Improvement District**

2016 PROPOSED OPERATING PLAN

September 12, 2015



## I. INTRODUCTION

### A. Background

In 1984, the Wisconsin legislature created S. 66.1109 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 has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the South 27<sup>th</sup> Street corridor on Milwaukee's south side (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed South 27<sup>th</sup> Street Business Improvement District. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

### B. Physical Setting

The area is roughly bounded by:

The properties at S. 27<sup>th</sup> Street and Oklahoma intersection on the north and extends south to the Milwaukee/Greenfield border. The district also encompasses properties on Kinnickinnic River Parkway.

## II. DISTRICT BOUNDARIES

Boundaries of the proposed 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 D.

## III. PROPOSED OPERATING PLAN

### A. Plan Objectives

The objective of the South 27<sup>th</sup> Street Business Improvement District is to: enhance the economic viability of local businesses, enhance property values, maximize business facilities (conventions, dining, and entertainment), promote the friendliness and quality of services, enhance the community image through safety and beautification and overall develop area growth.

### B. Proposed Activities - Year Six



Principle activities to be engaged in by the district during its 6th year of operation will include:

- a. Enhance the area's image through beautification - maintenance and related activities
- b. Establish safety and security programs through contracted security services
- c. Market the district through various campaigns
- d. Develop marketing and promotional programs to promote the dining, entertainment, shopping, healthcare and hospitality opportunities in the district via independent and cooperative programming with VISIT Milwaukee, our partner agency and other entities.

A unique feature is that Greenfield is also in its 6<sup>th</sup> year since the formation of two business improvement districts. The two BIDs (Greenfield BID #1 & Greenfield BID #2) fall under one umbrella and share the same common goals and initiatives. Further, it is fact that the three-business improvement districts (Milwaukee 43, Greenfield 1 & 2 jointly contract with a 501-c-3 entity (aka South 27<sup>th</sup> Street Business Association) to manage both districts as one. The organization continues to run under one umbrella, one board and one set of bylaws.

C. Proposed Expenditures - Approximately \$108,317 in 2016, this is Milwaukee's portion of the joint budget.

**Proposed Budget**

Category/Item	Milwaukee
<b>Design and Maintenance</b>	
Management, maintenance and extensive boulevard enhancement (i.e. trees, perennials, etc.) Maintenance equipment, initial start up supplies	\$ 30,329
<b>Marketing and Promotion</b>	
General development and implementation of a brand and marketing activities for the district. Web site development & hosting. Business development/retail retention.	30,329
<b>Administration/management</b>	
Part-time Management: Business Recruitment/retention, oversight, member communication, administrative support, etc., office, annual audit, office space/rental, web site, insurance, memberships, office supplies, grant program, misc. etc.	47,659
<b>Total</b>	<b>\$ 108,317</b>
<b>Reserve</b>	\$ 60,720
Assessments	\$ 108,317
Interest/Dividends (5% interest/variable)	



#### D. Financing Method

It is proposed to raise \$108,317 through BID assessments in Milwaukee (see Appendix D). Other miscellaneous income will be from interest and dividends. Sponsorships revenue may be anticipated for special programs and marketing efforts. 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.

#### E. Organization of BID Board

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

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is fact that the two communities will provide board members in relative proportion to the "association" that will be created and contracted with to run the two business improvement districts.

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

1. Board Size from Milwaukee - Minimum of Five
2. Composition - At least 60% shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation - None



5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law and held periodically.

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.

#### F. Relationship to the 27<sup>th</sup> Street Business Association

The BID shall be a separate entity from the any association or organization, notwithstanding the fact that members, officers and directors of each may be shared. The association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The association has contracted with the BID to provide services to the BID, in accordance with this Plan.

### IV. METHOD OF ASSESMENT

#### A. Assessment Rate and Method

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

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 per \$1000 of assessed value. \$500 minimum with a maximum of \$1,500 per property.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$1,500 per parcel will be applied.



As of January 1, 2015, the property in the proposed district had a total assessed value of over \$179,639,100. This plan proposed to assess the property in the district at a rate of \$1 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID.

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

#### B. Excluded and Exempt Property

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

1. State Statute 66.1109(1)(f)1m: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix 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. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

##### A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.



The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the 27<sup>th</sup> Street Business Improvement District business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

#### B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district on a timely basis.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30<sup>th</sup> of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1<sup>st</sup> of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

#### VI. PLAN APPROVAL PROCESS



#### A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

#### B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

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

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 Operating Plan.

#### VII. FUTURE YEAR OPERATING PLANS



#### A. Phased Development

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

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

#### B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3) (b).



APPENDICES

- A. STATUTE
- B. PETITION
- C. PROPOSED DISTRICT BOUNDARIES
- D. 2016 PROJECTED ASSESSMENTS
- E. CITY ATTORNEY'S OPINION



## **Exhibit A**

### **WEST'S WISCONSIN STATUTES ANNOTATED** **MUNICIPALITIES** **SUBCHAPTER XI. DEVELOPMENT**

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Current through 2003 Act 28, published 6/2/03

#### **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% 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 to implement the operating plan expires.

(5)(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70. 11 may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

#### HISTORICAL AND STATUTORY NOTES

2003 Main Volume

Source:

2001 Act 85, § 1, 2, eff. May 3, 2002.

2001 Act 85 amended subs. (1)(b) and (5)(a).

1999 Act 150 renumbered § 66.608 as this section, and as renumbered, amended subsec.(3)(d).

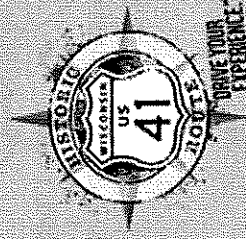






# HISTORIC HIGHWAY 41 SOUTH 27<sup>TH</sup> STREET BUSINESS ASSOCIATION

## 2015 Annual Meeting

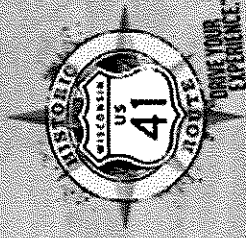


2015 ANNUAL  
MEETING



# AGENDA

- Introduction
- Grant Recipients
- Open for Business
- Renovations & Expansions
- Partnerships
- Finance
- Year in Review
- Sneak peak
- Recognition
- Guest Speakers
- Closing
- Networking

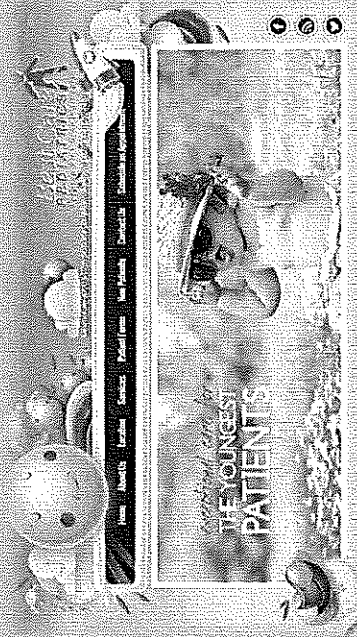


20<sup>th</sup> ANNUAL  
15<sup>th</sup> MEETING



# GRANT RECIPIENTS

Awarded a total of \$5,500

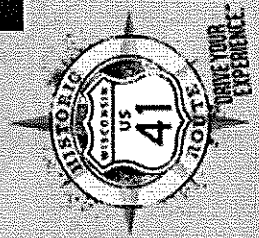
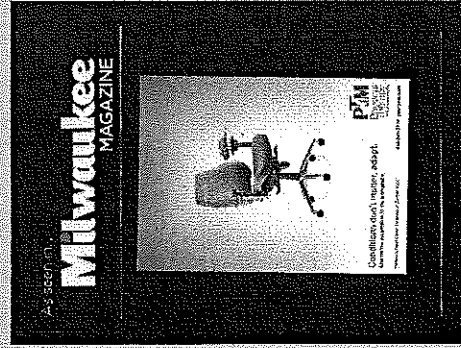


## Best Care Pediatrics

- \$1000 marketing grant for design & development of their company site, its also bilingual in Spanish.
- [www. Bestcarepedis.com](http://www.Bestcarepedis.com)

## Physical Therapy of Milwaukee

- \$1000 marketing grant for ad placement into Milwaukee Magazine



20th ANNUAL  
15th MEETING

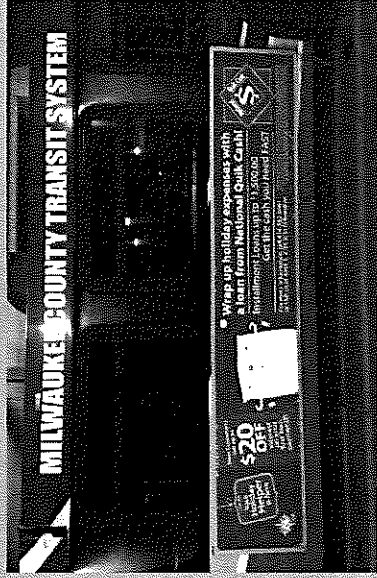


# GRANT RECIPIENTS



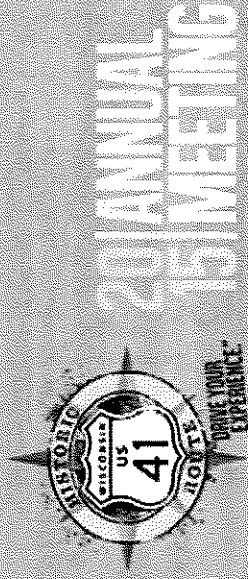
## Smokie's Electronic Cigarette and Tobacco Depot

- \$2500 Signage Grant, new sign was replaced



## National Quik Cash

- \$1000 marketing grant for Bus Transit Wraps for their New Customer Outreach campaign

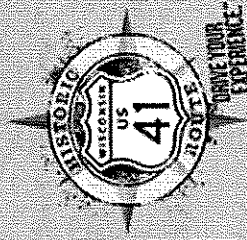




# OPEN FOR BUSINESS IN 2014

**The South 27th Street Business Association wishes to extend a warm welcome to the following new businesses in 2014:**

- Ashley Furniture
- Pediatric Associates
- Elsa's Taylor & Clothing
- Halloween Express
- JS Auto
- Rainbow
- Smokie's Electronic Cigarette and Tobacco Depot

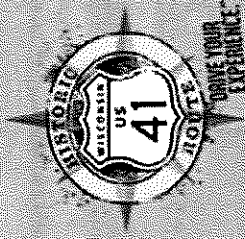


**2014 ANNUAL  
BUSINESS MEETING**



# RENOVATIONS & EXPANSIONS

- Dr. Darwin Eye Care
- Braeger Chevrolet
- Braeger Ford
- Salvation Army expansion



20 | ANNUAL  
15 | MEETING



# PARTNERSHIPS

## City & State

City of Milwaukee

**Milwaukee Police  
Department**

City of Greenfield

WisDOT

**DPW**

## Educational

MATC

UW-Milwaukee SBDC

Pulaski High

School of Business

## Media

Business Journal

El Conquistador

Spanish Journal

Bargain Hunter

The NOW

DirectMediaUSA

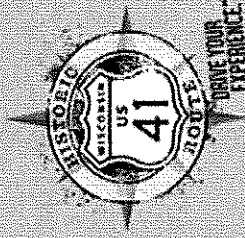
Clear Channel

OOS Digital

Newaukee

**Visit Milwaukee**

The HOG/Energy 106



20th ANNUAL  
15th MEETING



# PARTNERSHIPS

## Small Business

The Neal Group

Free Style Graphics

ThinkFast

Newd Clothing

Dr. Darwin Eye Care

Innovative Dynamics

Epic Color

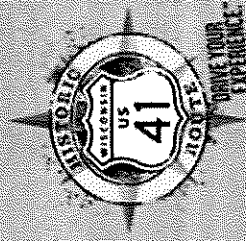
Platinum Teriors

## Marketing

Maldonado & Morgan

## Beautification

KEI



20<sup>th</sup> ANNUAL  
15<sup>th</sup> MEETING



# FINANCE AT A GLANCE

Administrative - \$56,208

Facilities - \$17,938

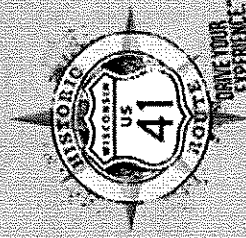
Marketing/Branding - \$55,866

Communications - \$9,278

Beautification - \$23,314

Grants - \$5,500

**Total \$168,104**



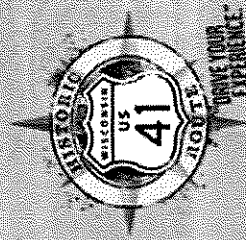
20 ANNUAL  
15 MEETING



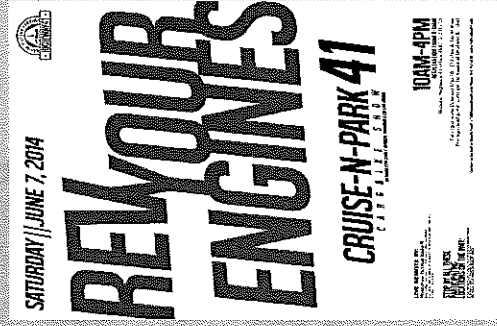
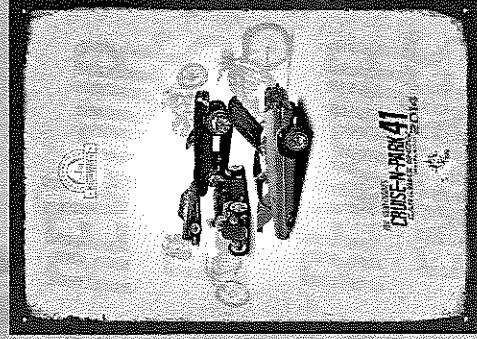
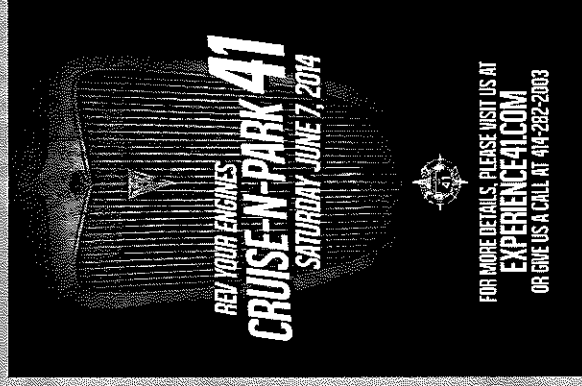
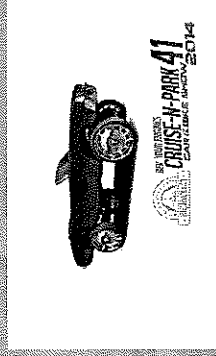
# YEAR IN REVIEW

## 4<sup>th</sup> Annual Cruise-N-Park

- 125+ Car Participation
- Live music and live remote from Hot Rod Radio
- 3 vendors participated: Hot Rod Radio, Classic Pictures, and Franks Dogs
- Successful Apple product drawings
- 2000+ Consumer Draw
- Increased Revenues Within The District
- 150 Goodie Bags
  - Multiple Marketing Pieces
  - Coupons
  - Branding Merchandise



20<sup>th</sup> ANNUAL  
15<sup>th</sup> MEETING





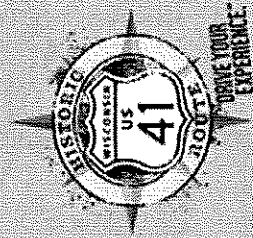
# GET PATCHED - HD 111TH

August 28 – September 1st 2014

Printed out 200 HH41 patches

Ran a print/social media campaign to market the corridor via photo shoot at HH41 offices, in the Bargain Hunter and Visit Milwaukee Special HD guide

Successful photos of 130+ riders from all over the US on HH41's social media FB page



2014 ANNUAL  
15th MEETING



AUG. 28<sup>TH</sup> THRU SEPT. 1<sup>ST</sup> 2014

# GET PATCHED

CELEBRATING  
111 YEARS  
OF MOTORCYCLING TRADITION

WHILE SUPPLIES LAST  
COME GET YOUR  
FREE HH41 PATCH

at the Historic Highway 41 office  
Noon-4pm, @ 4647 South 27th Street  
Historic Highway 41

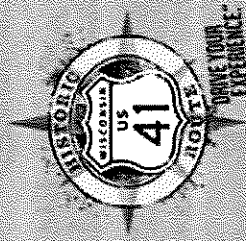
For more info, visit us at [www.experience41.com](http://www.experience41.com)  
or give us a call at 414-282-5003





# CORKS AND CANVAS

Supported and hosted a fundraiser for the Leukemia & Lymphoma Society Man & Woman of the Year. We provided a platform for small businesses to network and connect. We raised about \$1500 on less than 3 hours.



2015 ANNUAL  
MEETING

LEUKEMIA & LYMPHOMA SOCIETY | MAN & WOMAN OF THE YEAR

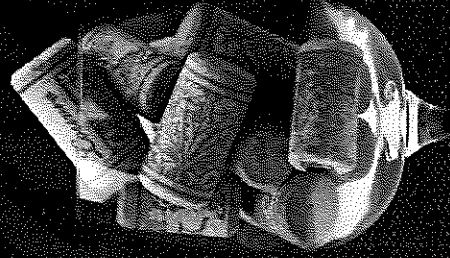
Great Food. Fine Wine. Inspired Art.  
**CORKS AND CANVAS**  
Art Auction

Fundraiser event for *Leukemia and Lymphoma Society.*  
**THURSDAY 4.24.2014 6-9PM**  
Join us today, not tomorrow. Be the solution for tomorrow, today!

Join Us @

**US**

4333 S. 27<sup>TH</sup> ST  
GREENFIELD, WI

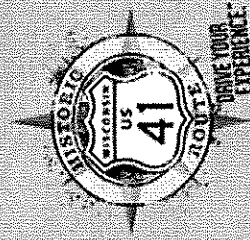




# BUSINESS 101 SEMINAR

Hosted a Business 101 seminar which attracted about 8 businesses and 12 employees.

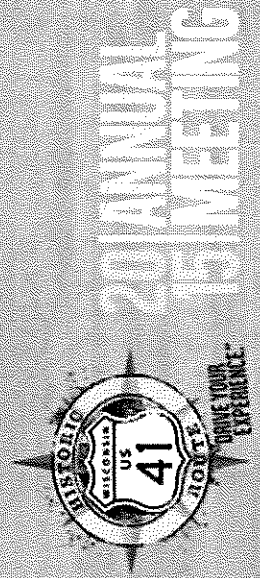
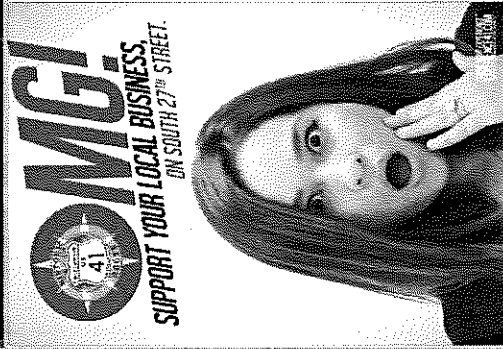
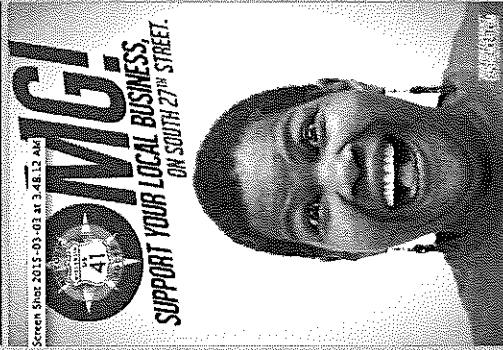
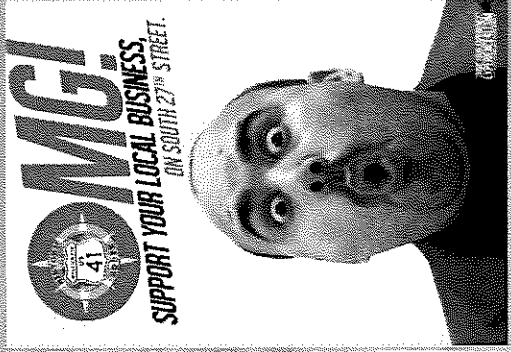
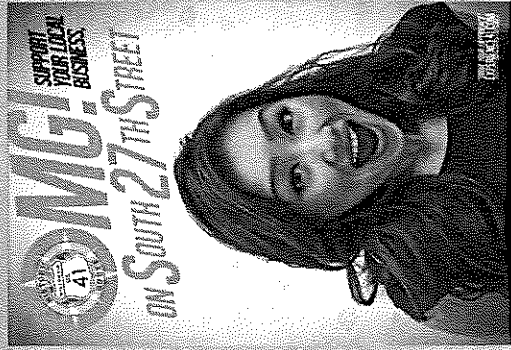
We partnered up with The Neal Group and the Small Business Development Center at UW-Milwaukee.



20th ANNUAL  
15th MEETING

The flyer features a circular design with a compass rose at the top. Inside the circle, the text reads: "SOUTH 27TH STREET BUSINESS ASSOCIATION (AKA HISTORIC HIGHWAY 41) INVITES YOU TO BUSINESS 101 NETWORK | LEARN | CONNECT THURSDAY, MARCH 27, 2014 5:30-7:30PM". Below this, a dark circle contains the text: "HISTORIC HIGHWAY 41 OFFICE 4647 S. 27TH STREET MILWAUKEE, WI". To the right of the circle, the text reads: "BUSINESS 101 -JON NEAL FROM THE NEAL GROUP WILL DISCUSS NEW TAX LAWS -JASON MUELLER FROM THE UW-MILWAUKEE SMALL BUSINESS DEVELOPMENT CENTER WILL DISCUSS THE IMPORTANCE OF SOCIAL MEDIA AND ONLINE PAYMENTS PLEASE RSVP BEFORE MARCH 20, 2014 AT 414-202-5000 OR INFO@EXPERIENCE41.COM 'DRIVE YOUR EXPERIENCE'". At the bottom right, there are logos for "SBDC" and "THE NEAL GROUP".



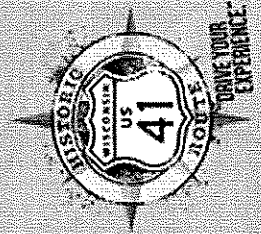


In early September, The South 27th Street Business District Association, in an effort to bring customers to South 27th Street, launched a transit shelter and billboard campaign entitled "OMG Support Your Local Business on South 27th Street."



# SNEAK PEAK

- Share your experience #2741experiences Instagram marketing campaign
- 5th Annual "Cruise-n-Park" show, set for Saturday, June 6 2015
- Happy Roads marketing campaign
- Seminar on "What can the BID do for you" – Date to be announced



#2741EXPERIENCES  
instagram  
WIN IN PRIZES  
\$2,741.00

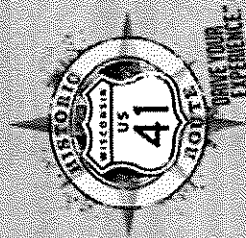
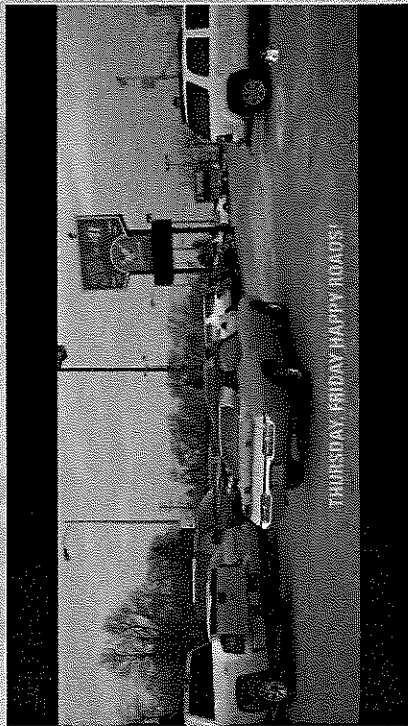
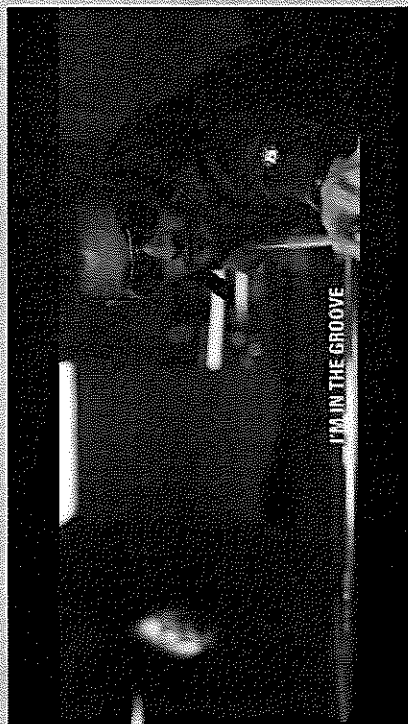
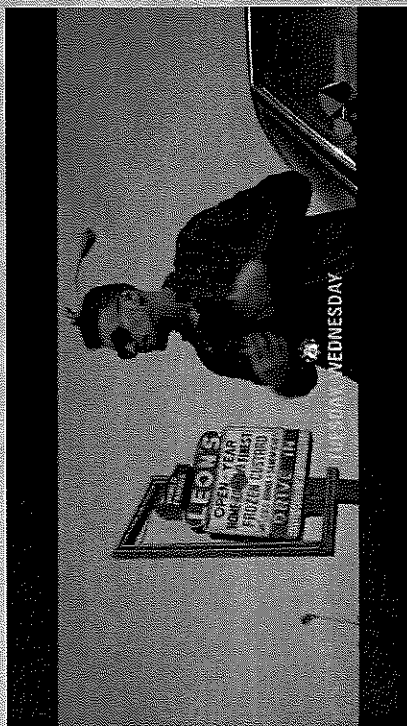
INSTAGRAM CONTEST RULES  
1. LIKE & FOLLOW US ON INSTAGRAM @2741EXPERIENCES  
2. ENTER THE CONTEST BY POSTING A PHOTO OF YOURSELF OR YOUR BUSINESS WITH THE HASHTAG #2741EXPERIENCES  
3. CONTEST ENDS ON JUNE 1, 2015  
4. PRIZES WILL BE AWARDED TO THE WINNER OF THE CONTEST  
5. FOLLOW @2741EXPERIENCES FOR MORE DETAILS

5TH ANNUAL SAVE THE DATE  
CRUISE-N-PARK 41  
SOUTH 27TH STREET  
SATURDAY JUNE 6 2015  
HOSTED BY HOT ROD RADIO  
START TRYING YOUR HANDS FOR THE WINNER'S HOTTEST 41 & BIKES SHOW

Happy Roads




# SNEAK PEAK



20 | ANNUAL  
15 | MEETING



# SNEAK PEAK



**WIN \$2,741.00**  
**IN FUN & PRIZES ON SOUTH 27<sup>TH</sup> STREET!!!**  
**LOG ONTO EXPERIENCE41.COM FOR CONTEST DETAILS**  
**TAG US: #2741EXPERIENCES**

**#2741EXPERIENCES**

**Instagram CONTEST**

**WIN \$2,741.00 IN PRIZES**

**INSTAGRAM CONTEST RULES:**

1. SNAP A PIC OF YOURSELF AT THE CONTEST LOCATIONS ON SOUTH 27<sup>TH</sup> STREET BETWEEN DELAWARE AND LUTHER BOULEVARD
2. POSTING: #2741EXPERIENCES
3. SHARE WITH YOUR FRIENDS ACROSS INSTAGRAM, FACEBOOK AND TWITTER
4. ACCUMULATE THE MOST LIKES
5. FOLLOW @INST41CONTEST

Be sure to be there by 11:00am. "Share Your Experience" Share a picture of yourself or with your friends at your favorite location on South 27<sup>th</sup> Street between Delaware and Luther Avenue. By tagging, liking and reposting the photos of those who are the most liked on Instagram, Facebook, Twitter and Foursquare, you will win the grand prize of \$2,741.00 worth of personal luxury goods on South 27<sup>th</sup> Street. This is a limited time offer. Expires 11:00am, August 11, 2012.

**VISIT EXPERIENCE41.COM FOR MORE DETAILS**



**WIN \$2,741.00**  
**IN FUN & PRIZES ON SOUTH 27<sup>TH</sup> STREET!!!**  
**LOG ONTO EXPERIENCE41.COM FOR CONTEST DETAILS**  
**TAG US: #2741EXPERIENCES**



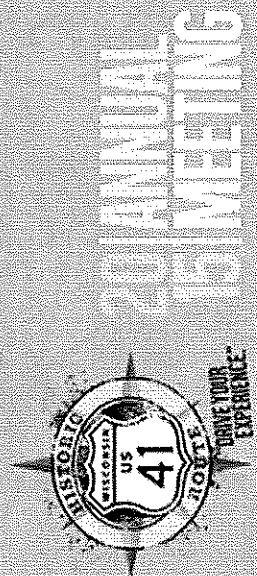
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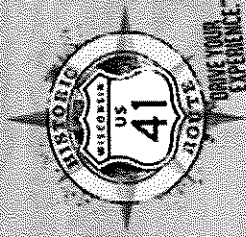


**WIN \$2,741.00**  
**IN FUN & PRIZES ON SOUTH 27<sup>TH</sup> STREET!!!**  
**LOG ONTO EXPERIENCE41.COM FOR CONTEST DETAILS**  
**TAG US: #2741EXPERIENCES**





We would Like to thank all of our  
supporters. We appreciate your  
dedication and added value into  
the largest business corridor  
in the State of Wisconsin!



2015 ANNUAL  
MEETING



# GUEST SPEAKERS

## **City of Milwaukee**

Mayor Tom Barrett

## **Department of Public Works**

Commissioner Ghassan Korban

## **Milwaukee Police Department**

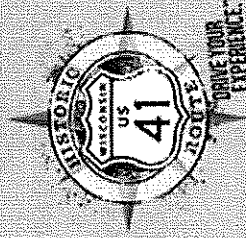
Officer Felix

## **Molina Healthcare**

Jesus Hernandez Jr.

## **Visit Milwaukee**

Meg McKenna



20<sup>th</sup> ANNUAL  
15<sup>th</sup> MEETING

DRIVE YOUR  
EXPERIENCE







BID #43 (South 27<sup>th</sup> Street) Board Member Sheet

**Board Organization:** minimum of 5 members from Milwaukee; @ least 60% of members shall be owners/occupants within the BID district; Term= 3 years.

<u>Board Member</u>	<u>Title</u>	<u>Start Date</u>	<u>End Date</u>
Brian Bellin	Member	3/28/2013	3/28/2016
David Bardon	Member	6/20/2012	6/20/2015
Frank Giuffre	Member	6/8/2010	6/8/2012
Jeffrey Steren	Member	4/18/2012	4/18/2015
Nicole Zielski	Member	2/8/2013	2/8/2016
Sylvestra Ramirez	Member	10/18/2013	10/18/2016



