



**MENOMONEE RIVER  
VALLEY**  
BUSINESS IMPROVEMENT DISTRICT #26

**THE MENOMONEE VALLEY  
BUSINESS IMPROVEMENT DISTRICT NO. 26  
2019-20 Operating Plan  
2018-19 Annual Report  
- September 5, 2019**

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## INTRODUCTION

### 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.)

In 1998, The City of Milwaukee developed a Master Plan for the Valley, with the support of the Menomonee Valley Business Association. The City of Milwaukee received a petition from property owners that requested the creation of a Business Improvement District for the purpose of revitalizing and improving the Menomonee Valley business area, which is located in the heart of Milwaukee (see Appendix A). The Menomonee Valley Business Improvement District (BID #26) was formed (Resolution #990931) in 1999.

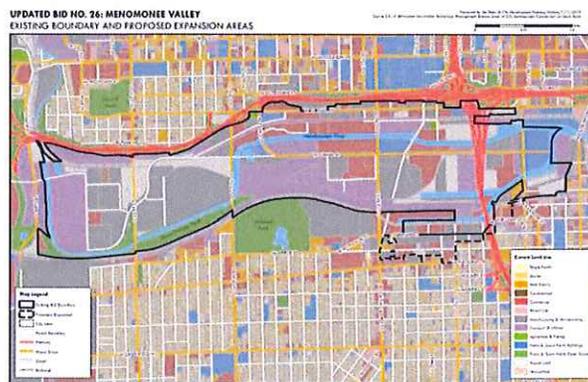
The BID law requires that every district have an annual Operating Plan. This document serves as the Operating Plan for the proposed Menomonee Valley district. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

### PHYSICAL SETTING

The Menomonee Valley is comprised of approximately 1,200 acres in the heart of Milwaukee, along the lower three miles of the Menomonee River. Historically a wild rice marsh, then the industrial core of the city, the Valley today is a unique mix of manufacturing businesses, parks and trails, and some of the largest entertainment destinations in Wisconsin.

### DISTRICT BOUNDARIES

When created in 1999 the Menomonee Valley’s original district boundaries were I-94 on the north, the confluence of the Menomonee and Milwaukee Rivers on the East, Bruce Street and the Soo Line railroad tracks on the south, and WI-175 on the west. In 2018 the passage of state legislation made it possible for the Business Improvement District to annex property that is contiguous to the current southern boundary. As a result of the ongoing expansion efforts in 2019, the boundary will extend on the south to include Virginia, Bruce and Pierce Streets respectively.



Boundaries of the Menomonee Valley Business Improvement District (“district”) are shown on the map in Appendix A of this plan. A listing of the properties included in the district is provided in Appendix B.

## ***OPERATING PLAN OBJECTIVES***

### **2019-20 PLAN OBJECTIVES**

The objective of the BID is to contribute to the redevelopment of the Menomonee Valley and provide important business services to the businesses within the district.

Large-scale activities to be engaged in by the district during its 2019-20 fiscal year of operation will include:

- With the expansion of Business Improvement District #26 to include interested properties along Virginia, Bruce, and Pierce Street, convene ongoing planning meetings to focus on meeting the specific needs of properties in this new section of the District.
- Support the 100+ employers of the Menomonee Valley by developing workforce strategies to help employers build a pipeline to new workers, retain current workers, and gain better connections to the local workforce surrounding the Menomonee Valley.
- Manage the Menomonee Valley Career Days Programs, and expand it to new industries within the Valley, in order to encourage youth interest in high-demand careers that can be found within the District.
- Implement the BID's business service programs, which include facade improvements, graffiti removal, public space maintenance, public safety and overall marketing of the district.
- Implement a video camera safety initiative in cooperation with MPD to ensure all public and private spaces are under surveillance at all times creating a safer Menomonee River Valley
- Coordinate and collaborate with partner organizations to address homelessness, aggressive panhandling, and public safety issues. The BID will educate businesses on solutions to help address homelessness and contribute funds towards the area-specific Housing First outreach worker to ensure that proper resources are available to those living on the streets in and near the Valley.
- Coordinate with Valley businesses and partner organizations to address workforce transportation and last mile transit issues as it pertains to workforce issues for Valley employers.
- Coordinate on behalf of property owners with public entities on a range of waterfront issues, including floodplain mitigation, dockwall issues, and developing an addendum to the Menomonee Riverwalk Design Standards related to WDNR and City regulatory guidance.
- Promote the Menomonee Valley by hosting special events year-round, such as Valley Week, Food Truck Wednesdays, kayak and bike tours, Walk with the Mayor, and additional programming to engage Valley employees, area residents and visitors to discover and explore the opportunities and amenities in the Valley.
- Coordinate the design and placement of additional signage to brand the Menomonee River Valley district.

**PROPOSED DISTRICT BUDGET**

**INCOME AND EXPENSES**

<b>INCOME</b>	<b>AMOUNT</b>
2019 Special Assessments	205,913.20
Menomonee Valley Business Association Dues	500.00
<b>Total Income</b>	<b>\$206,413.20</b>
<b>EXPENSES</b>	
Menomonee Valley Partners to Staff Plan	125,000
Planning activities for the expansion area	5,000
Exterior Enhancements Grant Program	25,000
Workforce Development Programming	4,000
Marketing & Signage	20,000
Housing First (2nd year of 3-year commitment)	5,000
Safety & Security	10,000
Friends of the Hank Aaron State Trail 5k	2,500
Valley Week	2,500
Graffiti Removal	2,000
Valley Circles	1,500
Maintenance	2,500
Signage annual permitting fees	1,000
Insurance	1,450
Audit	1,250
<b>Total Expenses</b>	<b>\$208,700</b>
<b>Net Assets as of June 30, 2019</b>	<b>\$170,021.83</b>

It is proposed to raise \$ \$203,876.36 through BID assessments and fees collected (see Appendix B); expenses are projected to be \$208,700, drawing from the BID’s reserves for special projects this year. 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.

## **ORGANIZATION OF DISTRICT BOARD**

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 – Nine
2. Composition – The majority of members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years.
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 will contract with Menomonee Valley Partners to staff implementation of the Operating Plan.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall follow rules of order (“by laws”) to govern the conduct of its meetings.

The board's primary responsibility will be oversight of the 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; and to ensure district compliance with the provisions of applicable statutes and regulations.

The 2019-2020 BID Board is comprised of the following members:

**Chairman:**

**Art Downey**  
Taylor Dynamometer  
[artd@taylordyno.com](mailto:artd@taylordyno.com)

**Vice-Chair:**

**Joyce Koker**  
Harley-Davidson Museum  
[Joyce.Koker@harley-davidson.com](mailto:Joyce.Koker@harley-davidson.com)

**Treasurer:**

**Jeff Morgan**  
[Allied Insulation Supply Co.](http://AlliedInsulationSupplyCo.com)  
[jmorgan@alliedinsulation.com](mailto:jmorgan@alliedinsulation.com)

**Secretary:**

**Dan Sterk**  
Rexnord Industries, LLC  
[Dan.Sterk@rexnord.com](mailto:Dan.Sterk@rexnord.com)

**Members:**

**David Brien**  
Potawatomi Hotel & Casino  
[dbrien@paysbig.com](mailto:dbrien@paysbig.com)

**John Brennan**  
J.M. Brennan, Inc.  
[johnb@jmbrennan.com](mailto:johnb@jmbrennan.com)

**David DeJesus**  
Vulcan Global Enterprises  
[DDejesus@VulcanGMS.com](mailto:DDejesus@VulcanGMS.com)

**Tracey Heber**  
Stamm Technologies  
[theber@stammtech.com](mailto:theber@stammtech.com)

**Larry Stern**  
Standard Electric Supply Company  
[lstern@sescowi.com](mailto:lstern@sescowi.com)

## **METHOD OF ASSESMENT**

### **ASSESSMENT RATE AND METHOD**

To support the District Board's budget for calendar year 2019, the City of Milwaukee shall levy in 2019 and carry into the tax rolls for inclusion in tax bills to be sent out in December 2019 special assessments on all properties in the District subject to special assessment. Property that is not tax-exempt shall be included in the property subject to special assessment. The District Board uses a special assessment formula, whereby each tax key number parcel is assessed the rate of \$1.65 per \$1,000 in assessed property value, subject to a minimum assessment per tax key number parcel of \$400 and a maximum assessment per tax key number parcel of \$4,000.

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 various assessment methods, the BID Board 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 rate based on the assessed value of the property was selected as the basic assessment methodology for this BID.

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 \$4,000 per parcel will be applied, and a minimum assessment of \$400 per parcel will be applied.

As of January 1, 2019, the property in the proposed district had a total assessed value of more than \$309 million. This plan proposed to assess the property in the district at a rate of \$1.65 per \$1,000.00 of assessed value, subject to the maximum and minimum assessments, for the purposes of the BID.

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

### **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(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 B, as revised each year.
2. 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.

## APPENDICES

- A. DISTRICT BOUNDARIES & EXPANSION BOUNDARIES
- B. 2019 PROJECTED ASSESSMENTS
- C. 2018-19 ANNUAL REPORT
- D. 2018 AUDIT



APPENDIX B: 2018 PROJECTED ASSESSMENTS, SORTED BY TAX KEY

Taxkey	Property Class	Owner 1	Total ASMT	BID ASMT
3611587116	Exempt	STATE OF WISCONSIN	0	0
3611611110	Exempt	MILWAUKEE COUNTY	0	0
3611617200	Exempt	CITY OF MILWAUKEE	0	0
3612142000	Exempt	STATE OF WISCONSIN	0	0
3612143000	Exempt	CITY OF MILW REDEV AUTH	0	0
3970001113	Local Commercial	HD MILW LLC	12023700	4000
3978006000	Exempt	CITY OF MILWAUKEE	0	0
3980181100	Manufacturing	JRB VIII LLC	73000	400
3980184100	Exempt	STATE OF WISCONSIN DEPT OF	0	0
3980303110	Special Mercantile	ST MARY'S CEMENT INC	1632000	2692.8
3980305112	Local Commercial	ST MARY'S CEMENT	117000	400
3980403100	Manufacturing	JRB VIII LLC	1788900	2951.69
3980405112	Exempt	STATE OF WISCONSIN DEPARTMEN	0	0
3980406200	Exempt	MILWAUKEE COUNTY	0	0
3980410100	Exempt	SOO LINE RAILROAD COMPANY	0	0
3980411111	Exempt	WISCONSIN ELECTRIC POWER CO	0	0
3980698100	Local Commercial	CREAM CITY YARDS LLC	640300	1056.5
3980700100	Local Commercial	CREAM CITY YARDS LLC	188000	400
3980702000	Local Commercial	CALEDONIA PROPS 1635 LLC	1645000	2714.25
3980705110	Manufacturing	STONE PROPERTIES LLC	453000	747.45
3980705120	Local Commercial	GARNET ABRASIVE & WATER	222400	400
3980707000	Local Commercial	BDC LOVES PARK, LLC	350500	578.33
3980713000	Local Commercial	HENRY ALBERT & SANDRA ALBERT	279800	461.67
3980803112	Manufacturing	CR INTERNATIONAL INC	1182300	1950.8
3980803210	Exempt	MILWAUKEE COUNTY	0	0
3980805000	Special Mercantile	ANCHOR ENTERPRISES II	690400	1139.16
3980903100	Exempt	CITY OF MILWAUKEE	0	0
3980904000	Exempt	CITY OF MILWAUKEE	0	0

3980906111	Local Commercial	GIUFFRE I LLC	1373300	2265.95
3980917110	Exempt	CITY OF MILWAUKEE	0	0
3980920110	Exempt	MARQUETTE UNIVERSITY	0	0
3981211000	Local Commercial	WISCONSIN ELECTRIC POWER CO	38400	400
3981221100	Local Commercial	H D MILW LLC	677382	1117.68
3981232100	Manufacturing	254 NORTH EMMER LANE LLC	699600	1154.34
3981242000	Special Mercantile	ASTOR APTS LTD PTN	4491400	4000
3981261000	Local Commercial	MV3, LLC	620000	1023
3981291000	Special Mercantile	STANDARD ELECTRIC SUPPLY CO	2088500	3446.03
3981292000	Exempt	CITY OF MILWAUKEE	0	0
3990013110	Manufacturing	WISC INVESTMENT CO LLC	928700	1532.36
3990026000	Manufacturing	MONITOR CORP	504900	833.09
3990213111	Local Commercial	1922 WEST ST PAUL LLC	70300	400
3990215110	Manufacturing	RML HOLDINGS LLC	136300	400
3990229110	Local Commercial	PAIN ENTERPRISES INC	236400	400
3990231111	Local Commercial	LCM FUNDS 30 ST PAUL LLC	34100	400
3990272000	Local Commercial	YVONNE M ZAFFIRO IRR	19800	400
3990281100	Local Commercial	CANAL ST LLC	1627500	2685.38
3990291000	Special Mercantile	1825 W. SAINT PAUL LLC	780600	1287.99
3990292000	Special Mercantile	HENRY ALBERT &	275200	454.08
3990311000	Local Commercial	CCK PROPERTIES III LLC	345600	570.24
3990312000	Local Commercial	PRUNE LLC	706900	1166.39
3998001000	Exempt	CITY OF MILWAUKEE	0	0
3998002000	Exempt	CITY OF MILWAUKEE	0	0
3999984000	Exempt	SOO LINE RAILROAD COMPANY	0	0
3999988200	Exempt	MILWAUKEE COUNTY	0	0
3999990100	Manufacturing	CR INTERNATIONAL INC	91700	400
3999991100	Manufacturing	CR INTERNATIONAL INC	1202300	1983.8
3999991200	Exempt	MILWAUKEE COUNTY	0	0
3999996000	Exempt	SOO LINE RAILROAD COMPANY	0	0

3999997100	Local Commercial	1435 CORPORATION	198800	400
3999997200	Special Mercantile	READCO	585800	966.57
3999999110	Local Commercial	MARQUETTE UNIVERSITY	2519000	4000
4000401110	Local Commercial	DOGS WORLD LLC	356200	587.73
4000774110	Special Mercantile	2326 LLC	1210600	1997.49
4000784110	Local Commercial	HENRY ALBERT & SANDRA ALBERT	597000	985.05
4000786110	Local Commercial	RET PROPERTY DEVELOPEMENT LL	476700	786.56
4000788100	Local Commercial	KI 2045 W. ST PAUL AVE LLC	439300	724.85
4000789110	Local Commercial	BRENNAN FAMILY	2552600	4000
4000931000	Exempt	CITY OF MILWAUKEE	0	0
4000971000	Local Commercial	GIUFFRE VIII LLC	5423700	4000
4000972000	Local Commercial	GIUFFRE VIII LLC	965000	1592.25
4001011000	Local Commercial	FFN HOLDINGS	972600	1604.79
4001012000	Exempt	MILWAUKEE METROPOLITAN	0	0
4009990000	Local Commercial	ALMACEN DEVELOPMENT LLC	290700	479.66
4009991110	Local Commercial	ALMACEN DEVELOPMENT LLC	474400	782.76
4009991213	Exempt	CITY OF MILWAUKEE	0	0
4009991215	Special Mercantile	2612 GREVES LLC	1070000	1765.5
4009992000	Exempt	SOO LINE RAILROAD COMPANY	0	0
4009995115	Exempt	WIS DEPT OF TRANSPORTATION	0	0
4009995118	Special Mercantile	GIUFFRE I LLC	648600	1070.19
4009998111	Manufacturing	DIEDRICH ACQUISITIONS LLC	1139400	1880.01
4009999222	Exempt	CITY OF MILWAUKEE	0	0
4009999300	Exempt	CITY OF MILWAUKEE	0	0
4010403120	Exempt	WISCONSIN ELECTRIC POWER CO	0	0
4010406100	Exempt	WISCONSIN ELECTRIC POWER CO	0	0

4010407200	Exempt	MILWAUKEE COUNTY	0	0
4010409111	Exempt	CITY OF MILWAUKEE	0	0
4011238000	Exempt	WISCONSIN ELECTRIC POWER CO	0	0
4011249110	Exempt	WISCONSIN ELECTRIC POWER CO	0	0
4011401113	Exempt	STATE OF WISCONSIN	0	0
4011703100	Exempt	WISCONSIN ELECTRIC POWER CO	0	0
4011703200	Exempt	MILWAUKEE COUNTY	0	0
4011705000	Exempt	MILWAUKEE COUNTY	0	0
4019998000	Exempt	SOO LINE RAILROAD COMPANY	0	0
4019999110	Manufacturing	THIELE TANNING CO	634200	1046.43
4020026000	Exempt	MILWAUKEE COUNTY	0	0
4020718100	Exempt	WISCONSIN ELECTRIC POWER CO	0	0
4020902110	Exempt	STATE OF WIS DEPT OF	0	0
4230001000	Local Commercial	JOHN F STIMAC JR	535800	884.07
4230012000	Exempt	CITY OF MILW REDEV AUTH	0	0
4230016000	Special Mercantile	CALEFFI NORTH AMERICA INC	2600000	4000
4230021000	Manufacturing	VALTAY LLC	2870000	4000
4230031000	Special Mercantile	HSI INDUSTRIAL I LLC	7535000	4000
4230032000	Manufacturing	INGETEAM INC	1800000	2970
4230042000	Manufacturing	CAM-JWM LLC	1179800	1946.67
4230051000	Manufacturing	53RD STREET IP LLC	3593800	4000
4230052000	Exempt	DOUBLE CLUTCH LLC	0	0
4230053000	Exempt	CITY OF MILWAUKEE REDEV AUTH	0	0
4230061000	Manufacturing	MULHANEY PROPERTIES, LLC	\$1,806,800	2981.22
4239999013	Exempt	SOO LINE RAILROAD COMPANY	0	0
4240311100	Manufacturing	PALERMO'S PROPERTIES , LLC	13736200	4000
4240321000	Manufacturing	BRIOHN VENTURES III LLC	3080700	4000
4240322000	Special Mercantile	TRIONY MILWAUKEE LLC	5430100	4000
4240331000	Exempt	CITY OF MILWAUKEE REDEV AUTH	0	0
4240332000	Exempt	CITY OF MILWAUKEE REDEV AUTH	0	0
4240333000	Exempt	CITY OF MILWAUKEE REDEV AUTH	0	0

4249998111	Manufacturing	REXNORD INDUSTIES LLC	9912000	4000
4249999400	Exempt	CITY OF MILWAUKEE	0	0
4249999410	Exempt	CITY OF MILWAUKEE	0	0
4250001000	Local Commercial	FOREST COUNTY POTAWATOMI	806400	1330.56
4250002000	Local Commercial	FOREST COUNTY POTAWATOMI	175900	400
4250003000	Local Commercial	FOREST COUNTY POTAWATOMI	160100	400
4259981111	Exempt	SOO LINE RAILROAD COMPANY	0	0
4260022100	Manufacturing	ALDRICH CHEMICAL CO INC	1163300	1919.45
4260033120	Manufacturing	EMMPACK FOODS INC	2820400	4000
4260061110	Local Commercial	FOREST COUNTY POTAWATOMI	532900	879.29
4260071113	Local Commercial	FOREST COUNTY POTAWATOMI	3049100	4000
4260072110	Local Commercial	FOREST COUNTY POTAWATOMI	195100	400
4260111000	Special Mercantile	FOREST COUNTY POTAWATOMI	81159600	4000
4260112000	Exempt	US OF AMERICA IN TRUST FBO	0	0
4260131000	Local Commercial	PFC INC	58000	400
4260132100	Special Mercantile	CANAL ST INVESTMENTS LLC	11446800	4000
4260132200	Special Mercantile	WISCONSIN ELECTRIC POWER CO	467600	771.54
4260133000	Manufacturing	EMMPACK FOODS INC	979100	1615.52
4260141000	Local Commercial	FOREST COUNTY POTAWATOMI	35891700	4000
4269934122	Exempt	SOO LINE RAILROAD COMPANY	0	0
4269958112	Local Commercial	FOREST COUNTY POTAWATOMI	386800	638.22
4269958200	Local Commercial	FOREST COUNTY POTAWATOMI	15000	400
4269965111	Exempt	SOO LINE RAILROAD COMPANY	0	0
4269965112	Local Commercial	SOO LINE RAILROAD COMPANY	325100	536.42
4269985000	Manufacturing	MID-CITY FOUNDRY CO	365600	603.24
4269986000	Special Mercantile	GRAYMONT WESTERN LIME INC	738000	1217.7
4270101100	Local Commercial	754 PARKING LLC	211900	400

4270103100	Special Mercantile	LCM FUNDS 21 BOTTLING	29900	400
4270103210	Exempt	MILWAUKEE COUNTY	0	0
4270103220	Exempt	CITY OF MILWAUKEE	0	0
4270104100	Special Mercantile	AHMED A KAHIN	307400	507.21
4270203111	Local Commercial	WISCONSIN ELECTRIC POWER CO	352800	582.12
4270203120	Exempt	STATE OF WI	0	0
4270204000	Exempt	SOO LINE RAILROAD COMPANY	0	0
4270207100	Local Commercial	BERNARD KLEIN	124200	400
4270210111	Exempt	SOO LINE RAILROAD COMPANY	0	0
4270210112	Local Commercial	SOO LINE RAILROAD COMPANY	57500	400
4270401110	Special Mercantile	SOMETHING ELSE LLC	625000	1031.25
4270403100	Exempt	WISCONSIN ELECTRIC POWER CO	0	0
4270406110	Special Mercantile	WISCONSIN ELECTRIC POWER CO	40000	400
4270411110	Exempt	SOO LINE RAILROAD COMPANY	0	0
4270411120	Local Commercial	SOO LINE RAILROAD COMPANY	294400	485.76
4270417110	Local Commercial	TRIPLE S AUTO PARTS INC	164500	400
4270418100	Special Mercantile	KIN TRUCKING LLC	141300	400
4270422100	Local Commercial	CRUZ M ACOSTA PEDROZA	49000	400
4270422200	Local Commercial	DOMINGO MUNOZ	65600	400
4270425000	Local Commercial	AKSS, LLC	633300	1044.95
4270426000	Local Commercial	BERNARD KLEIN	206200	400
4270427000	Special Mercantile	BRUCE STREET PROPERTIES LLC	611300	1008.65
4270531100	Local Commercial	H D MILW LLC	761600	1256.64
4270541000	Local Commercial	WISCONSIN ELECTRIC POWER CO	412200	680.13
4270542111	Special Mercantile	LONE STAR INDUSTRIES AKA	2400000	3960
4270571100	Local	TOTORADCO LLC	388900	641.69

	Commercial			
4270581000	Exempt	THE COMMUNITY WAREHOUSE INC	0	0
4270582000	Local Commercial	RIVER FUTURES LLC	434500	716.93
4281021000	Special Mercantile	BUILDING 41 LLC	995300	1642.25
4281024000	Special Mercantile	BUILDING 41 LLC	55800	400
4281051000	Special Mercantile	BUILDING 41 LLC	229000	400
4281052000	Special Mercantile	BUILDING 41 LLC	857500	1414.88
4281061000	Special Mercantile	BUILDING 41 LLC	1846200	3046.23
4281062000	Special Mercantile	REXNORD INDUSTRIES LLC	16688000	4000
4288001000	Exempt	CITY OF MILWAUKEE	0	0
4310312000	Exempt	CITY OF MILWA REDEV AUTH	0	0
3981212110	Local Commercial	CANAL STREET YACHT CLUB LLC	590454.98	974.25
3981241000	Local Commercial	MYRIAD PROPERTY GROUP LLC	663600	1094.94
3990271000	Local Commercial	SOBELMANS 1900 LLC	234140.3	400
4270409121	Special Mercantile	RNC CANAL ST PROPERTY LLC	92126.98	400
4260101000	Special Mercantile	CHRISTOPHER M COAKLEY	792300	1307.3
4260102000	Special Mercantile	CHRISTOPHER M COAKLEY	103100	400
4269968100	Exempt	SOO LINE RAILROAD COMPANY	0	0
4269968200	Exempt	SOO LINE RAILROAD COMPANY	0	0
4269970100	Manufacturing	SUNLITE BUILDING CORP	441400	728.31
4269971000	Local Mercantile	CBB INVESTMENTS LLC	1031600	1702.14
4269972000	Local Mercantile	SUNLITE BUILDING CORPORATION	106300	400
4269974000	Manufacturing	VIADUCT VENTURES LLC	227500	400
4269977100	Manufacturing	MID-CITY FOUNDRY CO	462400	762.96
4269979000	Local Mercantile	ROADSTER LLC	62800	400
4270106110	Exempt	MILWAUKEE COUNTY ACTIVE	0	0
4270114100	Exempt	MILWAUKEE COUNTY	0	0

4270135110	Manufacturing	RAPHAEL INDUSTRIES INC FKA	504200	831.93
4270135200	Special Mercantile	BRITTAIN BROTHERS LLC	737100	1216.22
4270150000	Special Mercantile	JOUDA LLC	675500	1114.58
4270162111	Local Mercantile	G-FF LLC	239500	400
4270165110	Local Mercantile	GARDEN FRESH FOODS INC	171600	400
4270168100	Local Mercantile	BRUCE REAL ESTATE LLC	576000	950.4
4270170112	Special Mercantile	1236 W PIERCE STREET LLC	797600	1316.04
4270429000	Exempt	SOO LINE RAILROAD COMPANY	0	0
4270521100	Exempt	SOO LINE RAILROAD COMPANY	0	0
4270551000	Special Mercantile	MKE ATLAS TIMBERS LLC	9519000	4000
4270553000	Special Mercantile	LCM FUNDS 21 BOTTLING	6082000	4000
4320918100	Manufacturing	GARDEN FRESH REAL ESTATE LLC	194800	400
4320939000	Local Mercantile	GARDEN FRESH FOODS INC	10600	400
4320941100	Local Mercantile	GARDEN-FRESH FOODS INC	12849	400
4320942000	Residential	GARDEN-FRESH FOODS INC	6600	400
4320943000	Local Mercantile	GARDENFRESH FOODS INC	6841	400
4321081000	Manufacturing	GARDEN FRESH FOODS INC	1587500	2619.38
4331503110	Manufacturing	KFA LLC	112800	400
4332312000	Local Mercantile	MARY ELLEN PEREZ	49400	400
4339994000	Local Mercantile	ST FRANCIS AUTO WRECKERS INC	43000	400
4339995100	Manufacturing	SUNLITE BUILDING CORP	280300	462.5
4339997000	Manufacturing	SUNLITE BUILDING CORP	104000	400
4339998000	Exempt	CITY OF MILW REDEV AUTH	0	0
4239999017	Exempt	THE SE WI PROFESSIONAL	0	0
		<b>TOTALS:</b>	<b>\$309,108,694.26</b>	<b>\$203,876.36</b>

**Menomonee Valley Business Improvement District (BID #26)**  
**Annual Report, July 2018 – June 2019**





## Our Mission

MVP's mission is to revitalize and sustain the Menomonee River Valley as a thriving urban district that advances economic, ecological, and social equity for the benefit of the greater Milwaukee community.

## Our Vision

MVP envisions a thriving Valley with a well-balanced mix of industrial, recreational, and entertainment uses that strengthen Milwaukee: economically, with strong companies and jobs near worker's homes; ecologically, with sustainable development and environmental stewardship; geographically, with renewed ties to surrounding neighborhoods; and equitably, with opportunities for all.

## BID #26 Financial Relationship with Menomonee Valley Partners

BID #26 had a contract with Menomonee Valley Partners, Inc. (MVP) through which MVP staffs and implements the BID's annual Operating Plan.

### Growth

The BID approved expanding the boundaries to Virginia, Bruce, and Pierce Streets.

## Total Assessed Value of Properties within District

The total assessed value of Valley properties had an increase of \$7.4M over the past year to \$278,291,482. The increase is attributed primarily to redevelopment of several properties this year.

## Impact of the BID This Year

### Economic Development

**Five businesses moved to the Valley** or are under construction in the Valley this year, including Automation Arts, Bachman Furniture Gallery, Christopher Kidd & Associates, Guardian Fine Art Services, and ProStar Surfaces, bringing 50 jobs to the Valley.

**The last parcels in the Menomonee Valley Industrial Center** were sold to existing Valley companies Splat!dpi and Badger Railing, who will expand in the Valley, raising the number of jobs to more than 2,400 and companies located in the 60-acre business park to over 17.



Design standards were developed for the **Menomonee Valley Riverwalk**, which will extend two miles along the Menomonee River from the Milwaukee Riverwalk to Three Bridges Park.

### Events

MVP hosted the second Valley Week in September with **11 events in eight days** designed to attract new audiences and highlighted why the Valley is a great place to work and play. **More than 700 people** attended events that attracted nature lovers, history enthusiasts, job seekers, and those looking for unique experiences.



The Menomonee Valley Business Association meets four times per calendar year as a valuable networking and resource tool for Valley businesses.

Other events throughout the year include the Urban Candlelight Hike that brings residents outdoors in winter, the Earth Day Cleanup in partnership with Milwaukee Riverkeeper, and the Hank Aaron State Trail Annual 5K Run/Walk.

## District Beautification

Stew Crews, teams of volunteers dedicated to land stewardship, provide a crucial community service in picking up litter to beautify the Valley and Hank Aaron State Trail for all to enjoy. This year 16 company or community groups signed up to lead Stew Crews, the largest of any season to date.



**More than 80 people volunteered** to do some outdoor spring cleaning on Earth Day in the Menomonee River Valley.

The BID managed **graffiti removal** for buildings and park structures throughout the district.

The **Menomonee Valley Public Safety** committee meets quarterly for businesses in MPD District 2 and District 3, as each district has different issues. The BID supported BID 21's Key to Change Program to fund further positions to address homelessness.

Various neighborhood identification signage will soon be up throughout the Menomonee River Valley, including **streetpole banners and flags** purchased by the BID.

**Several St. Paul Exterior Enhancement Grants** were awarded to assist in exterior enhancements to various buildings, including Bachman Furniture and House of Stone.

## Workforce Initiatives

**Valley Career Days** connected **Valley employers to youth** in a variety of ways to build the talent pipeline and position local youth to be competitive for upcoming career opportunities in fields like manufacturing, engineering, the trades, and real estate.

**36** employers **70** employees **340** students participated in Career Day programming.

**70** individuals participated in **Valley Circles**, peer-to-peer professional development and networking groups in areas like HR, Marketing, IT, Facilities, Sales, and Workforce.

Menomonee Valley Partners developed a study of **possible solutions to overcome "last mile" challenges** for workforce transportation.

Artists Working in Education and the Urban Ecology Center partnered with the BID to install **rainbarrel murals designed with children** from nearby neighborhoods.



Neighborhood Job Recruitment Fairs conducted in partnership with Near West Side Partners and Layton Boulevard West Neighbors **brought Valley job openings to people living in the surrounding neighborhoods.**

## Recognition

Awareness of the Menomonee Valley continued to increase on social media sites:

 **2,023 likes**  
Increase of 520 likes  
163,174 unique post views  
11,349 unique post engagements

 **1,748 followers**  
Increase of 126 followers  
76,515 unique tweet views

 **369 followers**  
Increase of 107 followers

The Menomonee River Valley received a Gertie Award from Milwaukee Riverwalk District for the work to increase public access to the river.