

AIRPORT GATEWAY
BUSINESS IMPROVEMENT DISTRICT NO. 40

2020 OPERATING PLAN



September 2018

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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 had approved a petition from property owners in 2006 to create a Business Improvement District for the purpose of revitalizing and improving the Airport Gateway business area on Milwaukee's southeast side. In 2006, the City of Milwaukee adopted and approved Business Improvement District #40. The first year of funded operation for the BID #40 was 2007.

The BID law requires that every district have an annual Operating Plan. This document is the Operating Plan for the Airport Gateway Business Improvement District (AGBID) for 2020. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are described in Appendix A of this plan. A listing of the assessed properties included in the district is provided in Appendix B.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objectives of the AGBID are to:

1. Develop the vitality of The Gateway to Milwaukee;
2. Enhance the community image through safety and beautification;
3. Market and help develop The Gateway area as the primary welcoming, hospitality and transportation hub of greater Milwaukee;
4. Promote mutually beneficial opportunities among the AGBID's businesses; and
5. Ultimately grow commercial business and property values.

B. Proposed Activities – Year Fourteen

Principle activities to be engaged in by the AGBID during the Fourteenth year of operation, 2020, will include:

1. Continue the contracted safety and security patrols within the entire AGBID 40 geographic area;
2. Continue to offer the security system matching grant program. This program will offer up to \$1000 dollars in matching grants to reimburse BID #40 commercial property owners on the purchase and installation of security systems and other security related features on their property;
3. Continue to offer the property improvement matching grant program. This program will offer up to \$1000 dollars in matching grants to reimburse BID #40 property owners for the purchase and installation of façade, signage, and other related outdoor property improvements that elevate the image of the business and the district;
4. Continue to enhance the beautification of the airport area by funding maintenance of the commercial corridor gardens and plantings installed over the past thirteen years;
5. Continue a partnership developed in 2018 with the City of Milwaukee, General Mitchell International Airport, Milwaukee County, and others to invest in the reconstruction and landscape maintenance of S Howell Ave reconstruction between Layton Avenue and Grange Avenue in the City of Milwaukee;
6. Partner with and support the beautification efforts of neighborhood associations and businesses within the BID #40 district, particularly those projects that directly improve the image and appearance of the major commercial corridors.
7. Take advantage of opportunities to collaborate with other area commercial districts for cost sharing and public safety opportunities.
8. Work to inform and assist local businesses during W Layton Ave road construction projects.
9. Continue to organize a working group of owners and operators within the restaurant/hospitality industry to take part in collaborative marketing opportunities, such as the Gateway to Milwaukee's annual Taste of the Gateway event and marketing campaign. This campaign will continue to focus on promoting the airport area's restaurant and hospitality industry;
10. Assist in facilitating workforce connections between AGBID 40 employers and the available employee pool.
11. Continue to develop The Gateway's website as the primary communication and promotional tool among businesses and users in The Gateway area.
12. In conjunction with the Airport Gateway Business Association's BID #50 management agreement, BID #40 will also continue close communication and partnership with BID #50, to choreograph and support programs and initiatives that stand to benefit both districts;
13. Formally plan, implement, and manage the Aerotropolis Milwaukee Economic Development effort, promote and advocate for real estate planning and development in support of the Aerotropolis Development Plan;
14. Continue monitoring BID project and program impact by tracking quantitative and qualitative measurables, and:
15. Be involved in governmental and community issues that potentially impact the vitality of The Gateway to Milwaukee.

C. Proposed Expenditures - Year Fourteen

ITEM	2020 Budget
<p>Beautification</p> <p>Maintenance of existing AGBID landscaping; partner with the City of Milwaukee and other stakeholders to enhance the image of the commercial corridor along W Layton Ave; partner on and support beautification efforts along the 6th St Green Corridor;</p>	70,000
<p>Public Safety</p> <p>Contract with a safety patrol firm to provide unarmed mobile security watch services within AGBID; continue the safety & security matching grant program available to commercial property owners and business owners within the AGBID; expand new and existing partnerships with other commercial districts and MPD on safety and security initiatives;</p>	54,000
<p>Marketing and Promotion</p> <p>Further develop and promote The Gateway to Milwaukee brand through website, printed, and social media communications; provide networking opportunities through events and related ventures; Industry specific programming; Production of seasonal newsletters and resource materials; Promotion of Gateway to Milwaukee grant programs and other area resources; Promote area real estate and development opportunities; event production & management;</p>	64,000
<p>Economic Development</p> <p>Conduct economic development activities and projects to enhance the physical attractiveness and economic competitiveness of AGBID with projects such as Aerotropolis Milwaukee, retail recruitment, and real estate promotion. Work to implement and promote the Aerotropolis Development Plan, as well as promote real estate development in the region.</p>	30,000
<p>Administration and Operations</p> <p>Provide administrative, managerial services, project development/project management for the AGBD 40 including monthly financial accounting, annual audits, record keeping and public notices, insurance, personnel expenses, related operating expenses such as memberships, meetings, supplies, printing and postage, rent and utilities for office space.</p>	140,000
TOTAL	\$358,000

D. Financing Method

It is proposed to raise approximately \$358,153.00 through BID assessments. 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 as well as the needs and opportunities that may arise.

E. Organization of BID Board

The Mayor will continue to appoint members to the BID 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 – Six

2. Composition - At least three 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 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.

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.

Current BID #40 Roster

1. Gregg Lindner – Chair (property owner) 4/5/16-4/5/19 nominated term extension
2. Jaime Maliszewski – Vice Chair (property/business owner) term 4/17-4/20
3. Samer Abulughod - Secretary (Resident) term 12/3/15-12/3/18 nominated term extension
4. Bryan Simon – Treasurer (property/business owner) term 12/18-12/21 nominated term extension
5. Michael Sweeny (business owner) term 12/17-12/20
6. Misty Donough (business operator) term 12/18-12/21 nominate term extension

F. Relationship to the Airport Gateway Business Association

The BID shall be a separate entity from the Airport Gateway Business Association, 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 may, and it is intended, shall, contract 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.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportionate assessment of a small number of high value properties, a maximum assessment of \$5,000 per parcel and a minimum assessment of \$250 will be applied.

As of January 1, 2019, the commercial property in the proposed district had a total assessed value of over \$456 million. This plan proposes to assess the property in the district at a rate of \$0.852 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID. Appendix B 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. A list of Exempt Properties is provided in Appendix C.

1. State Statute 66.1109(1) (f): 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 C, 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 Gateway to Milwaukee 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 is 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's efforts.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
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 July 31st of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st 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. BID Board and Plan Review Process

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;

"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."

Board Member Appointments:

- a. BID Board nomination letter and resume must be submitted to the Department of City Development's BID staff for review. All nominations must be current on property tax and building code violations.
- b. Department of City Development will review and submit the referred BID Board nominees, if findings are satisfactory.
- c. All BID Board referrals are reviewed by the Mayor's Office; if approved by the Mayor, the BID Board appointments are submitted to the Common Council for introduction and referral to the appropriate committee.
- d. The Common Council will refer BID Board appointments to the Community and Economic Development Committee. (CED) If approved by the CED committee, the BID Board appointments are referred to the Common Council for approval.
- e. The City Clerk or designee must swear in all newly appointed BID Board members at the first scheduled business meeting.
- f. After the members are sworn the BID Board can hold its first official BID meeting.

Board Resignations/Termination

- a. BID Board officer or BID designee must submit board member's letter of resignation to the Mayor's Office upon expiration of term or member resignation

B. Terminating or Dissolving the BID

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.

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 Fourteen activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year Fourteen 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.

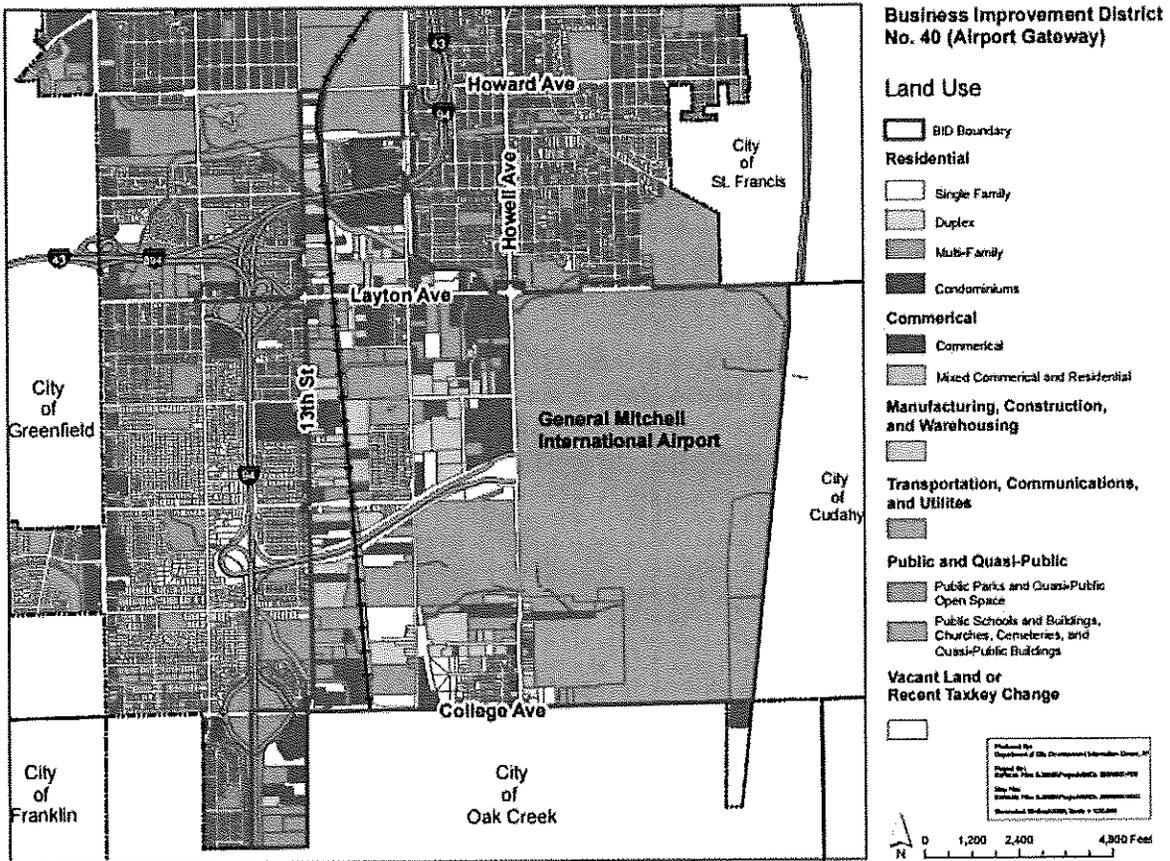
Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating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

APPENDICES

A. CURRENT DISTRICT BOUNDARIES

The Airport Gateway area is roughly bounded by:

- o The eastern boundary of the AGBID is the Milwaukee/Cudahy line from Layton Avenue south to College Avenue.
- o The north side of Layton Avenue comprises most of the northern boundary from the Milwaukee/Cudahy line west to 6th Street, and from 13th Street west to 20th Street only along Layton Avenue. From 6th Street west to 13th Street, the northern boundary is Howard Avenue.
- o The western boundary of the AGBID is the west side of 13th Street from Howard Avenue south to College Avenue.
- o The southern boundary is College Avenue from the Milwaukee/Cudahy line west to 13th Street.
- o There is one rectangular extension of the District on its southwest corner that is bounded by 13th Street on the east side, College Avenue on the north side, I-94 freeway on the west side and the Milwaukee/Oak Creek line on the south side.



B. APPENDIX B

2020 BID 40 Assessed Properties	
Tax Key	Property Address
5969990100	4461 S 6TH ST
6420693000	5234 S 13TH ST
6719988200	5607-R S 6TH ST
6429990212	5220-R S 13TH ST
5969944000	4654 S 13TH ST
6260322000	188 W EDGERTON AV
7160442000	6511 S 13TH ST
5790172000	3946 S 13TH ST
5970655100	4579 S 13TH ST
5940811000	710 E LAYTON AV
6719977113	5640-R S 13TH ST
5790015100	4179 S 6TH ST
5970621000	4523 S 13TH ST
6260303000	4975 S HOWELL AV
5960041100	900 W LAYTON AV
6410131110	500 W GRANGE AV
5790161000	4038 S 13TH ST
6429988110	5216 S 13TH ST
5790003000	621 W WATERFORD AV
5970652000	4553 S 13TH ST
6429984110	5260 S 13TH ST
6250181000	5000 S 13TH ST
6250023110	703 W LAYTON AV
6250201000	835 W LAYTON AV
6420781000	5476 S 13TH ST
6869994210	6010 S HOWELL AV
6889973111	6154 S 13TH ST
6429980000	5342-A S 13TH ST
6710023000	931 W GRANGE AV
5969956100	4643 S 6TH ST
6250192000	4816 S 13TH ST
5969949000	4568 S 13TH ST
6269982100	4939 S HOWELL AV
5820712120	960 E LAYTON AV
5969948200	4600 S 13TH ST
6410152000	5330 S 6TH ST
5939921000	1026 E LAYTON AV
5960072100	830 W LAYTON AV

5950832000	206 W LAYTON AV
5969991000	4431 S 6TH ST
6869979120	6146 S HOWELL AV
6719979100	5640 S 13TH ST
6429979110	5336 S 13TH ST
5979988121	4463 S 13TH ST
6250211000	4855 S 10TH ST
6429976110	5356 S 13TH ST
6870831000	5941 S HOWELL AV
5989948000	2008 W LAYTON AV
6869976100	6254 S HOWELL AV
6429970100	5414 S 13TH ST
6429983110	5268 S 13TH ST
5969945000	4648 S 13TH ST
5960032000	4630 S 13TH ST
5820727000	830 E LAYTON AV
6869974100	122 E COLLEGE AV
5960111000	924 W ARMOUR AV
6870832000	5937 S HOWELL AV
5790010100	4147 S 6TH ST
5969989100	4511 S 6TH ST
6869973100	220 E COLLEGE AV
6869977100	6230 S HOWELL AV
6410093000	5240 S 3RD ST
5790001110	4111 S 6TH ST
5970653110	4563-4565 S 13TH ST
6860001000	6100 S HOWELL AV
5969993100	4427 S 6TH ST
6879978110	6247 S HOWELL AV
6889985121	5938 S 13TH ST
6860002000	6110 S HOWELL AV
6860003000	6120 S HOWELL AV
5790004100	701 W WATERFORD AV
5969984111	640 W ARMOUR AV
6250071000	1209 W LAYTON AV
6250024120	709-711 W LAYTON AV
6420694210	5328-R S 13TH ST
5960112000	920 W ARMOUR AV
5971102000	1908 W LAYTON AV
5799950000	4144 S 13TH ST
6870751000	6000 S 6TH ST

6260332000	4800 S 6TH ST
6250072000	1201 W LAYTON AV
6719980221	5576 S 13TH ST
5942001000	600 E LAYTON AV
6719980211	5610 S 13TH ST
6269998100	4727 S HOWELL AV
6260281000	4902 S 2ND ST
6869995100	5970-5984 S HOWELL AV
6259995111	1007 W LAYTON AV
6869975111	6280 S HOWELL AV
6879956111	546 W COLLEGE AV
6429988120	5220-5224 S 13TH ST
5790001111	605 W WATERFORD AV
6869978100	6204 S HOWELL AV
5969942100	1216 W LAYTON AV
6869972100	240 E COLLEGE AV
5971101000	4650 S 20TH ST
7160402100	6629 S 13TH ST
6259984110	4740 S 13TH ST
5960062000	1218 W LAYTON AV
6880062000	1003 W BODEN CT
5799961100	4000 S 13TH ST
6429968110	1101 W MALLORY AV
6730003000	5880-R S HOWELL AV
5969948100	4572 S 13TH ST
6259987110	1215 W LAYTON AV
5960122000	814 W ARMOUR AV
5942002000	700 E LAYTON AV
6879999000	5905 S HOWELL AV
6269997114	151 W LAYTON AV
5959872110	512 W LAYTON AV
6879993100	6039 S HOWELL AV
5969939110	1202 W LAYTON AV
5790002111	4121 S 6TH ST
6870146100	126 W COLLEGE AV
6719982111	1101 W GRANGE AV
6880102000	950 W COLLEGE AV
6250142000	4960 S 13TH ST
5960102000	1020-R W ARMOUR AV
6269990000	233-235 W LAYTON AV
6269996120	4851 S HOWELL AV

5790006100	833 W WATERFORD AV
6719981100	5530-5552 S 13TH ST
6719970110	5758 S 13TH ST
6889977110	6245 S 6TH ST
6860004000	6134 S HOWELL AV
5790004200	737 W WATERFORD AV
6709999110	1313 W GRANGE AV
5790005000	807 W WATERFORD AV
5940810000	704 E LAYTON AV
5979973000	1300 W LAYTON AV
5941006100	4650 S HOWELL AV
6880053100	1010 W BODEN CT
5950801000	220 W LAYTON AV
6410031100	241 W EDGERTON AV
5790183100	929 W WATERFORD AV
6259986112	4722-4734 S 13TH ST
5979987110	4471 S 13TH ST
6429986100	5311 S 9TH ST
5960061000	1232 W LAYTON AV
6429987100	5223 S 9TH ST
6432481000	1317 W EDGERTON AV
6260006111	5018 S 2ND ST
6879981310	6181-6185 S HOWELL AV
6880031100	1101 W BODEN CT
6250082000	4820-4830 S 10TH ST
5969997111	4350 S 13TH ST
6429969110	1213 W MALLORY AV
5939922000	1010 E LAYTON AV
6719980110	5562 S 13TH ST
5960071100	800 W LAYTON AV
6250081000	4800-4810 S 10TH ST
6260020111	323 W VOGEL AV
6260293000	4950 S 2ND ST
5940812100	724 E LAYTON AV
6250221000	1011 W LAYTON AV
6250132000	4978 S 13TH ST
5969941100	1204-1208 W LAYTON AV
6250172000	4750 S 10TH ST
6870801000	115 W BODEN ST
6260007110	5000 S 2ND ST
5799948120	4128 S 13TH ST

6260252000	4959 S HOWELL AV
6720311000	5865 S HOWELL AV
6719969110	5770 S 13TH ST
5950861000	350 W LAYTON AV
6420682110	5467 S 9TH ST
5959871112	530 W LAYTON AV
5979949121	4668 S 20TH ST
5940101000	524 E LAYTON AV
5950831000	200-204 W LAYTON AV
5959866119	108 W LAYTON AV
6870742000	401 W BODEN ST
6260232000	4960-4990 S 2ND ST
6259989110	1233 W LAYTON AV
6870743000	419 W BODEN ST
5959866310	160 W LAYTON AV
6269979000	5067 S HOWELL AV
6879980100	6221-6231 S HOWELL AV
6250111000	789 W LAYTON AV
6870781000	200 W BODEN ST
6259981100	4866 S 13TH ST
5790171000	3940 S 13TH ST
6259982100	4828 S 13TH ST
6870731100	230 W BODEN ST
6870741000	355 W BODEN ST
7160422000	1401 W GIUFFRE CT
6880041100	6262 S 13TH ST
6869993222	6034 S HOWELL AV, Unit 956
6269997112	175 W LAYTON AV
5969964100	4446-4470 S 13TH ST
6870821000	178 W BODEN ST
5969983000	730 W ARMOUR AV
6259998118	4854-4864 S 10TH ST
5820712110	900 E LAYTON AV
5959873111	4601 S 5TH ST
6260272000	4903-4907 S HOWELL AV
6719985111	5518 S 13TH ST
6260304000	4965 S HOWELL AV
5799948110	4122-4124 S 13TH ST
5960103000	960 W ARMOUR AV
6879994110	5979 S HOWELL AV
6259978210	819 W CARPENTER AV

6260016100	205 W VOGEL AV
5959868120	230 W LAYTON AV
5799963110	3900 S 13TH ST
6889974110	6130 S 13TH ST
5969960100	4524 S 13TH ST
6719968110	5848-5862 S 13TH ST
6260264000	4925 S HOWELL AV
6870744000	429 W BODEN ST
5950844000	552 W LAYTON AV
5950843000	580 W LAYTON AV
6420681000	5441 S 9TH ST
5820728000	800 E LAYTON AV
6870673100	102 W COLLEGE AV
6890272000	1300 W COLLEGE AV
5959866118	130 W LAYTON AV
6870811000	137 W BODEN ST
7160411000	6635 S 13TH ST
6269983111	4930 S 6TH ST
6429974111	5386 S 13TH ST
6410052000	5140-5148 S 3RD ST
6250101100	1011-A W LAYTON AV
6269999110	4709 S HOWELL AV
6259991111	1101 W LAYTON AV
6410151000	550 W GRANGE AV
6420752110	5232 S 13TH ST
6889974211	6102 S 13TH ST
6250121100	909 W CARPENTER AV
6260342000	575 W LAYTON AV
6260200100	4921 S 2ND ST
6269986000	517 W LAYTON AV
6260017111	250-300 W EDGERTON AV
6410092000	5242-5250 S 3RD ST
6269985000	501 W LAYTON AV
6260221000	5037 S HOWELL AV
7169999120	6311 S 13TH ST
6259977100	4939 S 6TH ST
7360001000	6757 S 13TH ST
6880052100	1122 W BODEN CT
5941007110	110 E LAYTON AV
6260282000	4930 S 2ND ST
6269993111	191 W LAYTON AV

6410032000	191 W EDGERTON AV
6260026111	500 W EDGERTON AV
6869996100	5934 S HOWELL AV
6250004111	639 W LAYTON AV
6260292000	150 W EDGERTON AV
6410082000	5310 S 3RD ST
5799951000	4160 S 13TH ST
6429982110	5282 S 13TH ST
6870804100	211 W BODEN ST
7160421000	1414 W GIUFFRE CT
6250171000	909 W LAYTON AV
5950842000	4575 S 5TH ST
5969955100	700 W LAYTON AV
6260321000	5050 S 2ND ST
7160432000	1500 W ZELLMAN CT
5790011110	4157 S 6TH ST
6429963100	5375 S 9TH ST
6410161000	5110 S 6TH ST
6269997116	131 W LAYTON AV
6870822000	6023 S HOWELL AV
6410111000	5131 S 3RD ST
6260022110	434 W EDGERTON AV
5979952121	1716 W LAYTON AV
6260302000	5007 S HOWELL AV
6879998111	5917 S HOWELL AV
6260301000	130 W EDGERTON AV
5960092000	938 W LAYTON AV
7160433000	6541 S 13TH ST
6250141000	4924 S 13TH ST
6250202000	841-881 W LAYTON AV
6889972100	6200-6214 S 13TH ST
6260026121	4950 S 6TH ST
5950841000	4600 S 6TH ST
7160403100	1501 W ZELLMAN CT
5790191100	4220-4244 S 13TH ST
6410171100	501 W EDGERTON AV
6719991213	849 W GRANGE AV
7369999110	6801 S 13TH ST
6260039113	200 W VOGEL AV
6260333000	4848-4868 S 6TH ST
6269988100	401 W LAYTON AV

6269989100	307 W LAYTON AV
7360002000	6719 S 13TH ST
6260036111	320-334 W VOGEL AV
6250182000	5050-5060 S 13TH ST
7169999110	6331 S 13TH ST
5950862000	300 W LAYTON AV
6250151000	801-817 W LAYTON AV
5960091000	999 W ARMOUR AV
6410051000	5151 S HOWELL AV
6419990111	180 W GRANGE AV
6879995110	5975 S HOWELL AV
6410091100	5253 S HOWELL AV
6260263000	4915 S HOWELL AV
5969957111	4625 S 6TH ST
6879958110	6160 S 6TH ST
6410072110	5315 S 3RD ST
6410011000	5220 S 3RD ST
6410071110	5319-5375 S 3RD ST
6880091000	6161 S 6TH ST
5969994100	4400 S 13TH ST
6410012100	5201 S HOWELL AV
6720312000	5881 S HOWELL AV
6259978117	5001-5005 S 6TH ST
6870791000	400 W BODEN ST
7160441000	6425 S 13TH ST
7160431000	1400 W ZELLMAN CT
6429990211	5172 S 13TH ST
5969999113	4343 S 6TH ST
5790018110	4217-4221 S 6TH ST
6880071100	1200 W COLLEGE AV
6419988111	200 W GRANGE AV
6429990111	5111 S 9TH ST
6410121100	5311 S HOWELL AV
6260341000	545 W LAYTON AV
6730001000	5880 S HOWELL AV
6410033100	5105 S HOWELL AV
6410173000	5170 S 6TH ST
6880111000	6055 S 6TH ST
5950851000	4620 S 5TH ST
6410172100	5211 S 3RD ST
6269996135	4747 S HOWELL AV

6730002000	5890 S HOWELL AV
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C. APPENDIX C

2020 BID 40 Exempt Properties	
Tax Key	Property Address
5790009100	4135 S 6TH ST
5799954000	4244-ADJ S 13TH ST
5799955100	4122-R S 13TH ST
5800577100	551-585 W HOWARD AV
5800594110	4000-4078 S 6TH ST
5800752100	4100-4176 S 6TH ST
5800765221	4200 S 6TH ST
5959868110	220-ADJ W LAYTON AV
5959874000	4601-ADJ S 5TH ST
5959895112	4320 S 6TH ST
5959895200	559-ADJ W BOLIVAR AV
5960082000	908 W LAYTON AV
5969936110	1024 W ARMOUR AV
5969937000	938-ADJ W ARMOUR AV
5969974110	602--R W ARMOUR AV
5969992111	4331-R S 6TH ST
5969997112	4350-ADJ S 13TH ST
5969997211	4300 S 13TH ST
5969997212	4300-R S 13TH ST
5969999121	4301-AD S 6TH ST
6249999200	4707-4709 S 13TH ST
6250191000	4792 S 13TH ST
6259978120	4953 S 6TH ST
6259980000	1001-ADJ W LAYTON AV
6260104110	4959-ADJ S 2ND ST
6260234000	4960-ADJ S 2ND ST
6260244000	130-ADJ W EDGERTON AV
6260271000	4901 S HOWELL AV
6260312000	4876 S 6TH ST
6260351000	4801 S 2ND ST
6260352000	4805 S 2ND ST
6260353000	4807 S 2ND ST
6269981120	4960 S 6TH ST
6269992200	4923-R S HOWELL AV
6269993122	203-ADJ W LAYTON AV
6269999210	4747-ADJ S HOWELL AV

6269999220	131-ADJ W LAYTON AV
6409999120	5300 S HOWELL AV
6419969111	401-ADJ W GRANGE AV
6419972110	5471 S HOWELL AV
6420782000	1100 W GRANGE AV
6429950120	700-ADJ W GRANGE AV
6429989000	916-ADJ W GRANGE AV
6429994110	5151 S 6TH ST
6719967100	901-ADJ W GRANGE AV
6719968200	5862-R S 13TH ST
6719972200	5781 S 6TH ST
6719976210	5727 S 6TH ST
6719978110	5652 S 13TH ST
6719998110	623 W GRANGE AV
6739998110	5300-AD S HOWELL AV
6758999000	1919 E GRANGE AV
6849999000	1600 E COLLEGE AV
6869970100	422 E COLLEGE AV
6869971100	402 E COLLEGE AV
6869991112	6064 S HOWELL AV
6869999100	5950 S HOWELL AV
6870201100	6102-6148 S 3RD ST
6870301110	198 W UNCAS AV
6870633110	6220--R S 3RD ST
6879955111	5900 S 6TH ST
6879957100	580 W COLLEGE AV
6879998200	5914-R S 6TH ST
6880021000	6074 S 13TH ST
6880022000	6044 S 13TH ST
6880101000	980 W COLLEGE AV
6889965000	6127-R S 6TH ST
6889969111	6280 S 13TH ST
6889973210	6154-ADJ S 13TH ST
6889986110	5904 S 13TH ST
6889992111	6013 S 6TH ST
6889995120	5975 S 6TH ST
6889995200	5945 S 6TH ST
5971131100	1826 W LAYTON AV
6420773000	718 W GRANGE AV
6429956121	5478 S 9TH ST
6429956123	810 W GRANGE AV

6429956124	822 W GRANGE AV
6710011110	811 W GRANGE AV
6710012100	745 W GRANGE AV
6710013100	721 W GRANGE AV
6889981200	6123 S 6TH ST
6889982210	6107 S 6TH ST
5790014110	4169 S 6TH ST
5790016110	4201 S 6TH ST
5790162000	4048 S 13TH ST
5960021000	948 W ARMOUR AV
5960031000	4624 S 13TH ST
5960033000	4634 S 13TH ST
5960101000	1010-R W ARMOUR AV
5960104000	1004 W ARMOUR AV
5960123000	824 W ARMOUR AV
5969950000	4554 S 13TH ST
5969962000	4478 S 13TH ST
5969973100	932 W ARMOUR AV
5969977000	832 W ARMOUR AV
5969985000	632 W ARMOUR AV
6250005100	4719 S 6TH ST
6250006100	4725 S 6TH ST
6250007100	4731 S 6TH ST
6250008100	4737 S 6TH ST
6250009100	4745 S 6TH ST
6250010100	4753 S 6TH ST
6250011100	4759 S 6TH ST
6250012100	4763 S 6TH ST
6250013100	4771 S 6TH ST
6250014000	4770 S 7TH ST
6250015000	4758 S 7TH ST
6250016000	4756 S 7TH ST
6250017000	4750 S 7TH ST
6250018000	4744 S 7TH ST
6250019000	4740 S 7TH ST, Unit A
6250020000	4732 S 7TH ST
6250021000	4726 S 7TH ST
6250022000	4720 S 7TH ST
6250026100	4721 S 7TH ST
6250027000	4727 S 7TH ST
6250028000	4733 S 7TH ST

6250029000	4739 S 7TH ST
6250030000	4747 S 7TH ST
6250031000	4755 S 7TH ST
6250032000	4761 S 7TH ST
6250033000	4767 S 7TH ST
6250034000	4775 S 7TH ST
6250035100	4801 S 6TH ST
6250036100	4807 S 6TH ST
6250037110	4813 S 6TH ST
6250039100	4823 S 6TH ST
6250040100	4829 S 6TH ST
6250041100	4835 S 6TH ST
6250042100	4849 S 6TH ST
6250043100	4861 S 6TH ST
6250044100	4867 S 6TH ST
6250045100	4875 S 6TH ST
6250046000	4872 S 7TH ST
6250047000	4866 S 7TH ST
6250048000	4862 S 7TH ST
6250049000	4856 S 7TH ST
6250050000	4850 S 7TH ST
6250051000	4842 S 7TH ST
6250052000	4836 S 7TH ST
6250053000	4826 S 7TH ST
6250054000	4814 S 7TH ST
6250055000	4812 S 7TH ST
6250056000	4808 S 7TH ST
6250057000	4800 S 7TH ST
6250058100	4803 S 7TH ST
6250058200	4785 S 7TH ST
6250059000	4811 S 7TH ST
6250060000	4821 S 7TH ST
6250061000	4827 S 7TH ST
6250062000	4835 S 7TH ST
6250063000	4841 S 7TH ST
6250064000	4847 S 7TH ST
6250065000	4853 S 7TH ST
6250066000	4859 S 7TH ST
6250067000	4867 S 7TH ST
6250068000	4875 S 7TH ST
6250161000	4770 S 13TH ST

6259979100	4858 S 13TH ST
6420001000	600 W ABBOTT AV
6420002000	612 W ABBOTT AV
6420003000	622 W ABBOTT AV
6420004000	632 W ABBOTT AV
6420005000	700 W ABBOTT AV
6420006000	708 W ABBOTT AV
6420007000	716 W ABBOTT AV
6420008000	728 W ABBOTT AV
6420009100	605 W ABBOTT AV
6420010000	613 W ABBOTT AV
6420011000	627 W ABBOTT AV
6420012000	5200 S 7TH ST
6420013000	5218 S 7TH ST
6420014000	5228 S 7TH ST
6420015000	5236 S 7TH ST
6420016000	5244 S 7TH ST
6420017000	5252 S 7TH ST
6420018000	5300 S 7TH ST
6420019000	5312 S 7TH ST
6420020000	5320 S 7TH ST
6420021000	5328 S 7TH ST
6420022000	707 W ABBOTT AV
6420023000	711 W ABBOTT AV
6420024000	719 W ABBOTT AV
6420025000	727 W ABBOTT AV
6420026000	5219 S 7TH ST
6420027000	5227 S 7TH ST
6420028000	5237 S 7TH ST
6420029000	5245 S 7TH ST
6420030000	5253 S 7TH ST
6420031000	5301 S 7TH ST
6420032000	5313 S 7TH ST
6420033000	5323 S 7TH ST
6420034000	5331 S 7TH ST
6420101000	828 W ABBOTT AV
6420102000	820 W ABBOTT AV
6420103000	812 W ABBOTT AV
6420104000	800 W ABBOTT AV
6420105000	835 W ABBOTT AV
6420106000	827 W ABBOTT AV

6420107000	819 W ABBOTT AV
6420108000	811 W ABBOTT AV
6420109000	801 W ABBOTT AV
6420110000	5221 S 8TH ST
6420111000	5229 S 8TH ST
6420201000	5406 S 8TH ST
6420202000	5416 S 8TH ST
6420203000	5426 S 8TH ST
6420204000	724 W MAPLEWOOD CT
6420205000	704 W MAPLEWOOD CT
6420206000	5429 S 7TH ST
6420207000	5419 S 7TH ST
6420208000	5411 S 7TH ST
6420209000	5410 S 7TH ST
6420210000	5418 S 7TH ST
6420211000	5426 S 7TH ST
6420212000	5434 S 7TH ST
6420213000	5435 S 6TH ST
6420214000	5427 S 6TH ST
6420215000	5419 S 6TH ST
6420216000	715 W MAPLEWOOD CT
6420217000	707 W MAPLEWOOD CT
6420218000	641 W MAPLEWOOD CT
6420219000	633 W MAPLEWOOD CT
6420220000	621 W MAPLEWOOD CT
6420221000	613 W MAPLEWOOD CT
6420222000	601 W MAPLEWOOD CT
6420301000	5346 S 9TH ST
6420302000	5354 S 9TH ST
6420303000	5366 S 9TH ST
6420304000	5374 S 9TH ST
6420305000	5384 S 9TH ST
6420306000	5406 S 9TH ST
6420307000	5414 S 9TH ST
6420308000	5424 S 9TH ST
6420309000	844 W MAPLEWOOD CT
6420310000	834 W MAPLEWOOD CT
6420311000	824 W MAPLEWOOD CT
6420312000	814 W MAPLEWOOD CT
6420313000	804 W MAPLEWOOD CT
6420314000	5421 S 8TH ST

6420315000	5413 S 8TH ST
6420316000	5401 S 8TH ST
6420317000	5387 S 8TH ST
6420318000	5377 S 8TH ST
6420319000	5367 S 8TH ST
6420320000	5357 S 8TH ST
6420321000	5349 S 8TH ST
6420322000	845 W MAPLEWOOD CT
6420323000	837 W MAPLEWOOD CT
6420324000	827 W MAPLEWOOD CT
6420325000	819 W MAPLEWOOD CT
6420326000	809 W MAPLEWOOD CT
6420327000	801 W MAPLEWOOD CT
6420401000	5354 S 8TH ST
6420402000	5366 S 8TH ST
6420403000	5374 S 8TH ST
6420404000	5382 S 8TH ST
6420405000	5390 S 8TH ST
6420501000	5220 S 8TH ST
6420502000	5228 S 8TH ST
6420503000	5236 S 8TH ST
6420504000	5244 S 8TH ST
6420601000	5237 S 8TH ST
6420602000	5245 S 8TH ST
6420603000	5253 S 8TH ST
6420611000	5252 S 8TH ST
6420612000	5304 S 8TH ST
6420621000	5305 S 6TH ST
6420622000	5315 S 6TH ST
6420623000	5325 S 6TH ST
6420632000	5245 S 6TH ST
6420633000	5251 S 6TH ST
6420634000	5259 S 6TH ST
6420641000	5349 S 7TH ST
6420642000	5348 S 8TH ST
6420643000	5338 S 8TH ST
6420651000	5223 S 6TH ST
6420652000	5229 S 6TH ST
6420653000	5237 S 6TH ST
6420661100	604-606 W GRANGE AV
6420662100	616 W GRANGE AV

6420691000	5248-5250 S 13TH ST
6420692000	5240-5242 S 13TH ST
6420701000	5314 S 8TH ST
6420702000	5324 S 8TH ST
6420703000	5330 S 8TH ST
6420711000	5373 S 7TH ST
6420712000	5385 S 7TH ST
6420713000	5401 S 7TH ST
6420714000	5405 S 7TH ST
6420721000	5305 S 8TH ST
6420722000	5315 S 8TH ST
6420723000	5325 S 8TH ST
6420731000	5386 S 7TH ST
6420732000	5400 S 7TH ST
6420733000	5404 S 7TH ST
6420741000	5331 S 8TH ST
6420742000	5337 S 8TH ST
6420743000	5332 S 9TH ST
6420761000	5304 S 9TH ST
6420762000	5310 S 9TH ST
6420763000	5320 S 9TH ST
6420771000	731 W MAPLEWOOD CT
6420772000	723 W MAPLEWOOD CT, Unit 1
6429947120	710 W GRANGE AV
6429948100	632 W GRANGE AV
6429949100	620 W GRANGE AV
6429950200	700 W GRANGE AV
6429951000	5409 S 6TH ST
6429952112	5367 S 6TH ST
6429952113	5401 S 6TH ST
6429952115	5353 S 6TH ST
6429952116	5361 S 6TH ST
6429952119	5353 S 7TH ST
6429952120	5373 S 6TH ST
6429952200	630 W MALLORY AV
6429953111	5336 S 7TH ST
6429953113	5335 S 6TH ST
6429953114	5346 S 7TH ST
6429953210	5335 S 7TH ST
6429956111	836 W GRANGE AV
6429957210	5338 S 9TH ST

6429961000	5425 S 9TH ST
6429972111	5408 S 13TH ST
6429978100	5342 S 13TH ST
6429985120	5254 S 13TH ST
6429991121	5270 S 9TH ST
6429991124	5300 S 9TH ST
6429992110	5262 S 9TH ST
6429993110	843 W ABBOTT AV
6429993120	5220 S 9TH ST
6429993130	5228 S 9TH ST
6429993200	5206 S 9TH ST
6710021000	901 W GRANGE AV
6710022000	919 W GRANGE AV
6710031000	839 W GRANGE AV
6710032000	829 W GRANGE AV
6719977112	5672 S 13TH ST
6719984100	1213 W GRANGE AV
6719996110	701 W GRANGE AV
6719997111	637 W GRANGE AV
6869979110	6160 S HOWELL AV
6869992100	6018 S HOWELL AV
6869993110	6026 S HOWELL AV
6869994100	6000 S HOWELL AV
6869997111	5910 S HOWELL AV
6869997121	5904 S HOWELL AV
6869997210	5922 S HOWELL AV
6870001111	116 W UNCAS AV
6870003110	105 W UNCAS AV
6870003200	6173 S HOWELL AV
6870003300	6179 S HOWELL AV
6870005100	6165 S 1ST ST
6870005200	6171 S 1ST ST
6870006100	171 W UNCAS AV
6870101000	207 W MANGOLD AV
6870102000	201 W MANGOLD AV
6870103000	197 W MANGOLD AV
6870104000	193 W MANGOLD AV
6870105000	185 W MANGOLD AV
6870106000	181 W MANGOLD AV
6870107000	175 W MANGOLD AV
6870108000	171 W MANGOLD AV

6870109100	165 W MANGOLD AV
6870111000	170 W ALVINA AV
6870112000	174 W ALVINA AV
6870113000	180 W ALVINA AV
6870114000	186 W ALVINA AV
6870115000	192 W ALVINA AV
6870116000	196 W ALVINA AV
6870117000	200 W ALVINA AV
6870118000	208 W ALVINA AV
6870119000	209 W ALVINA AV
6870120000	201 W ALVINA AV
6870121000	197 W ALVINA AV
6870122000	193 W ALVINA AV
6870123000	187 W ALVINA AV
6870124000	181 W ALVINA AV
6870125000	175 W ALVINA AV
6870126000	171 W ALVINA AV
6870127000	167 W ALVINA AV
6870128000	164 W COLLEGE AV
6870129000	168 W COLLEGE AV
6870130000	172 W COLLEGE AV
6870131000	178 W COLLEGE AV
6870132000	186 W COLLEGE AV
6870133000	192 W COLLEGE AV
6870134000	196 W COLLEGE AV
6870135000	202 W COLLEGE AV
6870136000	210 W COLLEGE AV
6870137000	6188 S 1ST ST
6870138000	6200 S 1ST ST
6870139000	6206 S 1ST ST
6870140000	6214 S 1ST ST
6870141000	6220 S 1ST ST
6870142000	6234 S 1ST ST
6870143000	6244 S 1ST ST
6870144000	6250 S 1ST ST
6870145000	6268 S 1ST ST
6870216000	231 W UNCAS AV
6870217000	221 W UNCAS AV
6870218000	211 W UNCAS AV
6870219000	203 W UNCAS AV
6870220000	199 W UNCAS AV

6870221000	197 W UNCAS AV
6870222000	193 W UNCAS AV
6870223000	189 W UNCAS AV
6870224000	185 W UNCAS AV
6870225000	181 W UNCAS AV
6870226000	175 W UNCAS AV
6870227000	6175 S 1ST ST
6870228000	180 W MANGOLD AV
6870229000	186 W MANGOLD AV
6870230000	194 W MANGOLD AV
6870231000	196 W MANGOLD AV
6870232000	200 W MANGOLD AV
6870233000	206 W MANGOLD AV
6870234000	6178 S 1ST ST
6870235000	6172 S 1ST ST
6870236000	6168 S 1ST ST
6870237000	137 W UNCAS AV
6870238000	133 W UNCAS AV
6870239000	127 W UNCAS AV
6870240000	121 W UNCAS AV
6870303110	188 W UNCAS AV
6870304110	186 W UNCAS AV
6870305110	180 W UNCAS AV
6870306110	174 W UNCAS AV
6870307110	170 W UNCAS AV
6870308110	164 W UNCAS AV
6870309110	6151 S 1ST ST
6870310110	138 W UNCAS AV
6870311110	136 W UNCAS AV
6870312110	132 W UNCAS AV
6870313110	128 W UNCAS AV
6870314110	122 W UNCAS AV
6870401000	6125 S HOWELL AV
6870402000	6133 S HOWELL AV
6870403000	6139 S HOWELL AV
6870501100	6213 S 3RD ST
6870502000	6219 S 3RD ST
6870503000	6239 S 3RD ST
6870601000	300 W UNCAS AV
6870602000	6121 S 3RD ST
6870621000	327 W UNCAS AV

6870622000	313 W UNCAS AV
6870623000	305 W UNCAS AV
6870631000	216 W COLLEGE AV
6870641000	6296 S 3RD ST
6870642000	6288 S 3RD ST
6870643000	6280 S 3RD ST
6870651000	6214 S 3RD ST
6870652000	6220 S 3RD ST
6870653000	6226 S 3RD ST
6870654000	6240 S 3RD ST
6870655000	6250 S 3RD ST
6870656000	6260 S 3RD ST
6870657000	6270 S 3RD ST
6870661000	6109 S HOWELL AV
6870662000	6117 S HOWELL AV
6870681000	6131 S 1ST ST
6870682000	143 W GOLDLEAF AV
6870683000	151 W GOLDLEAF AV
6870684000	157 W GOLDLEAF AV
6870685000	163 W GOLDLEAF AV
6870686000	171 W GOLDLEAF AV
6870687000	177 W GOLDLEAF AV
6870688100	178 W GOLDLEAF AV
6870689000	172 W GOLDLEAF AV
6870690000	166 W GOLDLEAF AV
6870691000	158 W GOLDLEAF AV
6870692000	152 W GOLDLEAF AV
6870693000	146 W GOLDLEAF AV
6870694000	138 W GOLDLEAF AV
6870695000	132 W GOLDLEAF AV
6870696100	122 W GOLDLEAF AV
6870697100	116 W GOLDLEAF AV
6870698000	112 W GOLDLEAF AV
6870699000	108 W GOLDLEAF AV
6870700000	109 W GOLDLEAF AV
6870701000	113 W GOLDLEAF AV
6870702000	117 W GOLDLEAF AV
6870703000	6101 S HOWELL AV
6870711000	220 W ALVINA AV
6870712000	228 W ALVINA AV
6870713000	229 W ALVINA AV

6870714000	221 W ALVINA AV	
6879959000	506 W COLLEGE AV	
6879960000	416 W COLLEGE AV	
6879961111	6263-R S 3RD ST	
6879961113	6269 S 3RD ST	
6879961114	6259 S 3RD ST	
6879961115	6249 S 3RD ST	
6879961211	336 W COLLEGE AV	
6879961212	330 W COLLEGE AV	
6879961213	322 W COLLEGE AV	
6879962211	312 W COLLEGE AV	
6879962213	6279 S 3RD ST	
6879962214	308 W COLLEGE AV	
6879962215	300 W COLLEGE AV	
6879964100	6229 S 3RD ST	
6879966000	407 W UNCAS AV	
6879967000	421 W UNCAS AV	
6879968000	429 W UNCAS AV	
6879969000	426 W UNCAS AV	
6879970000	422 W UNCAS AV	
6879971000	412 W UNCAS AV	
6879972000	400 W UNCAS AV	
6879973100	322 W UNCAS AV	
6879973210	310 W UNCAS AV	
6879974100	6115 S 3RD ST	
6879974230	6105 S 3RD ST	
6879981210	6215 S HOWELL AV	
6889991100	6025 S 6TH ST	
6889993100	6001 S 6TH ST	

Airport Gateway BID #40

Annual Report Summary – City of Milwaukee (2018-2019)

Vision & Mission

The Gateway to Milwaukee works tirelessly to raise the value of the businesses and commercial corridors surrounding the Mitchell Airport and its region. To guide our vision, the organization has established the following goals:

- Actively impact government direction
- Enhance community image through safety and beautification
- Market and develop The Gateway district for economic growth
- Network for mutually beneficial opportunities
- Increase the value of businesses and commercial property

Financial Relationship with the Airport Gateway Business Association

The Airport Gateway Business Improvement District (AGBID #40) operates by way of an annual agreement with the Airport Gateway Business Association for contracted administrative and management services related to BID management and oversight, financial reporting, as well as marketing, public relations and other responsibilities related to the implementation of the annual BID operating plan goals and objectives.

Total Assessed Value of Properties within District

BID 40 Total Property Value	
2011	\$401,000,000
2012	\$486,292,900
2013	\$480,494,100
2014	\$502,785,600
2015	\$494,785,500
2016	\$484,465,600
2017	\$497,726,900
2018	\$500,519,600
2019	\$523,640,100

Safety & Security:

- Connected business and commercial property owners with the Gateway Security matching grant program.
- Continued with Phase II of the MPD-Ring, Inc. camera partnership program. This program leveraged a substantial discount agreement from Ring, Inc. along with the group purchasing power of three southside BIDs to purchase and distribute approximately 100 wireless business and residential security cameras throughout the three BID area in MPD Dist 6 geography – targeting known MPD Dist 6 “calls for service” hotspots, as well as other areas of concern highlighted by area residents and businesses.
- Continued the Airport Gateway Mobile Security Patrol – a privately contracted mobile patrol unit that provides daily patrol of the BID’s commercial corridors

Airport Gateway BID #40

Annual Report Summary – City of Milwaukee (2018-2019)

Beautification:

- Worked with the Department of Public Works to influence and bolster the redevelopment of South Howell Ave. This Phase II full road reconstruction provided the opportunity for the Gateway to Milwaukee to leverage existing reconstruction plans through a matching of funding as well as a commitment to the existing and future maintenance of landscaped medians and other beautification efforts along this one mile stretch of road – which welcomes visitors to and from Mitchell International Airport.

These enhancements include...

- Colored Concrete Crosswalks at major intersections
 - Enhanced modern LED lighting fixtures
 - Install of electrical outlets on fixtures for future seasonal décor use.
 - Expanded perennial plantings in the newly created terraces between the sidewalk and curb.
-
- Worked with Department of Public Works on outreach to West Layton Ave businesses in advance to, and during West Layton Ave repaving taking place between S Howell Ave and S 27th St (landscape plans and enhancements to be installed in 2020).
 - Connected business and commercial property owners with the Gateway Property Improvement matching grant program.
 - Winter holiday décor installed (expanded custom décor to be installed winter 2019)
 - Leveraged existing BID Property Improvement matching grant program by successfully connecting businesses to City of Milwaukee Façade & Signage grant programs.
 - Continued district wide trash can maintenance agreement with the City of Milwaukee DPW, collecting and keeping over 23,000 gallons of trash and litter of the streets and out of the community.
 - Continued regular maintenance of more than 3 miles of commercial corridor road median maintenance and seasonal plantings to improve the image of the district.

Marketing, Outreach & Promotion:

- Website & social media updated. Area events and business-related functions promoted.
- Street Banners were maintained throughout the district.
- Business-spotlights/ Interviews /Photo shoots posted to social media outlets.
- Quarterly BID resource mailers were distributed to all BID 40 businesses & commercial property owners.

“Marketing” continued on next page...

Airport Gateway BID #40 Annual Report Summary – City of Milwaukee (2018-2019)

- The Gateway to Milwaukee held its fourth annual Taste of the Gateway food sampling event, in August (14 restaurants, 800+ attendees, promotion on social media, print media, Edible Milwaukee partnership, etc).
- Promoted and held its 3rd Safety, Security & Annual Active Shooter Training event for Gateway area businesses. This even attracted nearly 100 business and stakeholder representatives to learn more about safety and security in the area, as well as a scenario workshop in Active Shooter Training,

Partner/Collaborative Initiatives:

- Together with other industrial BID groups in the City of Milwaukee, The Gateway to Milwaukee formed a partnership with the UMA - Urban Manufacturing Alliance (National Group) to inform, plan and market the 2019 Annual UMA Gathering in Milwaukee. In addition to partnering on this event, the Gateway to Milwaukee connected businesses within its area to a day long Industrial BID Tour for the UMA event,
- Attended/Collaborated with District 6 MPD Block Watch (present at local meetings, connect with area businesses and residents on BID safety & security initiatives).
- Continued official partnership with MPD Dist 6, RING, Inc. and two other Southside BIDs that work to improve public safety on the southside through property surveillance and other community safety measures.
- Through a partnership with the Husch Blackwell Aerotropolis Milwaukee regional economic development group, the Gateway held an informational workshop in promotion of and related to the Airport Gateway Opportunity Zone, its designation and how both current owners and those interested can invest in the zone.

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2018
(With Summarized Totals for the Year Ended December 31, 2017)

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40

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Independent Auditor's Report

Board of Directors
Airport Gateway Business Improvement District #40

We have audited the accompanying financial statements of Airport Gateway Business Improvement District #40 which comprise the statement of financial position as of December 31, 2018, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Airport Gateway Business Improvement District #40 as of December 31, 2018, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Ritz Holman LLP
Serving businesses, nonprofits, individuals and trusts.

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Board of Directors
Airport Gateway Business Improvement District #40

Report on Summarized Comparative Information

We have previously audited Airport Gateway Business Improvement District #40's December 31, 2017 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated October 1, 2018. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2017, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Ritz Holman LLP

RITZ HOLMAN LLP
Certified Public Accountants

Milwaukee, Wisconsin
August 6, 2019

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2018
(With Summarized Totals for December 31, 2017)

ASSETS		2018	2017
CURRENT ASSETS			
Cash and Cash Equivalents		\$ 236,702	\$ 207,876
Due from Airport Gateway Business Association, Inc.		37	---
Prepaid Expenses		2,750	11,750
Total Current Assets		\$ 239,489	\$ 219,626
TOTAL ASSETS		\$ 239,489	\$ 219,626
LIABILITIES AND NET ASSETS			
CURRENT LIABILITIES			
Accounts Payable		\$ 3,906	\$ 3,485
Due to Airport Gateway Business Association, Inc.		---	3,310
Due to Milwaukee Gateway Aerotropolis Corporation		5,000	---
Total Liabilities		\$ 8,906	\$ 6,795
NET ASSETS			
Without Donor Restrictions		\$ 230,583	\$ 212,831
Total Net Assets		\$ 230,583	\$ 212,831
TOTAL LIABILITIES AND NET ASSETS		\$ 239,489	\$ 219,626

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

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2018
(With Summarized Totals for the Year Ended December 31, 2017)

	<u>Without Donor Restrictions</u>	
	<u>2018</u>	<u>2017</u>
REVENUE		
Assessment Income	\$ 333,892	\$ 343,753
Grants	---	39,550
Investment Income	1,024	284
Total Revenue	<u>\$ 334,916</u>	<u>\$ 383,587</u>
EXPENSES		
Program Services	\$ 280,327	\$ 264,877
Management and General	36,837	31,701
Total Expenses	<u>\$ 317,164</u>	<u>\$ 296,578</u>
CHANGE IN NET ASSETS	\$ 17,752	\$ 87,009
Net Assets, Beginning of Year	<u>212,831</u>	<u>125,822</u>
NET ASSETS, END OF YEAR	<u>\$ 230,583</u>	<u>\$ 212,831</u>

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

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2018
(With Summarized Totals for the Year Ended December 31, 2017)

	Program Services	Management and General	2018 Total	2017 Total
Professional Fees	\$ ---	\$ 3,200	\$ 3,200	\$ 3,100
Design, Beautification and Maintenance	77,956	---	77,956	40,725
Public Safety Initiative	62,656	---	62,656	50,012
Marketing and Promotion	16,648	---	16,648	49,935
Postage and Copies	60	---	60	---
Airport Gateway Business Association, Inc.	96,565	32,188	128,753	127,379
Admin. and Basic Office	---	465	465	---
Meeting Expense	---	839	839	---
Bank Charges	---	145	145	27
Grant Expense	26,442	---	26,442	25,400
TOTALS	\$ 280,327	\$ 36,837	\$ 317,164	\$ 296,578

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

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2018
(With Summarized Totals for the Year Ended December 31, 2017)

	<u>2018</u>	<u>2017</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ 17,752	\$ 87,009
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
Increase (Decrease) in Accounts Payable	421	485
Increase (Decrease) in Due to Airport Gateway Business Association, Inc.	(3,347)	979
Increase (Decrease) in Due to Milwaukee Gateway Aerotropolis Corporation	5,000	---
(Increase) Decrease in Prepaid Expenses	<u>9,000</u>	<u>(11,750)</u>
Net Cash Provided by Operating Activities	<u>\$ 28,826</u>	<u>\$ 76,723</u>
Net Increase in Cash and Cash Equivalents	\$ 28,826	\$ 76,723
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>207,876</u>	<u>131,153</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u><u>\$ 236,702</u></u>	<u><u>\$ 207,876</u></u>

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

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2018

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE A - Summary of Significant Accounting Policies

Organization

Airport Gateway Business Improvement District #40 (BID #40) was created by the Common Council of the City of Milwaukee pursuant to Wisconsin Statutes. The purpose of BID #40 is to develop, improve, and promote the section of Milwaukee surrounding the airport. The Organization's area is roughly bounded by Layton Avenue to the north, Howard Avenue to the north between 6th and 13th Street, 13th Street to the west, College Avenue to the south, and the Milwaukee/Cudahy border to the east. In addition, there is a rectangular section from College Avenue south to the Milwaukee/Oak Creek City line, and from 13th Street west to I-94.

Airport Gateway Business Improvement District #40 is exempt from tax as an affiliate of a governmental unit under Section 501(a) of the Internal Revenue Code.

Accounting Method

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

Basis of Presentation

The Organization reports information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions, and net assets with donor restrictions.

Cash and Cash Equivalents

For purposes of the statement of cash flows, cash and cash equivalents include all highly liquid debt instruments with original maturities of three months or less when purchased.

Contributions

All contributions are considered available for the Organization's general programs unless specifically restricted by the donor. Amounts received that are designated for future periods or restricted by the donor are reported as revenue with donor restrictions and increase net assets with donor restrictions. Contributions received with restrictions that are met in the same reporting period are reported as revenue without donor restrictions and increase net assets without donor restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. Investment income that is limited to specific uses by donor restrictions is reported as increases in net assets without donor restrictions if the restrictions are met in the same reporting period as the income is recognized.

Functional Expenses

The Organization allocates costs based on their functional and natural classification in the statement of functional expenses. Program costs are those associated with carrying out the mission of the Organization; management costs are those for management of the Organization including accounting and office expense; and fundraising costs are those attributed to the solicitation of contributions. Whenever possible, the Organization allocates costs directly to program, management or fundraising.

**AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE A - Summary of Significant Accounting Policies (continued)

Estimates

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

NOTE B - Accounting Change

For year ended December 31, 2018, the Organization's financial statements changed to adopt the Accounting Standards Update 2016-14, Not-for-Profit Entities (Topic 958), Presentation of Financial Statements of Not-for-Profit Entities, effective for years beginning after December 15, 2017. This update is required and makes significant changes in reporting of net asset classes, liquidity and functional expenses. Before the change, net assets had three classifications including unrestricted, temporarily restricted, and permanently restricted. After the change, net assets are considered to be with donor restrictions and without donor restrictions. Other new requirements include presenting a statement of functional expenses and footnotes providing information about the functional expenses and liquid financial assets of the Organization. The Organization applied the change on a retrospective basis within the summarized comparative information for the year ended December 31, 2017 and in information for the year ended December 31, 2018.

NOTE C - Comparative Financial Information

The financial information shown for 2017 in the accompanying financial statements is included to provide a basis for comparison with 2018 and presents summarized totals only. The comparative information is summarized by total only, not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity to generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Organization's financial statements for the year ended December 31, 2017, from which the summarized information was derived.

NOTE D - Liquidity

The Organization has financial assets available to meet cash needs for general expenditure within the next year consisting of the following:

Cash and Cash Equivalents	\$236,702
Accounts Receivable	<u>37</u>
Total Assets Available For Use	<u>\$236,739</u>

AIRPORT GATEWAY BUSINESS IMPROVEMENT DISTRICT #40
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018

NOTE E - Concentration of Revenue

Airport Gateway Business Improvement District #40 receives property assessment income and grants from the City of Milwaukee. BID #40's operations rely on the availability of these funds. Nearly 100% of the Organization's revenue was from the City of Milwaukee for the year ended December 31, 2018.

NOTE F - Related Parties

BID #40 contracted with Airport Gateway Business Association, Inc. for management and administrative services. Under this related party contract, the administrative fees were \$128,753 for the year ended December 31, 2018.

BID #40 provided Milwaukee Gateway Aerotropolis Corporation, a related party, with grants of \$26,442 for economic development activities for the year ended December 31, 2018.

NOTE G - Advertising Costs

The Organization uses advertising to promote its programs throughout the community. Advertising costs are expensed as incurred. Advertising expense for the year ended December 31, 2018, was \$16,648.

NOTE H - Assessment Income

In order to provide revenues to support the Organization's mission, the Common Council of the City of Milwaukee enforced an assessment on property located within a specified area of the airport. The assessment is calculated based on assessed values of the properties as of every fall. The assessment levied on the airport properties was \$.852 per \$1,000 of assessed property value with a minimum assessment of \$250 and a maximum assessment of \$5,000 per parcel for the year ended December 31, 2018.

NOTE I - Subsequent Events

The Organization has evaluated events and transactions occurring after December 31, 2018, through August 6, 2019, the date the financial statements were available to be issued, for possible adjustments to the financial statements or disclosures. The Organization has determined that no subsequent events need to be disclosed.