

# Washington Park NID 3 Operating Plan 2020

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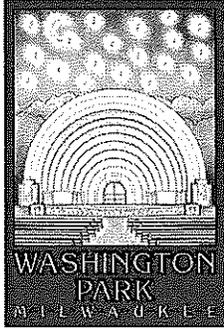
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# Washington Park Neighborhood Improvement District #3 2020 Operating Plan

## I. INTRODUCTION

### A. Background

In 2006, the State of Wisconsin signed into law, the 2005 Wisconsin ACT 186, (66.1110) a legislative declaration created to give Wisconsin municipalities (i.e., cities, villages and towns) the power to establish one or more Neighborhood Improvement Districts (NIDs) within their community. An assessment methodology is developed to allow the assessable residential and commercial properties within the geographic area to contribute to programs aimed at neighborhood improvements and other activities as approved by the NID Board. The ACT was drafted similar to the business improvement district statute.

In 2012 the City of Milwaukee received a petition from property owners which requested creation of a Neighborhood Improvement District for the purpose of revitalizing and improving the Washington Park neighborhood area on Milwaukee's near west side. The NID law requires that every district have an annual Operating Plan to renew the Neighborhood Improvement District. This document is the updated 2020 Operating Plan for the Washington Park Neighborhood Improvement District. The NID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

### B. Physical Setting

The boundary for the Washington Park Neighborhood Improvement District ("WP NID") encompasses the areas designated as Washington Park and Walnut Hill, while also including small portions of the Metcalfe Park neighborhood. The east side of N. 47th Street, which frames U.S. 41, is the western boundary for the north portion of the WP NID, including the park; below the park the boundary of WP NID is the East side of 41<sup>st</sup> Street. The eastern boundary is defined by the 30<sup>th</sup> St. Industrial Corridor. The northern boundary is roughly Meinecke Avenue. The southern boundary is the 30<sup>th</sup> St. Corridor and Vliet Street. For a specific boundary, see Appendix A, Map.

In the last decades of the 19th century and first decade of the 20<sup>th</sup> century, the area that is now the WP NID was a newly subdivided section of the City of Milwaukee located at the northwestern

periphery of the growing metropolis. Streets were laid out in the standard Milwaukee grid, creating blocks nearly 700 feet long from north to south and 300 wide. Plats maximized the number of lots on each block, with the majority being 30 feet wide along the street frontage and 120 feet deep. These narrow lots created a dense development pattern once they were filled with houses, but one that met buyers' desire for a detached dwelling. No rowhouses were built in the area, and practically no apartment buildings. The area was bordered on the north by the thriving business district of West North Avenue and included W. Lisbon Ave, including a Post Office, banks, theater, department store and multistory apartment buildings; all typical of 19<sup>th</sup> Century urban development. Single-family and duplexes then filled in the grid.

Now, the WP NID is home to several thriving businesses, organizations and families. The area is anchored by the 135 acre Washington Park and is home to the Harley Davidson Motor Corporation. The Urban Ecology Center provides programming at the Park, together with other neighborhood organizations. North Avenue Community Development Corporation, New Covenant Housing Corporation and United Methodist Children's Services have constructed several multi-million dollar catalytic affordable housing projects since 2000. The area is also home to the Washington Park Library, Bethune Academy, West Side Academy, the Progressive Community Health Center and many more amenities.

[Portions of this section taken from the Washington Park Comprehensive Plan 2006]

### C. Principal Office & Registered Agent

The Principal Office and Registered Office of the WP NID shall be 2247 N 31<sup>st</sup> St Milwaukee, WI 53208. The Registered Agent of the WP NID shall be the chair elected for 2020.

## II. DISTRICT BOUNDARIES

Boundaries of the proposed 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. The description in Section I. B is a general description of the boundary, the actual boundary is depicted on Appendix A and the actual properties included are on Appendix B. In the event of a discrepancy, Appendix B shall control. The WP NID may update Appendix B during each annual Operating Plan. The Boundaries are herein referred to as "WP NID Area."

## III. PROPOSED OPERATING PLAN

### A. Plan Objectives

The objective of the WP NID is to (a) provide assistance to homeowners, (b) create jobs in the area, (c) fund community projects, and (d) create and implement a sustainable communities plan.

## B. Proposed Activities - 2020

Principle activities to be engaged in by the district during 2020 operation will include:

### 1. Assistance to Homeowners

- a. Continue operation of a grant fund ("Grant Fund") to provide assistance to homeowners of single family homes and duplexes in the WP NID Area to make modest grants (e.g. \$500 - \$7,500 each) to home owners in the area to make the following improvements to their properties: energy efficiency improvements, repairs to increase water efficiency, repairs to the structural condition of the property (including roof repairs), safety improvements (including lighting, fencing and garages) and repairs to increase the curb appeal of property ("Improvements"). Grants are available to homeowners one time every five years. Additional criteria of the grants will continue to be modified by the NID Board to ensure accountability and utilization of the Grant Fund. The Board of Directors of the WP NID may at any time amend the amount of each grant, the number of grants, and any qualifying criteria.

### 2. Job Development

- a. Provide funds to support to a local development including contracted labor, a local neighborhood-based community/environmental maintenance team.
- b. Improvements made through the grant fund must be made by pre-qualified contractors. In order to qualify, a contractor must be located in the City of Milwaukee and agree that 50% of the contractor's workforce be from the WP NID Area for all improvements paid for from the Fund. The WP NID may accept a contractor's Section 3 status in lieu of the 50% neighborhood workforce requirement. The Board of Directors of the WP NID may at any time amend this requirement to ensure accountability and utilization of the Grant Fund.

### 3. Support development and maintenance of local WP NID-based quality of life initiatives.

(Quality of Life Initiatives Grant-formerly known as Community Improvement Project Grant)

- a. Continue operation of a reimbursable grant fund ("Grant Fund") to provide support towards the development of a new neighborhood Quality of Life Plan and goals (January 1, 2020 - December 31,2020) to renew or replace the expired former plan (Washington Park Partners Sustainable Community Plan implemented between 2010-2018).
- b. Projects and support for planning and implementation of local quality of life initiatives will be funded, to the extent funds are available and plans are appropriate, by review and action of the WP NID Board of Directors.
- c. Continue to work with the Washington Park Partners Steering Committee.

Pursuant to the NID Statute 66.1110, defined below, the local legislative body does not authorize the board to own real property in this operating year, but the Operating Plan may be amended in the future to allow for such ownership.

C. Proposed Expenditures - 2020

Proposed Budget attached as Appendix C. The WP NID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

D. Financing Method

It is proposed to raise \$155,350 WP NID assessments (see Appendix B). Funds will also be pursued from foundations and other fundraising events. The WP NID may seek private financing for programming secured by this year's or future operating years of the WP NID.

E. Organization of NID Board

Upon creation of the WP NID, the District shall hold annual meetings to elect directors to the District Board (the "Board") consistent with terms of this subsection and the bylaws of the WP NID. 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 WP NID assessments.

State law requires that the board be composed of at least five directors and that a majority of the board directors be owners or occupants of property within the district. State law requires the local legislative body must set the time and place for a meeting at which directors of the board will be elected, and shall publish a class 2 notice under ch. 985 that contains the information. The notice shall specify that all individuals who either own or occupy real property within the neighborhood improvement district are eligible to serve on the board and vote at the election.

The WP NID Board shall be structured in accordance with the Bylaws , which is consistent with the following.

1. Board Size. Minimum of five (5) directors, and up to twelve (12) directors.
2. Composition.
  - a. 3/4 of Directors shall be residents that live in the WP NID Area or owners of residential property in the WP NID Area
  - b. 1/4 of Directors shall represent organizations or businesses that occupy commercial real property in the WP NID Area or owners of commercial property in the WP NID Area.
3. Term. All directors elected to the Board shall serve for a period of one year. Directors may be re-elected.
4. Compensation. None
5. Meetings. All meetings of the Board's affairs shall be kept pursuant to public records requirements.

6. Staffing and Office. The Board may employ staff and/or contract for staffing services pursuant to this Operating Plan and subsequent modifications thereof. The Board may also maintain an office for the District, which shall be located within the District.
7. Meetings. The Board shall meet regularly, at least once every 3 months. The Board shall adopt rules of order (by-laws) to govern the conduct of its meetings.
8. Method of Electing Directors to District Board. An annual meeting at which directors of the Board will be elected shall be held on the first Tuesday of February of each year of the District's existence. Prior to the meeting, the City shall publish a Class 2 notice that contains the time and place of the annual meeting. The notice shall specify that all individuals who either own or occupy real property within the District are eligible to serve on the Board and vote at the election.
9. Changes. Any change in the Board size, composition or election methodology must be approved by a 2/3 majority of the entire Board.

#### F. Relationship to other Organizations

The WP NID shall be a separate entity from any organizations it contracts with notwithstanding the fact that members, officers and directors of each may be shared. The contracted organizations 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 WP NID Board. The contracted organizations may, and it is intended, shall, contract with the WP NID to provide services to the NID, in accordance with this Plan.

### IV. METHOD OF ASSESSMENT

#### A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the WP NID in proportion to the benefit derived from the WP NID. After consideration of other assessment methods, it was determined that for residential properties, the number of residential units was the characteristic most directly related to the potential benefit provided by the WP NID. For commercial properties it was determined that a flat fixed fee was most appropriate. Therefore, a fixed assessment of \$50 per residential unit for residential properties was selected as the basic assessment methodology for residential properties in the WP NID ("Residential Methodology"); a fixed assessment of \$100 per commercial properties was selected as the basic assessment methodology for commercial properties in the WP NID ("Commercial Methodology"), and a fixed assessment of \$50 per vacant land residential or commercial properties (i.e. vacant lot with no structure) was selected as the basic assessment methodology for vacant land properties in the WP NID ("Vacant Land Methodology"). In the event a property contains both residential units and a commercial use, the Residential Methodology shall apply.

Maintaining an equitable relationship between the WP NID 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 \$500 per parcel will be applied.

As of January 1, 2019, the properties in the proposed district had a total assessed value of approximately \$125,648,800 and approximately 2,284 parcels. Appendix B shows the projected WP NID assessment for each property included in the district.

The assessment assigned to each parcel based on this formula is herein referred to as "WP NID Assessment." Any WP NID Assessments related to a previous year or years may not be contested. The WP NID Assessment will be as shown on the attached list. Any WP NID Assessment related to this Operating Plan may only be contested prior to approval and adoption of this Operating Plan by the City Council.

## B. Excluded and Exempt Property

The NID Statute 66.1110 requires explicit consideration of certain classes of property. In compliance with the law, the following statements are provided.

### 1. In accordance with the interpretation of the City Attorney regarding Wis. Stats. Section

66.1110(7)(a), property exempt from general real estate taxes has been excluded from the District activities will be asked to make a financial contribution to the District on a voluntary basis. Those tax exempt properties adjoining the District which are later determined no longer to be exempt from general property taxes shall automatically become included within the District and subject to assessment under any current operating plan without necessity to undertake any other act.

## IV. 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 Washington Park neighborhood and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

## B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the

Neighborhood Improvement District and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1110 (4)(c) of the NID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th 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 NID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

## VI. PLAN APPROVAL PROCESS

### A. Public Review Process

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

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

7. If approved by the Mayor, the NID is created and the district board will be elected pursuant to section 3.E above.

## B. Petition against Creation of the NID

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

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 50% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

## VII. FUTURE YEAR OPERATING PLANS

### A. Phased Development

It is anticipated that the WP NID 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 66.1110 (6)(b) of the NID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions.

Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the NID law.

In later years, the WP NID 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 WP NID has been created under authority of Section 66.1110 of the Statutes of the State of Wisconsin ("NID Statute"). Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the WP NID and this WP NID Operating 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 NID so as to exclude or include as assessable properties a certain class or classes of properties, then this NID 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.

## VII. Contraction with WP NID

Any contracting with the WP NID shall be exempt from the requirements of Sec 62.15, Wis. Stats. Because such contracts shall not be for the construction of improvements or provision of materials. If the WP NID does contract for the construction of improvements or provisions of material, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required under Sec 66.608 (3) (c) Wis. Stats., shall be deemed to fulfill the requirements of Sec 62.15 (14) Wis. Stats. The WP NID Board of Directors and the City of Milwaukee shall comply with the provisions of Sec. 66.60 before the City inserts assessments for this NID plan onto the tax bills for the parcels assessed thereunder, only to the extent required by law, to create a lien on the parcels assessed. The WP NID may provide grant support to organizations that include the cost of staff, however, the WP NID shall not have employees directly and shall contract with a responsible third party for any administration of grant funds.

### Appendices

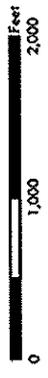
Appendix A – Map

Appendix B – List of Properties / Assessments

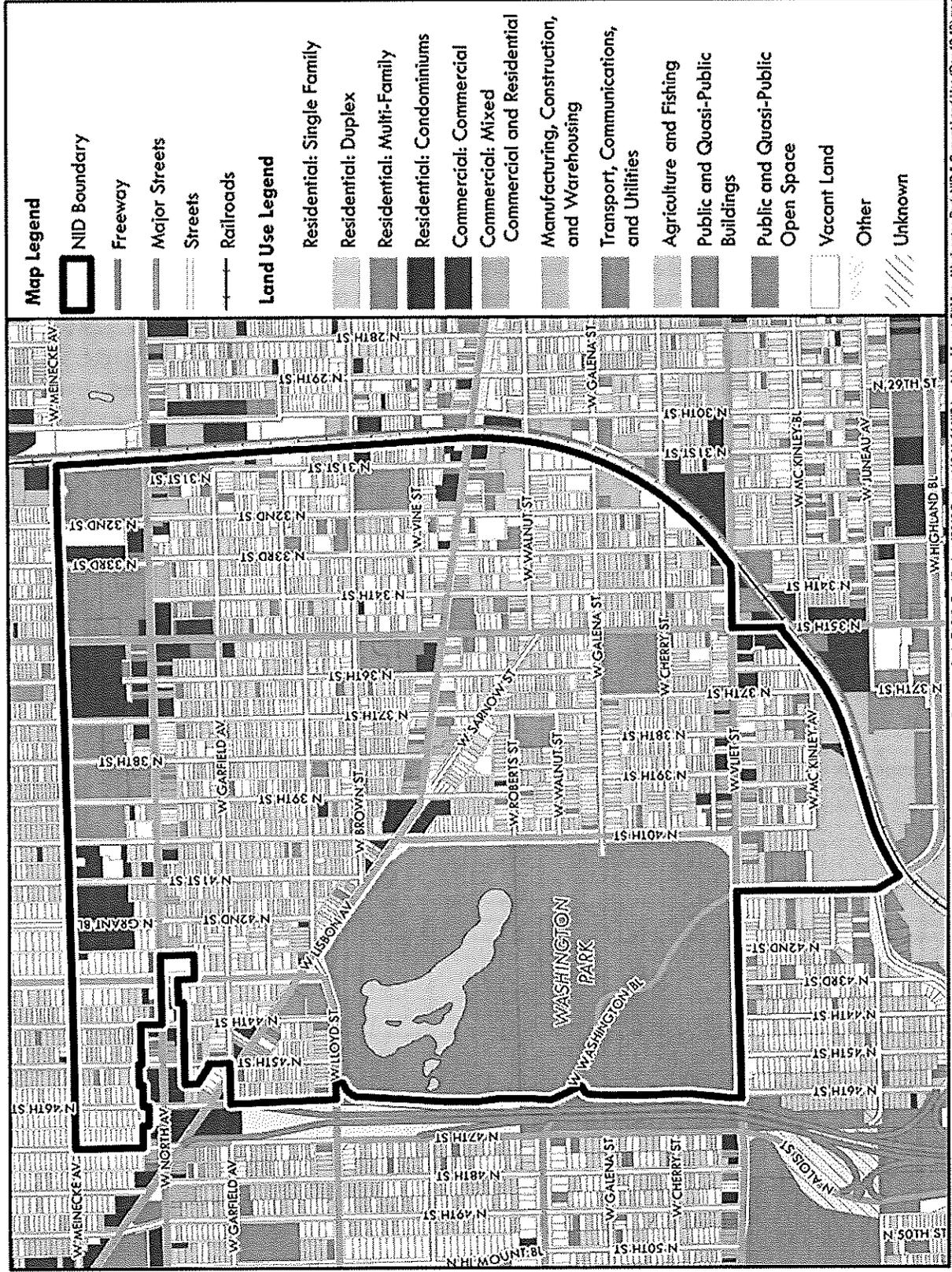
Appendix C – 2020 Budget

Appendix A – Map

Prepared by the Department of City Development Planning Division, 12/13/2016  
 Source: City of Milwaukee Information Technology Management Division, NIDC



**NID NO. 3: WASHINGTON PARK  
 NEIGHBORHOOD IMPROVEMENT DISTRICT**



Map Legend	
	NID Boundary
	Freeway
	Major Streets
	Streets
	Railroads
Land Use Legend	
	Residential: Single Family
	Residential: Duplex
	Residential: Multi-Family
	Residential: Condominiums
	Commercial: Commercial
	Commercial: Mixed
	Commercial and Residential
	Manufacturing, Construction, and Warehousing
	Transport, Communications, and Utilities
	Agriculture and Fishing
	Public and Quasi-Public Buildings
	Public and Quasi-Public Open Space
	Vacant Land
	Other
	Unknown

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Appendix B – List of Properties / Assessments

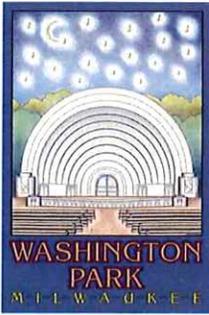
Appendix C – 2020 Budget

WP NID #3	2019	2020
<b>REVENUE</b>		
NID Assessment/Residential/ Commercial	\$163,350.00	\$155,350.00
<b>EXPENSES</b>		
<b>Direct Administration</b>		
Housing Improvement Project Grant (Programing)	\$16,434.00	\$15,535.00
Housing Improvement Project (HIP) Grants	\$66,612.41	\$63,693.50
Quality of Life Initiatives Grants	\$33,612.68	\$40,370.00
Total Residential	\$116,659.09	\$119,598.50
<b>Environmental Maintenance Jobs/Contract</b>		
Total Jobs	\$15,814.00	\$30,000.00
<b>Total Direct Administration</b>	<b>\$132,473.09</b>	<b>\$149,598.50</b>
<b>Indirect Administration</b>		
Administrative Mgt NID (Annual Operations/Election)	\$2,000.00	\$2,000.00
Community Improvement Grant (Bookkeeping)	\$3,433.50	\$3,107.00
Administrative Supplies Costs		\$5,000.00
Professional Audit NID Account	\$2,000.00	\$2,000.00
Financial Administration NID Account	\$9,000.00	\$7,200.00
Insurance NID Board	\$1,000.00	\$1,000.00
Marketing/Postate NID Elections	\$2,756.93	\$2,800.00
<b>Total Indirect Administration</b>	<b>\$20,190.43</b>	<b>\$23,107.00</b>
<b>*Total Direct /Indirect Administration</b>	<b>\$152,663.52</b>	<b>\$172,705.50</b>

\*Operating funds will be used to supplement any amount above the projected revenue

<b>WP NID #3</b>	<b>2019</b>	<b>2020</b>
<b>REVENUE</b>		
NID Assessment/Residential/ Commercial	\$ 163,350.00	\$ 155,350.00
<b>EXPENSES</b>		
<b>Direct Administration</b>		
Housing Improvement Project Grant (Programing)	\$ 16,434.00	\$ 15,535.00
Housing Improvement Project (HIP) Grants	\$ 66,612.41	\$ 63,693.50
Quality of Life Initiatives Grants	\$ 33,612.68	\$ 40,370.00
<b>Total Residential</b>	<b>\$ 116,659.09</b>	<b>\$ 119,598.50</b>
Environmental Maintenance Jobs/Contract	\$ 15,814.00	\$ 30,000.00
<b>Total Jobs</b>	<b>\$ 15,814.00</b>	<b>\$ 30,000.00</b>
<b>Total Direct Administration</b>	<b>\$ 132,473.09</b>	<b>\$ 149,598.50</b>
<b>Indirect Administration</b>		
Administrative Mgt NID (Annual Operations/Election)	\$ 2,000.00	\$ 2,000.00
Community Improvement Grant (Bookkeeping)	\$ 3,433.50	\$ 3,107.00
Administrative Supplies Costs		\$ 5,000.00
Professional Audit NID Account	\$ 2,000.00	\$ 2,000.00
Financial Administration NID Account	\$ 9,000.00	\$ 7,200.00
Insurance NID Board	\$ 1,000.00	\$ 1,000.00
Marketing/Postate NID Elections	\$ 2,756.93	\$ 2,800.00
<b>Total Indirect Administration</b>	<b>\$ 20,190.43</b>	<b>\$ 23,107.00</b>
<b>*Total Direct /Indirect Administration</b>	<b>\$ 152,663.52</b>	<b>\$ 172,705.50</b>

\*Operating funds will be used to supplement any amount above the projected revenue



# Washington Park NID 3

## 2018-2019 Annual Report

2247 N 31<sup>st</sup> St  
Milwaukee, WI 53208  
Email: [washpknid3@gmail.com](mailto:washpknid3@gmail.com)

### Mission & Goals

Established in 2012, the Washington Park Neighborhood Improvement District 3 is intended to reinvest fully into the structural, economic, and residential & business-based engagement based plans and improvements led and collaborated on by various partners within the service boundaries (East to West: the 30<sup>th</sup> Street Corridor to N. 47<sup>th</sup> St. or WI-175 and North to South: W. Meinecke Ave. to W. Vliet St.)

Total assessment: \$157,400

### Accomplishments

#### A. Assistance to Homeowners

The Washington Park Homeowners Grant program assists owner occupied homeowners with code based repairs that enhance the quality of life of the occupant. Homeowners can select their own repair they would like to undertake but no remodeling projects are included. In 2019, The Washington Park Homeowners Grant program assisted 10 homeowners with \$75,000 in grants funds and \$20,000 leveraged by the homeowner. Typical repairs were roofs, windows and concrete. Recruitment for the grant program started in early spring at the Washington Park Housing Resource Fair. Word of mouth also was a primary way to connect with homeowners. The new grant administrator is KLD Construction Management Services, LLC - Lamont Davis

#### B. Job Development

The WP NID contracted Reliant Property Management to executed the neighborhood environmental maintenance initiative and to employ local workers.

Work began Monday September 2nd, 2019

1. 180 hours of field work total
2. Removed litter, debris and weeds from on 4 of the 7 main corridor
3. 10 trips were made to the city dump totaling 67 cubic yards of debris and illegal dumping removed from the Washington Park Neighborhood. (trailer dimension 3ft. x 5ft. x 12ft. =180 ft. /27 cubic ft. =6.7 cubic yards)
4. 32 discarded tire was removed from neighborhood and taken to the dump
5. RPM hired and trained two young men that live in the Washington Park Neighborhood

#### C. Support Development and maintenance of local WP NID-based Quality of Life Initiatives

Three business improvement grants were awarded for a total of \$9,000

3331 W Lisbon Ave Amaranth Bakery

3718 W Vliet St Char Lor

3824 W Lisbon Ave Hmong American Friendship Association

### Washington Park Neighborhood Improvement District 3 Board of Directors

Johanna Jimenez (Chair)

Bobby J McQuay (Vice Chair)

Muhammad Abdul (Treasurer)

Virginia Pratt (Secretary)

Rosalind Cox

Lamont Davis

Angela Pruitt

**WASHINGTON PARK NEIGHBORHOOD IMPROVEMENT DISTRICT**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2018**  
**(With Summarized Totals for the Year Ended December 31, 2017)**

WASHINGTON PARK NEIGHBORHOOD IMPROVEMENT DISTRICT

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Independent Auditor's Report

Board of Directors  
Washington Park Neighborhood Improvement District

We have audited the accompanying financial statements of Washington Park Neighborhood Improvement District 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 Washington Park Neighborhood Improvement District 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 business, nonprofits, individuals and trusts.*

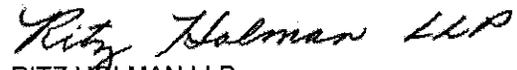
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f. 414.271.7464  
ritzholman.com

Board of Directors  
Washington Park Neighborhood Improvement District

**Report on Summarized Comparative Information**

We have previously audited Washington Park Neighborhood Improvement District's December 31, 2017 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated August 28, 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  
Certified Public Accountants

Milwaukee, Wisconsin  
July 22, 2019

**WASHINGTON PARK NEIGHBORHOOD IMPROVEMENT DISTRICT**  
**STATEMENT OF FINANCIAL POSITION**  
**DECEMBER 31, 2018**  
(With Summarized Totals for December 31, 2017)

ASSETS		2018	2017
<b>CURRENT ASSETS</b>			
Cash		\$ 130,921	\$ 58,264
Total Current Assets		\$ 130,921	\$ 58,264
<b>TOTAL ASSETS</b>		\$ 130,921	\$ 58,264
<b>LIABILITIES AND NET ASSETS</b>			
<b>CURRENT LIABILITIES</b>			
Accounts Payable		\$ 3,500	\$ ---
Total Current Liabilities		\$ 3,500	\$ ---
<b>NET ASSETS</b>			
Without Donor Restrictions		\$ 127,421	\$ 58,264
Total Net Assets		\$ 127,421	\$ 58,264
<b>TOTAL LIABILITIES AND NET ASSETS</b>		\$ 130,921	\$ 58,264

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

**WASHINGTON PARK NEIGHBORHOOD IMPROVEMENT DISTRICT**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED DECEMBER 31, 2018**  
**(With Summarized Totals for the Year Ended December 31, 2017)**

	Without Donor Restrictions	
	2018	2017
<b>REVENUE</b>		
Tax Assessments	\$ 156,950	\$ 158,450
Total Revenue	\$ 156,950	\$ 158,450
<b>EXPENSES</b>		
Program Services	\$ 75,293	\$ 129,040
Management and General	12,500	13,250
Total Expenses	\$ 87,793	\$ 142,290
CHANGE IN NET ASSETS	\$ 69,157	\$ 16,160
Net Assets, Beginning of Year	58,264	42,104
NET ASSETS, END OF YEAR	\$ 127,421	\$ 58,264

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

**WASHINGTON PARK NEIGHBORHOOD IMPROVEMENT DISTRICT  
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	2017
Professional Fees	\$ ---	\$ 3,500	\$ 3,500	\$ 4,500
Management Fees	---	9,000	9,000	8,750
Sustainable Community Initiative	27,307	---	27,307	31,748
Grants to Others	35,519	---	35,519	64,634
Other Expenses	12,467	---	12,467	32,658
<b>TOTALS</b>	<b>\$ 75,293</b>	<b>\$ 12,500</b>	<b>\$ 87,793</b>	<b>\$ 142,290</b>

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

**WASHINGTON PARK NEIGHBORHOOD IMPROVEMENT DISTRICT  
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	\$ 69,157	\$ 16,160
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
Increase (Decrease) in Accounts Payable	<u>3,500</u>	<u>---</u>
Net Cash Provided by Operating Activities	<u>\$ 72,657</u>	<u>\$ 16,160</u>
Net Increase in Cash and Cash Equivalents	\$ 72,657	\$ 16,160
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>58,264</u>	<u>42,104</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u><u>\$ 130,921</u></u>	<u><u>\$ 58,264</u></u>

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

**WASHINGTON PARK NEIGHBORHOOD IMPROVEMENT DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2018**

**WASHINGTON PARK NEIGHBORHOOD IMPROVEMENT DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE A - Summary of Significant Accounting Policies**

**Organization**

Washington Park Neighborhood Improvement District (The "Organization") was organized under Wisconsin State Statute 66.1110. This statute provides for the formation of Neighborhood Improvement Districts (NIDs) upon the petition of at least one property owner in the district. The purpose of a NID is to revitalize and improve a neighborhood area in Milwaukee. An assessment methodology is developed to allow the assessable residential and commercial properties within the geographic area to contribute to programs aimed at neighborhood lighting, distinctive signage, and pocket-parks, enhanced public green spaces and other activities as approved by the NID board.

Washington Park Neighborhood Improvement District 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 net assets 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 directly to program or management when appropriate. All expenses are directly allocated based on the nature of the expense.

**WASHINGTON PARK NEIGHBORHOOD IMPROVEMENT DISTRICT  
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 - Comparative Financial Information**

The financial information shown for 2017 in the accompanying financial statements is included to provide a basis for comparison with 2018. 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 C - Liquidity**

The Organization has \$130,921 of financial assets available for expenditures within one year of the statement of financial position.

**NOTE D - Concentration of Revenue**

The Organization receives property assessment income and grants from the City of Milwaukee. The Organization's operations rely on the availability of these funds. All of the Organization's revenue was from the City of Milwaukee for the year ended December 31, 2018.

**NOTE E - 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 Washington Park Neighborhood. The assessment levied on residential properties was determined at a flat fixed fee of \$50 per unit, with a maximum assessment of \$500 per parcel. The assessment levied on commercial properties was determined at a flat fixed fee of \$100 per unit with a maximum assessment of \$500 per parcel as of December 31, 2018. The total assessment income for the year ended December 31, 2018, was \$156,950.

**NOTE F - Related Party Expenses**

The Organization had two board members for which it paid their related nonprofit organizations for services totaling \$44,626 in the year ended December 31, 2018.

**WASHINGTON PARK NEIGHBORHOOD IMPROVEMENT DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE G - Management Arrangement**

Under an agreement with Ogden & Company, the Organization is provided with accounting, administrative, and property management services. Under this contract, which is renewed annually, the annual charges were \$9,000 for the year ended December 31, 2018.

**NOTE H - Subsequent Events**

The Organization has evaluated events and transactions occurring after December 31, 2018, through July 22, 2019, the date the financial statements are 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.