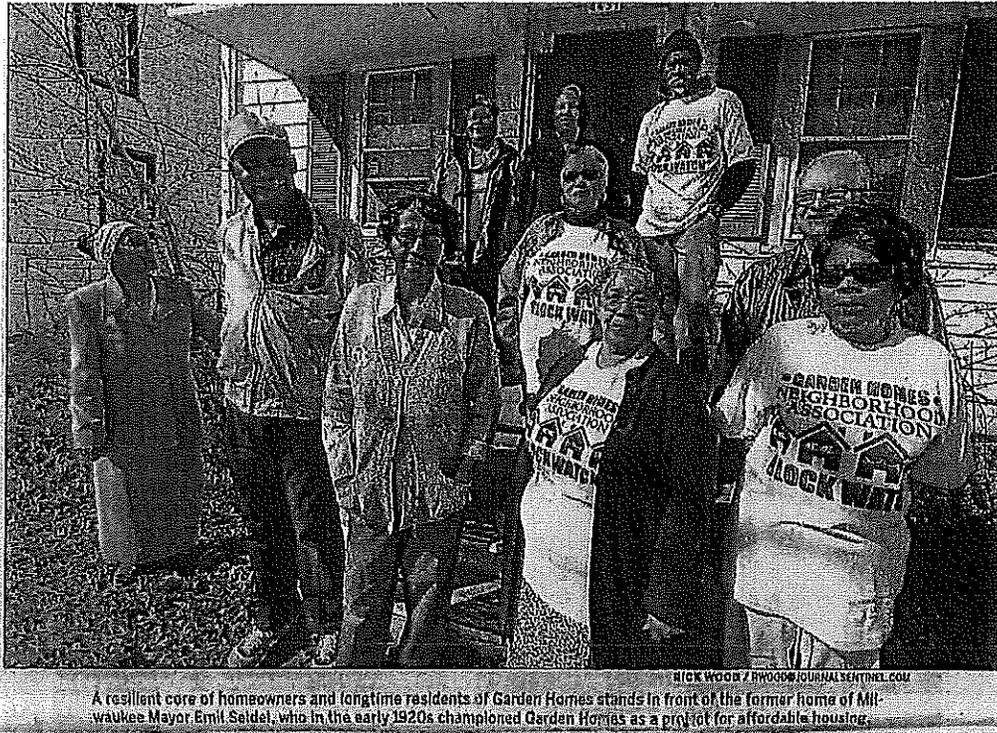


Historic Garden Homes Neighborhood Improvement District 6 Year 3 Operating Documents



October 23, 2019

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2020 OPERATING PLAN

HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT

I. Introduction

A Background

In 2006 the State of Wisconsin, enacted Wis. Stat. §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 communities. 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.

The District was created by the Common Council of the City of Milwaukee (the "City") on December 13, 2016, by the adoption of Resolution No. 160893; the District is known as the Historic Garden Homes Neighborhood Improvement District (the "District"). The purpose of the District is to revitalize and improve the Garden Homes Historic District and surrounding blocks on Milwaukee's north side (See Appendix B). The NID law requires that every district have an annual Operation Plan. This document is the 3rd year Operation Plan for the Historic Garden Homes 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 Historic Garden Homes Neighborhood Improvement District (HGH NID) encompasses the upper east 1/8th portion of the Garden Homes Neighborhood. Specifically, the boundary area is defined from W. Hampton Avenue at N. 27th Street proceeding eastward on the southside of W. Hampton Avenue to N. Teutonia Avenue; proceeding southward on the westside of N. Teutonia Avenue to W. Roosevelt Drive; proceeding eastward on the northside of W. Roosevelt Drive to N. 27th Street; and proceeding northward on the eastside of N. 27th Street to end at W. Hampton Avenue. For a visual of the specific boundary, see Appendix B, Map.

The HGH NID is home to 330 families, three churches, eight businesses, a parochial school and one community-based organization, the Garden Homes Neighborhood Association, Inc., active in the community for 44 years. The longer-standing Garden Homes Evangelical Lutheran Church has anchored the neighborhood for over 75 years. The Powerhouse of Deliverance Church and the Alpha and Omega Church as well as the Garden Homes Lutheran School, one of the top elementary schools in Milwaukee, enhance the quality of life for the community.

C. Principal Office and Registered Agent

The principal office and registered office of the HGH NID shall be 2434 W. Roosevelt Drive, Milwaukee, WI 53209. The registered agent of the HGH NID shall be James Tate

II. DISTRICT BOUNDARIES

Boundaries of the district are shown on the map in Appendix B of this plan. A listing of the properties included in the district is provided in Appendix D. The actual boundary is depicted in section I.B. of this plan and the actual properties included are listed in Appendix D. The HGH NID may update Appendix D during each annual Operating Plan. The boundaries are herein referred to as "HGH NID area."

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objectives of the HGH NID are to a) provide assistance to property owners, b) create jobs in the area, c) fund community projects and d) impact poverty.

B. Proposed Activities

Principal activities to be engaged in by the district during its Second year of operation will include:

1. **Home Repair Rebate Project**
7-10 families will receive matching grants up to \$1,000 for viable home repairs sponsored by the Garden Homes Neighborhood Association, Inc.
2. **Chess in 2 Schools**
32 elementary school children from the Lloyd Barbee Montessori School and the Garden Homes Evangelical Lutheran School will learn the life lessons presented by exposure to chess instructions sponsored by GHNAI.
3. **Clean Neighborhood Project**
6 youths ages 14-17 will be employed by GHNAI to clean the NID #6 area six times during the summer..
4. **9 speed humps, payment Year 2**
NID #6 will make the second installment to GHNAI on its 5-year payment plan for the 9 speed humps
5. **4th Annual Community Health & Wellness Resource Fair**
400 people will gain mental health, addiction, hearing, vision, cancer screening, nutrition, dietary education, blood pressure and glucose screening resources sponsored by Felecia Mayo.
6. **12th Annual Juneteenth BBQ Block Party**
300+ persons and families to celebrate Juneteenth Day at a block party sponsored by the Garden Homes Lutheran Church.
7. **Garden Homes Park Summer Programming**
45-60 youth ages 6-12 two-three times per week from 9-11 a.m. with 10-15 adult volunteers for educational and recreational activities to include healthy snacks sponsored by Hoops, Health and Homework.

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

C. Proposed Expenditures

Proposed budget is attached as Appendix C. The HGH NID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available. Although the HGH NID board may change the budget, it must payoff any debt incurred on behalf of the HGH NID, including without limitation, debt incurred related to the certified mailing costs involved in establishing the HGH NID.

D. Financial Method

It is proposed to raise approximately \$20,450 through HGH NID assessments (see Appendix D). The HGH NID may seek private financing for programming for future operating years of the HGH NID.

E. Organization of NID Board

The HGH NID shall hold annual meetings to elect directors to the District Board (the "Board") consistent with terms of this subsection and the bylaws of the HGH NID. The board's primary responsibility will be implementation of the 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 HGH NID assessments.

State law requires that the board be composed of at least five directors and that the all 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 that either own or occupy real property within the neighborhood improvement district are eligible to serve on the board and vote at the election.

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

1. **Board size.** The Board shall have at least five members but can be up to seven members.
2. **Composition.** All board members shall be owners or occupants of property within the district. The number of board members who represent commercial and residential properties shall be set as close as possible to the proportion of each type of property to the total assessed value of all property in the District. The Board shall elect its Chairperson from among its members.
3. **Term.** Appointments to the board shall be for a period of one year. Directors may be re-elected.
4. **Elections.** State law requires the local legislative body must set the time and place for a meeting at which members of the board will be elected, and shall publish a class 2 notice under Chapter 985 that contains the information. The notice shall specify that all individuals who either own or occupy real property within the Historic Garden Homes neighborhood improvement district are eligible to serve on the board and vote at the election.
5. **Primary Responsibility.** The NID board's primary responsibility is to implement the Historic Garden Homes NID Operating Plan. The board negotiates with service providers to carry out the Plan; to enter into various contracts/agreements; to monitor development activity; to update the Operating Plan annually and ensure district compliance with the provisions of applicable statutes and regulations.

6. Meetings. All meetings of the board shall be governed by the Wisconsin Open Meeting Law. This requires that NID submits two (2) copies of the public meeting notices to the Office of the City Clerk at least one week prior to the scheduled meeting.

The board shall meet regularly, at least twice per year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

7. Record Keeping. Files and records of the board's affairs shall be kept pursuant to public record requirements per City of Milwaukee code 303-32.

8. Staffing. The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof. The board may also maintain an office for the District, which shall be located within the District.

9. Board Compensation. None.

10. Changes. Any changes in the Board size, composition or election methodology must be approved by a 3/5 majority of the entire board.

F. Relationship to Other Organizations

The HGH NID shall be a separate entity from the Garden Homes Neighborhood Association, Inc. (GHNAI), notwithstanding the fact that members, officers and directors of each may be shared. The GHNAI shall remain a private organization, not subject to the open meeting law, and not subject public record law except for its records generated with the HGH NID Board. The GHNAI may, and it is intended, shall, contract with the HGH 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 HGH NID in proportion to the benefit derived from the HGH 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 HGH 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 HGH NID ("Residential Methodology"); and a fixed assessment of \$100 per commercial properties was selected as the basic assessment methodology for commercial properties in the HGH NID ("Commercial Methodology"). For properties that contain both residential units and commercial use, both methodologies shall apply.

All eligible, non-exempt properties within the NID district shall be assessed per the above-cited assessment methodologies.

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

V. 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 Garden Homes Historic District and the adjoining broader Garden Homes Neighborhood and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore the HGH NID Operating Plan 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 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 separate 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 1 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. 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 the 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.

B. Petition to terminate NID

The City shall consider terminating the District if a petition to terminate is filed with the City Plan Commission in conformity with Wisconsin Statutes section 66.1110(6)(a).

VII. FUTURE YEAR OPERATING PLANS

A Phased Development

It is anticipated that the HGH 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 purposes and objectives defined in the initial Operating Plan.

Sec. 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 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 approved by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the NID law.

B. Amendment, Severability and Expansion

This HGH NID has been created under the authority of Sec. 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 HGH NID and this HGH 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 the 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

VIII. CONTRACTION WITH HGH NID

Any contracting with the HGH 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 HGH 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 HGH 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 HGH NID may provide grant support to organizations that include the cost of staff; however, the HGH NID shall not have employees directly and shall contract with a responsible third party for any administration of grant funds.

Appendices

- A Wis. Statue. 66.1110
- B Garden Homes Historic District boundary map
- C Map of Speed Humps
- D List of Properties / Assessments
- F Budget

A. Wisconsin Statutes 66.110

termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5) (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.

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

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

History: 1983 a 184; 1989 a 56 s.258; 1999 a 150s. 539; Stats. 1999 s. 66.1109; 2001 a. 85.

66.1110 Neighborhood improvement districts. (1) In this section:

(a) "Board" means a neighborhood improvement district board elected under sub. (4) (a).

(b) "Chief executive officer" means a mayor, city manager, village president, or town chairperson.

(c) "Local legislative body" means a common council, village board of trustees, or town board of supervisors.

(d) "Municipality" means a city, village, or town.

(e) "Neighborhood improvement district" means an area within a municipality consisting of nearby but not necessarily contiguous parcels, at least some of which are used for residential purposes and are subject to general real estate taxes, and property that is acquired and owned by the board if the local legislative body approved acquisition of the property under sub. (4) (d) as part of its approval of the initial operating plan under sub. (3) (e).

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation, and promotion of a neighborhood improvement district.

(g) "Owner" means the owner of real property that is located within the boundaries, or the proposed boundaries, of a neighborhood improvement district.

(h) "Planning commission" means a plan commission under s. 62.23 or, if none exists, a board of public land commissioners or, if none exists, a planning committee of the local legislative body.

(2) An operating plan shall include at least all of the following elements:

(a) The special assessment method applicable to the neighborhood improvement district.

(b) The kind, number, and location of all proposed expenditures within the neighborhood improvement district.

(c) A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

(d) A description of how the creation of the neighborhood improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

(e) A statement as to whether the local legislative body authorizes the board to own real property and, if so, a description of the real property to be owned, the purpose of the ownership, and a statement of to whom the real property will be transferred if the neighborhood improvement district is terminated.

(f) A legal opinion that pars. (a) to (e) have been complied with.

(3) A municipality may create a neighborhood improvement district and adopt its operating plan if all of the following conditions are met:

(a) An owner of real property subject to general real estate taxes and located in the proposed neighborhood improvement dis-

trict designated under par. (b) has petitioned the municipality for creation of a neighborhood improvement district

(b) The planning commission has designated a proposed neighborhood improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the neighborhood improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed neighborhood improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice, together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed neighborhood improvement district, shall be sent by certified mail to all owners of real property within the proposed neighborhood improvement district. The notice shall state the boundaries of the proposed neighborhood improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), one of the following has not filed a petition with the planning commission protesting the proposed neighborhood improvement district or its proposed initial operating plan:

1. The owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent 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.

2. The owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the neighborhood improvement district. The local legislative body shall publish a class 2 notice under ch. 985 regarding the meeting at which the local legislative body will vote on whether to adopt the proposed initial operating plan for the neighborhood improvement district. Before publication, a copy of the notice shall be sent by certified mail to all owners of real property within the proposed neighborhood improvement district.

(4) (a) 1. If the local legislative body adopts the proposed initial operating plan under sub. (3) (e), it shall determine the size of board, which shall consist of at least 5 members, all of whom shall own or occupy real property in the neighborhood improvement district.

2. The number of board members who represent commercial and residential property, respectively, shall be set by the local legislative body, as closely as possible, in the same proportion as is the aggregate valuation of commercial property in the neighborhood improvement district to the total assessed value of all property in the district, and the aggregate valuation of residential property in the district to the total assessed value of all property in the district.

3. The local legislative body shall set the time and place for a meeting at which members of the board will be elected, and shall publish a class 2 notice under ch. 985 that contains this 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.

4. At the meeting, the individuals who own or occupy real property shall be divided into 2 groups. One group shall consist of those individuals who own or occupy commercial property, and one group shall consist of those individuals who own or occupy residential property. Each group shall elect from among its members the number of board members set to represent its group by the local legislative body under subd. 2.

5. Board members elected under subd. 4. shall serve a one year term, but may be reelected. Annually, the number of board members who represent commercial and residential properties,

based on the calculation described in subd. 2., may be reallocated by the local legislative body to the greatest extent possible to be consistent with the proportion described under subd. 2.

6. Annually, board members shall be elected under the procedures contained in this paragraph. If a vacancy occurs during the term of a board member, an individual shall be elected to fill the unexpired term of the member under the procedures contained in this paragraph.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for the neighborhood 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 neighborhood 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 neighborhood 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 neighborhood 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 of the powers necessary or convenient to implement the operating plan, including the power to contract.

(5) All special assessments received from a neighborhood improvement district and all other appropriations by the municipality or other moneys received for the benefit of the neighborhood improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (4) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the neighborhood improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the neighborhood improvement district, in the same proportion as the last collected special assessment.

(6) (a) Subject to pars. (b) and (c), a municipality shall terminate a neighborhood improvement district if one of the following occurs:

1. The owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, file a petition with the planning commission requesting termination of the neighborhood improvement district.

2. The owners of property assessed under the operating plan improvement district

having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the neighborhood improvement district.

3. The owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan fail to file a petition with the planning commission to continue the neighborhood improvement district within one year of the date on which the membership of the board changes from a majority which represents commercial properties to a majority that represents residential properties, or vice versa, as described under sub. (4) (a) 3.

(b) 1. A petition may not be filed under this subsection earlier than one year after the date on which the municipality first adopts the operating plan for the neighborhood improvement district.

2. On and after the date on which a petition is filed under par. (a) 1. or 2., or on and after the date on which a petition must be filed under par. (a) 3., 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 the hearing under subd. 3. and unless the neighborhood improvement district is not terminated under par. (c).

3. Within 30 days after the filing of a petition under par. (a) 1. or 2., the planning commission shall hold a public hearing on the proposed termination. Within 30 days after the deadline for filing a petition under par. (a) 3. passes, 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 a detail map showing the boundaries of the neighborhood improvement district, shall be sent by certified mail to all owners of real property within the neighborhood improvement district. The notice shall state the boundaries of the neighborhood improvement district and shall indicate that copies of the operating plan are available from the planning commission on request and are posted in the building in which the municipality's governing body regularly holds its meetings.

4. Within 30 days after the date of the hearing under subd. 3., 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 par. (a) 1. or 2., that the owner retracts the owner's request to terminate the neighborhood improvement district, or, if the owner did not file a petition under par. (a) 1. or 2., that the owner requests termination of the neighborhood improvement district under par. (a) 1. or 2.

5. Within 30 days after the date of the hearing under subd. 3., 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 par. (a) 3., that the owner retracts the owner's request to continue the neighborhood improvement district, or, if the owner did not file or sign a petition under par. (a) 3., that the owner requests continuation of the neighborhood improvement district under subd. 3.

(c) After the expiration of 3 days after the date of the hearing under par. (a) 3., and after any additional notice submitted under par. (a) 4. and 5., the municipality shall terminate the neighborhood improvement district on the date on which the obligation to implement the operating plan expires if the owners who have signed the petition requesting the termination of the neighborhood improvement district under par. (a) 1. or 2. constitute the required groups specified in par. (a) 1. or 2., or if an insufficient representation of owners as described under par. (a) 3. petition to continue the neighborhood improvement district under par. (a) 3.

(7) (a) 1. Except as provided in subd. 2., any parcel of real property used exclusively for less than 8 residential dwelling units may not be specially assessed for purposes of this section and real property that is exempted from general property taxes under s. 70.11

2. In a 1st class city, real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.

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

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

History: 2005 a. 186; 2009 a. 147.

66.1111. Historic properties. (1) DEFINITIONS. In this section:

(a) "Historic property" has the meaning given under s. 44.31 (3).

. . Changes effective after July 1, 2012 are designated by NOTES. ¶ See Are the Statutes on this Website Official?

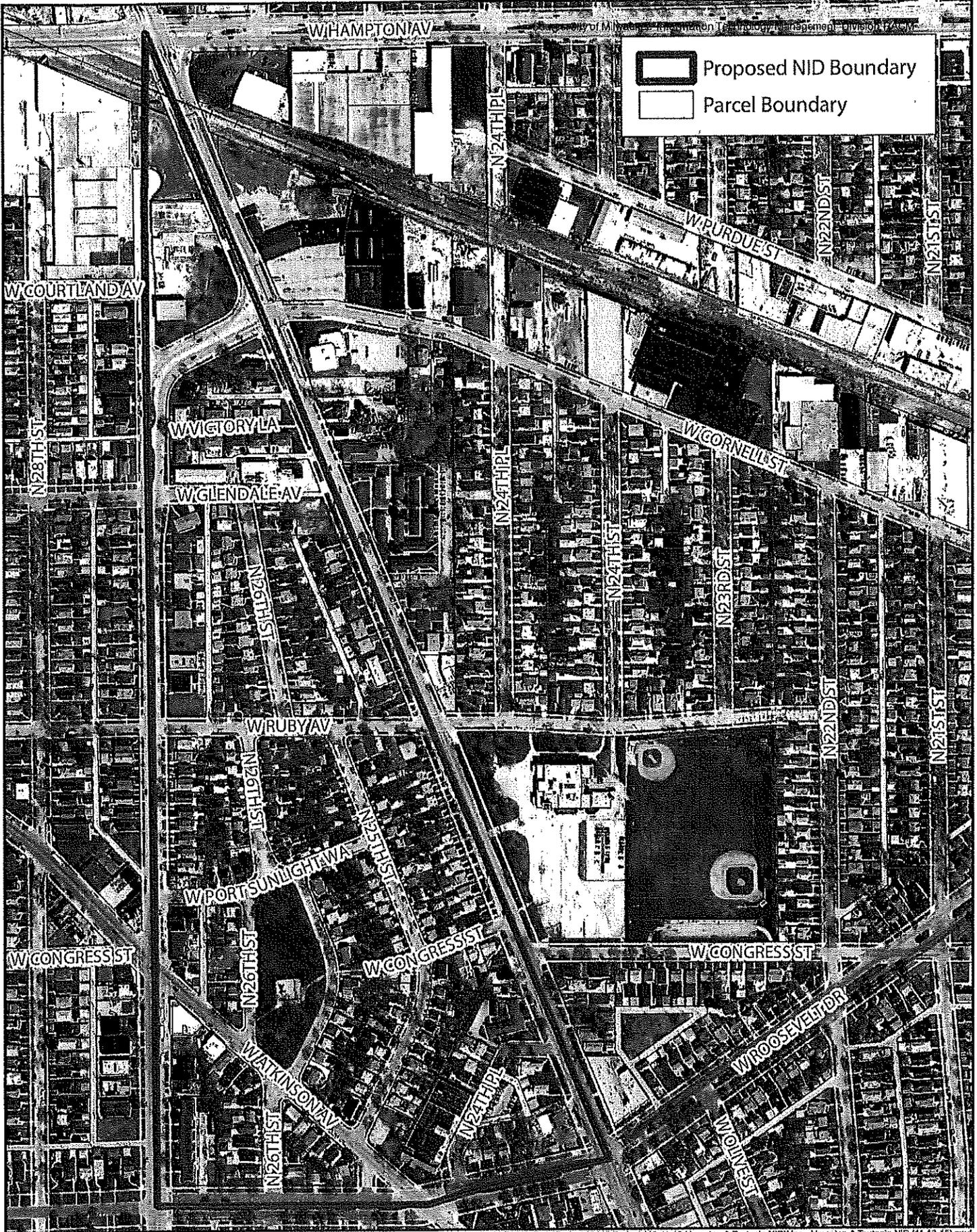
B. Historic Garden Homes NID Boundary Map

NID 6 Map

1,000 Feet

A

500



C. 2020 Budget

Historic Garden Homes NID #6
2020 Operating Budget

Sources

| | |
|--|----------|
| NID Assessment on Residential Property | \$19,250 |
| NID Assessment on Commercial Property | \$ 1,200 |
| 2019 Carry-Over | \$ 8,665 |
| | |
| Total Projected Sources | \$29,115 |

Uses

| | |
|----------------------------------|----------|
| Speed humps at 10 locations | \$ 5,790 |
| Home Renovation | \$ 6,485 |
| Clean Neighborhood | \$ 1,755 |
| Chess in 2 Schools | \$ 2,770 |
| Juneteenth Day Block Party | \$ 2,631 |
| Garden Homes Park Summer Program | \$ 3,000 |
| Health Resource Fair | \$ 3,000 |
| Administrative | \$ 1,000 |
| Financial Review | \$ 2,600 |
| | |
| Total Projected Uses | \$29,031 |

D. List of Properties | Assessments

| taxkey | address | owner1 | class | imprv | unit count |
|------------|-------------------------|-------------------------|----------------|--------|------------|
| 2310094000 | 4382 N 27TH ST | SOLITARY INVESTMENTS LL | Loacal Mercant | 34400 | 2 |
| 2310095000 | 4384-4392 N 27TH ST | MARTHA J FREEMAN AKA | Loacal Mercant | 184800 | 8 |
| 2310096000 | 4394-4398 N 27TH ST | MONK'S ENTERPRISE LLC | Loacal Mercant | 151900 | 6 |
| 2310097000 | 4402 N 27TH ST | MCMP PROPERTY LLC | Loacal Mercant | 180200 | 1 |
| 2310098000 | 2617-2623 W ATKINSON AV | TIMOTHY J RANSBY | Loacal Mercant | 233600 | 4 |
| 2310109000 | 4338 N 27TH ST | GREGORY BRADFORD | Loacal Mercant | 84500 | 3 |
| 2310113000 | 4360-4364 N 27TH ST | NADER A SALEM | Loacal Mercant | 261400 | 11 |
| 2319974110 | 4609 N TEUTONIA AV | NEOMIA TOWNSEND | Loacal Mercant | 85400 | 3 |
| 2319987110 | 4727 N TEUTONIA AV | T RYAN ENTERPRISES INC | Loacal Mercant | 435800 | 1 |
| 2451203000 | 4305 N TEUTONIA AV | LOUS AAA SERV CENTER IN | Loacal Mercant | 39900 | 1 |
| 2459997000 | 4369-4377 N TEUTONIA AV | SG PROPERTY | Loacal Mercant | 140600 | 7 |
| 2310001100 | 4485 N TEUTONIA AV | ROBERT HOOKS JR | Mercantile Apa | 156900 | 8 |
| 2310108000 | 4300-4332 N 27TH ST | 4300 N. 27TH STREET LLC | Mercantile Apa | 297400 | 20 |
| 2310901000 | 2530 W VICTORY LN | GENE R HUGHES | Mercantile Apa | 104400 | 4 |
| 2310902000 | 2600 W VICTORY LN | VERONICA RUVALCABA | Mercantile Apa | 104400 | 4 |
| 2310903000 | 2610 W VICTORY LN | LAWRENCE A MARTIN JR | Mercantile Apa | 104400 | 4 |
| 2310904000 | 4630 N 27TH ST | 4630 N 27TH LLC | Mercantile Apa | 104400 | 4 |
| 2310905000 | 4620 N 27TH ST | KATHERINE M HANDY | Mercantile Apa | 104400 | 4 |
| 2310908000 | 4610 N 27TH ST | MICHAEL G COOMBS | Mercantile Apa | 99600 | 4 |
| 2310909000 | 2615 W VICTORY LN | 2615 VICTORY LANE LLC | Mercantile Apa | 104400 | 4 |
| 2310910000 | 2605 W VICTORY LN | JIMMY L DESHAZER | Mercantile Apa | 104400 | 4 |
| 2310911000 | 2541 W VICTORY LN | YB VICTORY LLC | Mercantile Apa | 104400 | 4 |
| 2310912000 | 2531 W VICTORY LN | KENTON BURTCH | Mercantile Apa | 104400 | 4 |
| 2311017000 | 4520 N 27TH ST | RCBC INVESTMENT LLC | Mercantile Apa | 164800 | 8 |
| 2311019000 | 4536 N 27TH ST | KATRINA F FISHER | Mercantile Apa | 103400 | 4 |
| 2311020000 | 4544 N 27TH ST | CMR27TH LLC | Mercantile Apa | 103400 | 4 |
| 2311021000 | 4550 N 27TH ST | FLOWER LEWIS | Mercantile Apa | 103400 | 4 |
| 2311022000 | 4558 N 27TH ST | MERRY ANN KYLES | Mercantile Apa | 103400 | 4 |
| 2311023000 | 4564 N 27TH ST | UPPER CLASS LIVING LLC | Mercantile Apa | 103400 | 4 |
| 2311029110 | 4545 N TEUTONIA AV | ISIAH DOUGLAS | Mercantile Apa | 114400 | 4 |
| 2311030000 | 4539 N TEUTONIA AV | RICHARD C VODEN | Mercantile Apa | 103400 | 4 |
| 2311031000 | 4533 N TEUTONIA AV | STYLES REAL ESTATE LLC | Mercantile Apa | 100100 | 4 |
| 2311032000 | 4517-4527 N TEUTONIA AV | BRUCE & GLORIA WRIGHT | Mercantile Apa | 181200 | 8 |

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|------------|-------------------------|---------------------------|----------------|--------|----|-----|
| 2319975100 | 2600 W GLENDALE AV | REDWOOD INVESTMENTS I | Mercantile Apa | 296700 | 10 | 500 |
| 2459999000 | 4351-4357 N TEUTONIA AV | BRAWNER AND MILLS LLC | Mercantile Apa | 432600 | 14 | 700 |
| 2310002100 | 4481--A N TEUTONIA AV | BRANDON HOOKS | Residential | 46300 | 2 | 100 |
| 2310003000 | 4477 N TEUTONIA AV | J'GAIL STARKS | Residential | 39100 | 1 | 50 |
| 2310004000 | 4471 N TEUTONIA AV | CHERYL HILL | Residential | 41300 | 1 | 50 |
| 2310005000 | 4465 N TEUTONIA AV | JAKE MCMILLIAN SR | Residential | 42300 | 1 | 50 |
| 2310006000 | 4461 N TEUTONIA AV | CHARLIE CLAYBORN | Residential | 38400 | 1 | 50 |
| 2310007000 | 4455 N TEUTONIA AV | GUPTA PROPERTIES LLC | Residential | 36500 | 1 | 50 |
| 2310008000 | 4449 N TEUTONIA AV | FIFTH PROPERTY DEV LLC | Residential | 40400 | 1 | 50 |
| 2310009000 | 4443 N TEUTONIA AV | J D O'NEAL JR & LOLA O'NE | Residential | 49100 | 1 | 50 |
| 2310010000 | 4439 N TEUTONIA AV | ALLAN D NEWSOM SR | Residential | 42900 | 1 | 50 |
| 2310011000 | 4433 N TEUTONIA AV | LATINA Y QUINN | Residential | 42000 | 1 | 50 |
| 2310012000 | 4427 N TEUTONIA AV | ADDISON, L C & MARY J | Residential | 32800 | 1 | 50 |
| 2310013000 | 4421 N TEUTONIA AV | DARLENE THOMAS-WINTEI | Residential | 35100 | 1 | 50 |
| 2310014000 | 4415 N TEUTONIA AV | LINDA F WHITE | Residential | 32200 | 1 | 50 |
| 2310015000 | 4402 N 25TH ST | JAMES GRANT & ROSIE HW | Residential | 46600 | 1 | 50 |
| 2310016000 | 4408 N 25TH ST | CAROL Y HAMPTON & | Residential | 45300 | 1 | 50 |
| 2310017000 | 4414 N 25TH ST | JAMES W FERGUSON | Residential | 43800 | 1 | 50 |
| 2310018000 | 4420 N 25TH ST | KIMBERLY M ELY | Residential | 50100 | 1 | 50 |
| 2310019000 | 4424 N 25TH ST | LIDDIE HOOKER | Residential | 45900 | 1 | 50 |
| 2310020000 | 4428 N 25TH ST | TERRAIL GRAVES | Residential | 45900 | 1 | 50 |
| 2310021000 | 4434 N 25TH ST | ROBERT LOUIS HOLT | Residential | 47000 | 1 | 50 |
| 2310022000 | 4440 N 25TH ST | BERTHA D SHACKELFORD | Residential | 46400 | 1 | 50 |
| 2310023000 | 4444 N 25TH ST | STEVE J OLSON | Residential | 46400 | 1 | 50 |
| 2310024000 | 4450 N 25TH ST | HONGBO YIN | Residential | 32800 | 1 | 50 |
| 2310025000 | 4456 N 25TH ST | NATHANIEL MCCLENDON & | Residential | 45000 | 1 | 50 |
| 2310026000 | 4460 N 25TH ST | ELLA DUNBAR | Residential | 46400 | 1 | 50 |
| 2310027000 | 4466 N 25TH ST | MARCUS HUGHES | Residential | 46400 | 1 | 50 |
| 2310028000 | 4472 N 25TH ST | LAWRENCE D JACKSON | Residential | 46900 | 1 | 50 |
| 2310029000 | 4476-4482 N 25TH ST | WILLIAM SMITH | Residential | 57700 | 2 | 100 |
| 2310030000 | 4328-4330 N 26TH ST | COPPER KETTLE LTD | Residential | 19900 | 2 | 100 |
| 2310031000 | 2523 W ATKINSON AV | DIJUANA REE EWING | Residential | 44100 | 1 | 50 |
| 2310032000 | 2517--A W ATKINSON AV | JENELL M COCROFT | Residential | 44300 | 2 | 100 |
| 2310033000 | 2511 W ATKINSON AV | JIMMIE L WHIGHAM | Residential | 36200 | 1 | 50 |

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|------------|-----------------------|-------------------------|-------------|-------|---|-----|
| 2310034000 | 2507--A W ATKINSON AV | HAROLD F COLE | Residential | 44800 | 2 | 100 |
| 2310035000 | 4305 N 25TH ST | ERICK N JENKINS | Residential | 54400 | 1 | 50 |
| 2310036000 | 4304 N 26TH ST | ANDRAE NEWSOM SR | Residential | 50800 | 1 | 50 |
| 2310037000 | 4310 N 26TH ST | ANNA R GARETT | Residential | 47500 | 1 | 50 |
| 2310038000 | 4383 N 25TH ST | STARLIGHT HOMES LLC | Residential | 39500 | 1 | 50 |
| 2310039000 | 4377 N 25TH ST | LOVE, MARTHA B | Residential | 36000 | 1 | 50 |
| 2310040000 | 4371 N 25TH ST | SANN ALLIANCE | Residential | 44700 | 1 | 50 |
| 2310041000 | 4365 N 25TH ST | MOUNTAIN WEST IRA INC | Residential | 47100 | 1 | 50 |
| 2310042000 | 4359 N 25TH ST | LATASHA HINES | Residential | 47400 | 1 | 50 |
| 2310043000 | 4353 N 25TH ST | SUKETA A UPCHURCH | Residential | 45600 | 1 | 50 |
| 2310044000 | 4349 N 25TH ST | LASONIA D TAYLOR | Residential | 47300 | 1 | 50 |
| 2310045000 | 4343 N 25TH ST | MATTHEW D SIMMONS | Residential | 45700 | 1 | 50 |
| 2310046000 | 4339 N 25TH ST | KENNETH A & LORETTA CA | Residential | 50800 | 1 | 50 |
| 2310047000 | 4333 N 25TH ST | RMS INVESTMENTS III LLC | Residential | 45300 | 1 | 50 |
| 2310048000 | 4321-4327 N 25TH ST | JOE W MAYO & HELEN A H | Residential | 60500 | 2 | 100 |
| 2310049000 | 4340-4344 N 26TH ST | SAM P BAILEY | Residential | 60000 | 2 | 100 |
| 2310050000 | 4352 N 26TH ST | ASHANTI CATRICE ANGLIN | Residential | 49300 | 1 | 50 |
| 2310051000 | 4356 N 26TH ST | EAGLES NEST PROPERTIES | Residential | 45100 | 1 | 50 |
| 2310052000 | 4362 N 26TH ST | VAN L ABERNATHY & | Residential | 46200 | 1 | 50 |
| 2310054000 | 4372 N 26TH ST | LAWRENCE D JACKSON | Residential | 44100 | 1 | 50 |
| 2310055000 | 4376 N 26TH ST | ODELL ROY LLC | Residential | 27300 | 1 | 50 |
| 2310056000 | 4380 N 26TH ST | EDNA FENCEROY | Residential | 35200 | 2 | 100 |
| 2310060000 | 4419 N 25TH ST | LYNDELL GILBERT | Residential | 45400 | 1 | 50 |
| 2310061000 | 4415 N 25TH ST | BERNADINE GILBERT | Residential | 46900 | 1 | 50 |
| 2310062000 | 4407 N 25TH ST | BALANCE INVESTMENTS LL | Residential | 27100 | 1 | 50 |
| 2310063000 | 4401 N 25TH ST | JANET MAYS | Residential | 36300 | 1 | 50 |
| 2310064000 | 4400-4406 N 26TH ST | DONTE S WILDER | Residential | 60500 | 2 | 100 |
| 2310065000 | 4414 N 26TH ST | PATRICE HOGAN | Residential | 29000 | 1 | 50 |
| 2310066000 | 4418 N 26TH ST | THOMAS D FOX | Residential | 46500 | 1 | 50 |
| 2310067000 | 4424 N 26TH ST | ARNEATHA COCKRANE | Residential | 42700 | 1 | 50 |
| 2310068100 | 4430-4436 N 26TH ST | ESSIE M COPELAND | Residential | 58400 | 2 | 100 |
| 2310070000 | 4485 N 25TH ST | KISHA L KIRK | Residential | 51500 | 1 | 50 |
| 2310072000 | 4477 N 25TH ST | TAMMY B CANNON | Residential | 49100 | 1 | 50 |
| 2310073000 | 4471 N 25TH ST | TONI ESKRIDGE | Residential | 33000 | 1 | 50 |

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|------------|-------------------------|-------------------------|-------------|-------|---|-----|
| 2310074000 | 4465 N 25TH ST | GOOD DAY B E H LLC | Residential | 47600 | 1 | 50 |
| 2310075000 | 4457 N 25TH ST | WILLIE B JACKSON | Residential | 34400 | 1 | 50 |
| 2310076000 | 4453 N 25TH ST | DOLORES MANN | Residential | 35100 | 1 | 50 |
| 2310077000 | 4440 N 26TH ST | JUAN CARLOS ORTIZ-GONZ | Residential | 47900 | 1 | 50 |
| 2310078000 | 4444 N 26TH ST | CR 2018 LLC | Residential | 26700 | 1 | 50 |
| 2310079000 | 4450 N 26TH ST | MAYME LEE ROBINSON | Residential | 43500 | 1 | 50 |
| 2310080000 | 4458 N 26TH ST | KENN LEE DAVIS | Residential | 50600 | 1 | 50 |
| 2310081000 | 4462 N 26TH ST | JOHN A BARTON SR & | Residential | 46400 | 1 | 50 |
| 2310082000 | 4468 N 26TH ST | JOSEPH A BOVA | Residential | 45900 | 1 | 50 |
| 2310083000 | 4472 N 26TH ST | KEDO LLC | Residential | 45700 | 1 | 50 |
| 2310084000 | 4478 N 26TH ST | BUSINESS VENTURES INV L | Residential | 45600 | 1 | 50 |
| 2310085000 | 4484 N 26TH ST | JUDY E SEYMORE | Residential | 51700 | 1 | 50 |
| 2310087000 | 4407 N 26TH ST | BARRY L GREEN | Residential | 29500 | 1 | 50 |
| 2310089100 | 4395 N 26TH ST | AMERICAN UNITED PROP L | Residential | 45600 | 1 | 50 |
| 2310090100 | 4387-4389 N 26TH ST | YOUNG ENTERPRISING SOC | Residential | 0 | 0 | 0 |
| 2310091000 | 4381 N 26TH ST | MIA A PRICE | Residential | 58100 | 1 | 50 |
| 2310092000 | 4375 N 26TH ST | JAMES L HASAN | Residential | 42900 | 1 | 50 |
| 2310099000 | 2615 W ATKINSON AV | JAMES COCROFT | Residential | 61900 | 1 | 50 |
| 2310100000 | 2607 W ATKINSON AV | BUSINESS VENTURES INVTT | Residential | 56300 | 2 | 100 |
| 2310101000 | 2603 W ATKINSON AV | JOHN J WATT | Residential | 57000 | 1 | 50 |
| 2310102000 | 4333 N 26TH ST | WILLIAM F ALEXANDER & E | Residential | 44800 | 1 | 50 |
| 2310103000 | 4327 N 26TH ST | GLENDALE TEN LLC | Residential | 49300 | 1 | 50 |
| 2310104000 | 4321-4323 N 26TH ST | SANNIA E GREEN | Residential | 49100 | 2 | 100 |
| 2310105000 | 4315-4317 N 26TH ST | RAGIR GROUP LLC | Residential | 58400 | 2 | 100 |
| 2310106000 | 4311--A N 26TH ST | MILLENNIOM CLV LLC | Residential | 42800 | 2 | 100 |
| 2310107000 | 4305 N 26TH ST | MARIO L REED | Residential | 51300 | 1 | 50 |
| 2310701000 | 2449 W CONGRESS ST | JACQUELINE A CARTER NK/ | Residential | 50600 | 1 | 50 |
| 2310702000 | 2453 W CONGRESS ST | 29 COMMUNICATIONS LLC | Residential | 46800 | 1 | 50 |
| 2310703000 | 2457-2459 W CONGRESS ST | GARY HELGELAND | Residential | 43700 | 2 | 100 |
| 2310704000 | 2465 W CONGRESS ST | MALIK GRANT | Residential | 58100 | 2 | 100 |
| 2310705000 | 4378 N 25TH ST | CHEVY A HEART | Residential | 40300 | 1 | 50 |
| 2310706000 | 4374--A N 25TH ST | DAVID K MUGUN | Residential | 41800 | 2 | 100 |
| 2310707000 | 4370 N 25TH ST | MARGARET PAGE | Residential | 21100 | 1 | 50 |
| 2310708000 | 4366 N 25TH ST | DONALD FOSTER | Residential | 45000 | 1 | 50 |

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|------------|-------------------------|--------------------------|-------------|-------|---|-----|
| 2310709000 | 4360-4362 N 25TH ST | ST MARK AME CHURCH | Residential | 37300 | 2 | 100 |
| 2310710000 | 4356 N 25TH ST | BALANCE INVESTMENTS LL | Residential | 34300 | 1 | 50 |
| 2310711000 | 4350 N 25TH ST | CYNTHIA R LEE | Residential | 39700 | 1 | 50 |
| 2310712000 | 4344 N 25TH ST | IRENE BESANT | Residential | 47000 | 1 | 50 |
| 2310713000 | 4338 N 25TH ST, Unit - | RACHAEL HOMES LLC | Residential | 46700 | 1 | 50 |
| 2310714000 | 4334 N 25TH ST | FRONDLA R WILLIAMS | Residential | 48400 | 1 | 50 |
| 2310801000 | 4485 N 26TH ST | LATRESA N WILLIAMS | Residential | 34700 | 1 | 50 |
| 2310803000 | 4473 N 26TH ST | B. J. WILLIAMS | Residential | 46700 | 1 | 50 |
| 2310804000 | 4469 N 26TH ST | JIMMIE D ADDISON JR | Residential | 46900 | 1 | 50 |
| 2310805000 | 4463 N 26TH ST | ANDRIA M BARTON | Residential | 44600 | 1 | 50 |
| 2310806000 | 4459 N 26TH ST | GREGORY M FREUND | Residential | 44700 | 1 | 50 |
| 2310807000 | 4451 N 26TH ST | DIAMOND HANSON | Residential | 45400 | 1 | 50 |
| 2310809000 | 2602 W PORT SUNLIGHT WA | WISCONSIN INVESTMENT | Residential | 44700 | 1 | 50 |
| 2310810000 | 2610 W PORT SUNLIGHT WA | WESLEY S BENTIL | Residential | 24400 | 1 | 50 |
| 2310813000 | 4422-4424 N 27TH ST | VICTOR M SUMBRY | Residential | 46800 | 2 | 100 |
| 2310814000 | 4428-4430 N 27TH ST | VICTOR SUMBRY | Residential | 50800 | 2 | 100 |
| 2310815000 | 4436 N 27TH ST | MICHAEL MC COLLUM | Residential | 47200 | 2 | 100 |
| 2310816000 | 4440 N 27TH ST | CHARLES JENNINGS | Residential | 43900 | 2 | 100 |
| 2310817000 | 4446 N 27TH ST | DEBORAH L DODSON | Residential | 45700 | 1 | 50 |
| 2310818000 | 4452 N 27TH ST | WILLIE FIFER JR & NEDRA | Residential | 47900 | 1 | 50 |
| 2310819000 | 4456 N 27TH ST | MAHAMMAD ALEEM | Residential | 45200 | 1 | 50 |
| 2310820000 | 4462 N 27TH ST | BETTY JEAN BYAS | Residential | 33000 | 2 | 100 |
| 2310821000 | 4466 N 27TH ST | ROY C YOUNG & LA VERNE | Residential | 44200 | 2 | 100 |
| 2310822000 | 2621 W RUBY AV | MARTHA L PHILLIPS | Residential | 28600 | 1 | 50 |
| 2310906000 | 4645-ADJ N TEUTONIA AV | KATHERINE M HANDY | Residential | 0 | 0 | 0 |
| 2311001000 | 4567 N 26TH ST | GLENN E SIMMONS | Residential | 36600 | 1 | 50 |
| 2311002000 | 4561 N 26TH ST | DON A BROWN | Residential | 42000 | 1 | 50 |
| 2311003000 | 4557 N 26TH ST | BPH 2 LLC | Residential | 34700 | 1 | 50 |
| 2311004000 | 4553 N 26TH ST | DENISE HUNT | Residential | 39200 | 1 | 50 |
| 2311005000 | 4545 N 26TH ST | JERROLD R EZELL & | Residential | 40500 | 1 | 50 |
| 2311006000 | 4541 N 26TH ST | BESSIE MAE BROWN LIFE E | Residential | 39400 | 1 | 50 |
| 2311007000 | 4535 N 26TH ST | REGINALD D REED SR | Residential | 45500 | 1 | 50 |
| 2311008000 | 4531 N 26TH ST | BRANDI PATTERSON | Residential | 44700 | 1 | 50 |
| 2311009000 | 4525 N 26TH ST | BAILEY, SAM P & CARRIE B | Residential | 42600 | 1 | 50 |

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|------------|-------------------------|----------------------------|-------------|-------|---|-----|
| 2311010000 | 4519 N 26TH ST | ANGEL ROSADO | Residential | 40200 | 1 | 50 |
| 2311011000 | 4513 N 26TH ST | DORIS E SMITH | Residential | 45800 | 1 | 50 |
| 2311012000 | 4507 N 26TH ST | WILLIAMS, LORENZA & GEORGE | Residential | 35100 | 1 | 50 |
| 2311013000 | 4503 N 26TH ST | LISA BERK | Residential | 62800 | 2 | 100 |
| 2311014000 | 2612 W RUBY AV | MACK C ROGERS | Residential | 37700 | 1 | 50 |
| 2311024000 | 4575 N TEUTONIA AV | JOAN LEFLORE | Residential | 39700 | 1 | 50 |
| 2311025000 | 4569 N TEUTONIA AV | BEAUTIFUL TALE EL | Residential | 27300 | 1 | 50 |
| 2311026000 | 4563 N TEUTONIA AV | VINCENT M MARTIN, JR | Residential | 29400 | 1 | 50 |
| 2311027000 | 4557-4559 N TEUTONIA AV | LAKESHA T GREEN | Residential | 39400 | 2 | 100 |
| 2311028000 | 4553-4555 N TEUTONIA AV | ROYCE MC KEE & AUDREY I | Residential | 60800 | 2 | 100 |
| 2311033000 | 4511 N TEUTONIA AV | ROLAC INVESTMENT LLC | Residential | 50400 | 1 | 50 |
| 2311034000 | 4505 N TEUTONIA AV | JAMES T JOHNSON | Residential | 44400 | 1 | 50 |
| 2311035000 | 2496 W RUBY AV | ANGELA MITCHELL | Residential | 44500 | 1 | 50 |
| 2311036000 | 4500 N 26TH ST | RUBY H MAYS | Residential | 39300 | 1 | 50 |
| 2311037000 | 4508 N 26TH ST | TERENCE NESSLER | Residential | 44100 | 1 | 50 |
| 2311038000 | 4512 N 26TH ST | TRACY DI DONATELLA | Residential | 42500 | 1 | 50 |
| 2311039000 | 4518 N 26TH ST | DOROTHY J JACKSON | Residential | 45600 | 1 | 50 |
| 2311040000 | 4524 N 26TH ST | LARRY L DAVIS | Residential | 41300 | 1 | 50 |
| 2311041000 | 4526 N 26TH ST | PAUL & DOMAS WELLINGT | Residential | 48700 | 1 | 50 |
| 2311042000 | 4532 N 26TH ST | DERRICK F NASH | Residential | 40000 | 1 | 50 |
| 2311043000 | 4538 N 26TH ST | THE PAUL AND DOMAZ | Residential | 38400 | 1 | 50 |
| 2311044000 | 4544 N 26TH ST | ANNETTE D JACKSON | Residential | 40500 | 1 | 50 |
| 2311045000 | 4550 N 26TH ST | ANITA L WILSON | Residential | 42400 | 1 | 50 |
| 2311046000 | 4558 N 26TH ST | ING PROPERTIES ONE LLC | Residential | 8900 | 1 | 50 |
| 2319912110 | 4645--A N TEUTONIA AV | SHOREEAST HOMES LLC | Residential | 53500 | 1 | 50 |
| 2319972000 | 4574 N 26TH ST | MICHAEL L LAMON | Residential | 34200 | 1 | 50 |
| 2319973110 | 4580 N 26TH ST | DIEAN PITTMAN | Residential | 11600 | 1 | 50 |
| 2319980000 | 4579 N 26TH ST | ROBBIE D FULTON | Residential | 67300 | 1 | 50 |
| 2319981000 | 4575 N 26TH ST | DONALDSON, JOE EDDIE JR | Residential | 46100 | 2 | 100 |
| 2319982000 | 4580 N 27TH ST | B J GASTON | Residential | 59100 | 1 | 50 |
| 2319983200 | 4653 N TEUTONIA AV | JEFFERY B HARDY SR | Residential | 52500 | 2 | 100 |
| 2451201000 | 4335 N TEUTONIA AV | TEUTONIA RENOVATIONS I | Residential | 39700 | 1 | 50 |
| 2451202000 | 4321 N TEUTONIA AV | HECTOR L CABALLERO | Residential | 42300 | 1 | 50 |
| 2451204000 | 2422 W ROOSEVELT DR | LEARLESS E CAMPBELL | Residential | 48800 | 1 | 50 |

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|------------|---------------------|-----------------------------------|-------|---|-------|
| 2451205000 | 2428 W ROOSEVELT DR | HOOPS MANAGEMENT LLC Residential | 50600 | 1 | 50 |
| 2451206000 | 2434 W ROOSEVELT DR | GARDEN HOMES LUTHERAI Residential | 25000 | 1 | 50 |
| 2451207000 | 2442 W ROOSEVELT DR | GARDEN HOMES EVANGEL Residential | 34100 | 1 | 50 |
| 2451209000 | 4353-4355 N 24TH PL | OTHA L SMITH Residential | 49300 | 2 | 100 |
| 2451210000 | 4343-4345 N 24TH PL | ERNEST T EASTER Residential | 48400 | 2 | 100 |
| 2451211000 | 4339-4341 N 24TH PL | ROOSEVELT & DOROTHY M Residential | 46100 | 2 | 100 |
| 2459998000 | 4361 N TEUTONIA AV | KIM BRUMFIELD Residential | 15600 | 1 | 50 |
| | | | | | 18350 |

E. Board Roster

NID #6 Board of Directors

Mr. James Tate, President

Mr. William Smith, Vice-President

Ms. Antoinette Jackson, Secretary

Mr. Joseph Bova, Treasurer

Ms. Anita Aydin

Mr. Aaron McClendon

NID #6
2020 Assessments

| | |
|---|--------|
| Per City list: Residential = 381 @ \$50 each to total | 19,050 |
| Local merchants = 11 @ \$100 each to total | 1,100 |

Amendments to City list:

- #56: 4380 N. 26th Street is 2 units. Add 1 residential.
- #64: 4400 N. 26th Street is 2 units. Add 1 residential.
- #95: 4394 N. 27th Street is a business. Add 1 local merchant.
4398 N. 27th Street is residential. Add 1 residential.
- #128: 4481 N. 26th Street now investor-owned. Add 1 residential.

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|--|--------|
| From above: Residential = 4 @ \$50 each to total | 200 |
| Local merchant = 1 @ \$100 to total | 100 |
| | ----- |
| | 20,450 |

Historic Garden Homes Neighborhood Improvement District #6

ANNUAL REPORT: September 2018 – October 2019

Mission Statement

Mission: The Historic Garden Homes NID #6 will energetically support projects that promote COMMUNITY DEVELOPMENT.

Focus: To fund structural levers that foster positive neighborhood values, namely secular projects that:

- 1) Fix the environment
- 2) Build community relational cohesion
- 3) Strengthen families
- 4) Bolster collective efficacy
- 5) Promote health and life-expectancy longevity
- 6) Flourish creativity and artistic development
- 7) Celebrate cultural and neighborhood values
- 8) Preserve the neighborhood's historic heritage

Core Programs – To expend \$28,085

7 Speed Humps

Through NID #6 funding, the City installed seven speed humps for seven streets within the NID boundaries, resulting in dramatic slowing of traffic on residential streets between W. Ruby Avenue and W. Atkinson Avenue, N. 25th and N. 26th streets. Efforts are underway for DPW to install two additional speed humps by next spring. This accomplishment is MAJOR. It brings safety and relief to the residents. It shows NID money is well-spent.

Home Repair Rebate Project

The project provided \$7,528 as matching funds for owners of nine residential properties for home repairs and renovations. These families received rebate grants ranging from \$128 - \$1,000 during 2018 through October 2019. The project supported purchases of 16 energy efficient windows, a roof, a chimney, a porch and a garage door; and renovations for a bathroom and a basement.

The project also composed a **Home Repair Resource Handbook** that was mailed to the 217 residential property owners served by NID #6.

Clean Neighborhood Project

The project was to have hired six teens with adult supervision to clean the NID #6 neighborhood which includes the Garden Homes Park six times throughout the summer and early fall of 2018 and 2019. This project didn't materialize in 2018 but was a huge success in 2019.

Chess in 2 Schools Project

The project contracted a chess instructor from Art and Chess Academics to teach chess at the Lloyd Barbee Montessori School and the Garden Homes Lutheran School, two neighborhood elementary schools, for school year 2018-2019. Sixteen one-hour sessions were conducted at each school. The more than thirty students learned chess or improved their abilities to play chess. Students at Lloyd Barbee competed in two tournaments. Although winning is fun, the ultimate goal of Art and Chess Academics is that students are able to use the innate dynamics of "strategy building" along with focus and concentration to acquire better decision-making skills for on and off the chess board.

Methodology

The Historic Garden Homes Neighborhood Improvement District #6 Board of Directors selected the four projects submitted by the Garden Homes Neighborhood Association, Inc., the only entity in the NID #6 area that presented applications for funding. Once the City of Milwaukee Common Council approved the NID #6-selected projects, the NID #6 board of directors contracted with the association to undertake the operation of the projects. GHNAI was required to present final narrative and financial reports and return unused funds to the NID #6 board of directors by May 30, 2019. GHNAI sent the reports and returned \$4,393.01 of unused funds to NID #6.

Historic Garden Homes NID #6 2020 Program

NID #6 will continue to support three projects from 2019 and underwrite three new projects in the amount of \$25,431. In addition to the Garden Homes Neighborhood Association, Inc., NID #6 will support two new sponsoring groups, the Garden Homes Lutheran Church and Hoops, Health and Homework, and one individual promoter, Ms. Felecia Mayo, during 2020.

2020 Program

| | |
|-----------------------------|---|
| 3,000 Partial funding | Garden Homes Park Summer Programming 45-60 youth ages 6-12 two-three times per week from 9-11 a.m. with 10-15 adult volunteers for educational and recreational activities to include healthy snacks sponsored by Hoops, Health and Homework. |
| 2,631 | 12th Annual Juneteenth BBQ Block Party 300+ persons and families to celebrate Juneteenth Day at a block party sponsored by the Garden Homes Lutheran Church. |
| 3,000 Partial funding | 4th Annual Community Health & Wellness Resource Fair 400 people will gain mental health, addiction, hearing, vision, cancer screening, nutrition, dietary education, blood pressure and glucose screening resources sponsored by Felecia Mayo. |
| 6,485 | Home Repair Rebate Project 7-10 families will receive matching grants up to \$1,000 for viable home repairs sponsored by the Garden Homes Neighborhood Association, Inc. |
| 2,770 | Chess in 2 Schools 32 elementary school children from the Lloyd Barbee Montessori School and the Garden Homes Evangelical Lutheran School will learn the life lessons presented by exposure to chess instructions sponsored by GHNAI. |
| 1,755 | Clean Neighborhood Project 6 youths ages 14-17 will be employed by GHNAI to clean the NID #6 area six times during the summer. |
| 5,790 | 9 speed humps, payment Year 2 NID #6 will make the second installment to GHNAI on its 5-year payment plan for the 9 speed humps. |
| 25,431 | |

HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT #6

FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2018

with Accountant's Review Report

HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT #6

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INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Board of Directors
Historic Garden Homes Neighborhood District
Milwaukee, Wisconsin

We have reviewed the accompanying financial statements of Historic Garden Homes Neighborhood District (a nonprofit organization), 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. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

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.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Ritz Holman LLP

RITZ HOLMAN LLP
Certified Public Accountants

Milwaukee, Wisconsin
August 23, 2019

Ritz Holman LLP
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HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT #6
STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2018
(See Accountant's Review Report)

| ASSETS | |
|---|-------------------------|
| CURRENT ASSETS | |
| Cash and Cash Equivalents | \$ 1,340 |
| Prepaid Expenses | <u>12,090</u> |
| Total Current Assets | <u>\$ 13,430</u> |
| TOTAL ASSETS | <u><u>\$ 13,430</u></u> |
| LIABILITIES AND NET ASSETS | |
| NET ASSETS | |
| Without Donor Restrictions | <u>\$ 13,430</u> |
| TOTAL LIABILITIES AND NET ASSETS | <u><u>\$ 13,430</u></u> |

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

HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT #6
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2018
(See Accountant's Review Report)

| | <u>Without Donor Restrictions</u> |
|--------------------------------|---|
| REVENUE | |
| Assessment Income | \$ 18,350 |
| Total Revenue | <u>\$ 18,350</u> |
| EXPENSES | |
| Program Services | \$ 4,837 |
| Management and General | 83 |
| Total Expenses | <u>4,920</u> |
| CHANGE IN NET ASSETS | \$ 13,430 |
| Net Assets, Beginning of Year | <u>---</u> |
| NET ASSETS, END OF YEAR | <u><u>\$ 13,430</u></u> |

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

**HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT #6
STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2018
(See Accountant's Review Report)**

| | Program Services | Management and General | Total |
|-------------------------|---------------------|------------------------------|-----------------|
| Start-Up Expenses | \$ 4,433 | \$ --- | \$ 4,433 |
| Administration | --- | 78 | 78 |
| Program Grant Expense | 235 | --- | 235 |
| Marketing and Promotion | 130 | --- | 130 |
| Annual Meeting | 39 | --- | 39 |
| Maintenance Fee | --- | 5 | 5 |
| TOTALS | \$ 4,837 | \$ 83 | \$ 4,920 |

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

HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT #6
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2018
(See Accountant's Review Report)

| | |
|--|-------------------------|
| CASH FLOWS FROM OPERATING ACTIVITIES | |
| Change in Net Assets | <u>\$ 13,430</u> |
| Net Cash Provided by Operating Activities | <u>\$ 13,430</u> |
| Net Increase in Cash and Cash Equivalents | \$ 13,430 |
| CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR | <u>---</u> |
| CASH AND CASH EQUIVALENTS AT END OF YEAR | <u><u>\$ 13,430</u></u> |

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

HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT #6

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2018

(See Accountant's Review Report)

HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT #6
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018
(See Accountant's Review Report)

NOTE A - Summary of Significant Accounting Policies

Organization

Historic Garden Home Neighborhood Improvement District #6's purpose is to support projects that will build community relational cohesion for its total constituency area of 330 households and 8 businesses.

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.

Accounting Method

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

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.

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.

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.

HISTORIC GARDEN HOMES NEIGHBORHOOD IMPROVEMENT DISTRICT #6
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018
(See Accountant's Review Report)

NOTE B - Liquidity

The Organization has \$1,340 of financial assets available for expenditures within one year of the statement of financial position date.

NOTE C - Concentration of Revenue

Historic Garden Homes Neighborhood Improvement District #6 receives property assessment income from the City of Milwaukee. The 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 D - 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 the property located within a specific area of the NID. The assessment is calculated based on a fixed amount of \$50 for 250 residential properties and \$100 for 8 businesses.

NOTE E - Income Taxes

The Organization is exempt from income tax under Section 501(c)(3) of Internal Revenue Code and is classified as other than a private foundation. Management has reviewed all tax positions recognized in previously filed tax returns and those expected to be taken in future tax returns. As of December 31, 2018, the Organization had no amounts related to unrecognized income tax benefits and no amounts related to accrued interest and penalties. The Organization does not anticipate any significant changes to unrecognized income tax benefits over the next year.

NOTE F - Subsequent Events

The Organization has evaluated events and transactions occurring after December 31, 2018 through August 23, 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.