

8/16/2020

To the CPC and elected representatives

Re: proposed expansion of the Historic King Drive BID

Dear Committee:

As the meeting is virtual which gives even more limited access for comprehensive input from this area, I write to state my opposition to the expansion of the Historic King Drive BID. My basis is formed by the current community and city status, need for up to date information and based on current economic, political and social climates.

Here are several reasons; I feel it counterproductive and resultant in intended and unintended negative community and business impacts.

- 1) Lack of widespread community input and information regarding the initiators of the petition for expansion, education, and open residential opportunity as hire on the board (one without overlapping ties and overlapping vested interests and two who may have served the community in some way)
- 2) Lack of notification on a whole to all parties, residents, businesses and nonprofits as well as churches and other organizations in the area
- 3) As Milwaukee's largest BID, the generation and use of funds dedicated to the current residential and main street areas and surrounding area; and, some of the adverse effects on property owners and resources/funding/efforts as a whole to make the current area appealing (and a need for reanalysis based upon effects of current economic, political, health crisis)
- 4) Components of WI Act 184 and amendments as well as publication and notifications adjusted to fit the current economic, health, political, and access to information crisis)
- 5) Parties within proposed current and future boundaries not receiving or even given notice that there is an economic analysis as described in the WI Constitution, Bid Requirements that are available or mailed after receipt of the informational letter
- 6) Gentrification, displacement, undue economic hardships, foreclosure, mental and psychological effects on those aging individuals, in their twilight year and have paid for triple the asking price of their homes
- 7) Strain on the infrastructure: a complete environmental and services analysis (i.e., some current developments have already affected water levels, electricity supply, neighborhood environments and infrastructure, etc)

- 8) Previously overlapping BIDs, NIDS, HGNI's, NSPs, TINs with minimal results and initiative to cover certain areas (i.e., Keefe Avenue traffic calming measures with no results)

Whereas we all work to achieve community development, beautification, and restoration (such as the Black Holocaust Museum, The Retreat, some home improvement opportunities, and even what could result in a revenue stream for the city given the redevelopment of the King Library with the apartments being city owned and potentially generating revenue as a city owned building), stabilized neighborhoods with current homeowners and lifetime or long-term resident, occupants, business owners, etc.. and the appeal newness can add, there are major concerns that vested parties may undergo undue hardships. Research demonstrates *inherent exploitation and gentrification of residents is not the goal* and is a result of such proposals.

This points to the original WI Constitution components of homeownership, women's rights, homesteading and ethnic inclusive and territorial rights that caused delays in the acceptance of the originally proposed WI Constitution and delayed Wisconsin's becoming a state, (WI Blue book).

Research in WI, CA, PA, and other cities and countries like the UK also reveal that "community engagement is important to determine if a district is feasible and organizations must be able to provide revenue streams to leverage funding from the BID.

Research also revealed that the City of Milwaukee was sued for unlawful BID assessments as well as a multitude of outcry and reevaluation of property assessments "across the city, not exclusive to the Brewer's Hill area," and a deal of unsatisfied residents and business owners as well as other organizations in areas where some BIDs currently exist. In addition, some businesses whose cries for assistance and services were not answered or address by various BIDs. (i.e., one pays 20K a year for sanitation services).

Given the current health crisis due to Covid 19 and its multiple unpredictable strain, the economic hardships endured by residents and business in the current area, foreclosures and evictions, the implementation of the BID at this time is now premature, unpredictable, and in need of updating with current numbers of businesses (sharing which businesses initiated the plea for expansion). Updated information on the number of existing businesses or projected businesses that already have community support with widespread community notification and education on BIDs (research reveals these are best practices) and a plan to address what will displace and gentrify individuals.

Current NID, BID, displacement/anti-displacement/gentrification, emergency funds etc, have surprise results that harm, even if they exist in critical states, communities, affected individual homeownership, budgets, families, mental health status, and caused grave disturbances to twilight individuals whose familiarity with their homes and areas have provided a sense of stability within itself (as developing at a rapid pace causes a panic and fear and lack of familiarity).

I reemphasize my objection to the BID expansion with some research and request for updated information, widespread community engagement and notification by mail to residents within all proposed boundaries now and in the near future and education. Please note with current health crisis and lack of access to technology and work schedules of those who may have access and the economic impact on individuals, and businesses alike, this BIDs expansion, on my part, has inherent deficits, defects, and intended and unintended outcomes which will defeat its proposed expansion. I am more than sure that there are discretionary funds and other remaining funds that are available for use to provide greater notification and education for all.

Sincerely,

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