

BUSINESS IMPROVEMENT DISTRICT NO. 2

2007 OPERATING PLAN

September 13, 2006

Submitted by:

The Historic Third Ward Association

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I. PREFACE

A. BACKGROUND

In 1984, the State of Wisconsin created 66.608 of the Statutes (Appendix, Exhibit A) enabling Cities to establish Business Improvement Districts (BIDs) upon the petition of at least one property owner within the proposed district. The purpose of the law is:

“...to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” (1983 Wis. Act. 184, Section 1, legislative declaration.)

The City of Milwaukee created Business Improvement District No. 2 (“BID-2”) and approved its initial operating plan via Common Council Resolution No. 870501, adopted by reference October 6, 1987. (Appendix, Exhibit B)

Since 1988 BID-2 has submitted yearly-amended plans adding and modifying its plan objectives as part of its ongoing management and promotion of the district, including in some instances its financing arrangements and assessment methodologies. This amended Plan shall govern operation of BID-2 during calendar year 2007.

B. PHYSICAL SETTING

Business Improvement District No. 2 encompasses the Third Ward, which occupies a strategic location within the Milwaukee central business district (CBD). It is located adjacent to Interstate 794, just south of the downtown. The Third Ward is within 6 to 8 blocks of Downtown’s primary retail shopping district, although separated from it by I-794, an elevated expressway. The importance and proximity of Interstate 794, with its connections to the north, south and west have taken on new significance in light of the ongoing redesign and rebuild of the Marquette Interchange. BID-2 will be directly affected by the design, cost, schedule and traffic remediation efforts, which will proceed over the next 10-14 years. The Third Ward includes the Summerfest grounds and is adjacent to the emerging Milwaukee Lakeshore State Park. The Third Ward also occupies frontage along the Milwaukee River to the west and south.

The Third Ward also contains a large concentration of historic late 19th and early 20th Century industrial and warehouse buildings, and is one of the last remaining intact warehouse districts in the country. In 1984 the National register of Historic Places accepted 70 buildings spanning approximately 10 square blocks as “The Historic Third Ward District.” While several individual buildings are outstanding architecturally, it is the overall “ensemble” which gives the Third Ward its special identity. The large number of older multistory buildings, located in close proximity, and the interrelationships between buildings and the overall environment give the Third Ward a character unique within the region.

The Third Ward's strategic central location and its physical qualities help support its future role as a high-value commercial and residential area. Wholesaling or other low density light-industrial uses might best be either selectively maintained or eventually phased out, given the area's higher density development potential.

A primary objective of the Plan is to reinforce and enhance the historic image and character of the area through the renovation, rehabilitation and adaptive reuse of existing historic buildings and the encouragement of appropriate infill and new construction.

The City of Milwaukee worked with the Historic Third Ward in 1988 to create the first Tax Incremental Financing District within the boundaries of the Third Ward ("TID No. 11") to finance construction of substantial physical public improvements within the Third Ward (the "TID improvements"). In 1998 the City of Milwaukee authorized the creation of a second Tax Incremental Financing District within the Third Ward ("TID No. 34") to assist with the financing of the Riverwalk Project (as hereinafter described). In 2002 the project scope of TID No. 34 was amended to provide additional funds for the Riverwalk Project (as hereinafter described). In 2002 the City transferred a parcel of land at the northeast corner of North Water and St Paul Ave. to BID-2 as part of its commitment towards creating a Milwaukee Public Market. The City has also, through its Redevelopment Authority, authorized a conduit borrowing mechanism, which allowed BID-2 to initiate and complete the Third Ward Water Street Parking Structure (as hereinafter described). In April 2006 ("TID No. 34") was dissolved.

II. PLAN OBJECTIVES

Purpose

The specific objective of BID-2 is to develop, redevelop, maintain, operate, promote, and advertise the area of the Historic Third Ward, identified herein as the "District". It is intended that the Board of BID-2 shall have all powers authorized by law, and by this Plan including, but not limited to the following powers in carrying out its objectives:

1. To undertake on its' own account public improvements and/or to assist in development, underwriting or guaranteeing public improvements within the District.
2. To acquire, improve, lease and sell properties within the District, and otherwise deal in real estate as necessary to promote the economic development of the District and specifically those projects enumerated in the plan objectives as submitted.
3. To plan, implement, operate, maintain and finance a Streetscape improvements plan within the District (the "Streetscape Plan").
4. To plan, finance, construct, operate and maintain a Parking Structure on the northwest corner of North Milwaukee and East Chicago Streets (the "Third Ward Milwaukee Street Parking Structure").
5. To plan, finance, construct, operate and maintain a Parking Structure on the southeast corner of North Water and East Chicago Streets (the "Third Ward Water Street Parking Structure")

6. To plan, finance, construct, operate and maintain a Riverwalk system through the District along the Milwaukee River (the "Riverwalk Project").
7. To help plan, finance, construct, operate and maintain the Riverwalk Connector, the portion of the Riverwalk that connects the Third Ward Riverwalk to the Downtown Riverwalk.
8. To plan, finance, construct, operate and maintain and/or assist in the creation of a Public Market on the north side of St. Paul Ave. between N. Water and N. Broadway.
9. To plan, finance and assist in the creation of a Public Market District, which includes all those properties within two blocks of the Public Market.
10. To develop a Market District assessment methodology which apportions the cost of creating and maintaining the Public Market and Public Market District not covered by grants and/or donations.
11. To enter into management agreements to have others manage the Public Market.
12. To enter into such agreements and extend such guarantees as necessary to acquire interests in land and property, borrow funds, design, develop and construct the Riverwalk Project.
13. To enter into agreements to refinance existing debt.
14. To assess against property in the TID No. 34 area, per the formula described hereafter, those amounts necessary to finance the debt service coming due from time to time under the bonds for the TID Improvements.
15. To enter into loan agreements as necessary with individual Riverwalk property owners on terms agreed upon to finance Riverwalk improvements necessary to the construction of the Riverwalk.
16. To enter into easement agreements as necessary with individual Riverwalk property owners on terms agreed upon as necessary to construct the Riverwalk.
17. To enter into a loan agreement, or agreements, with the City for funds necessary to finance the Riverwalk and/or Riverwalk improvements.
18. To assess against property in the District those amounts necessary to finance the loans and construction costs as described hereafter connected with the creation of the Riverwalk.
19. To use current and accumulated ramp revenues, as described in the Parking Ramp Cooperation and Development Agreement dated 6/13/94, to first pay normal and customary operation and maintenance costs of the structure, second fund repayment of City of Milwaukee Redevelopment Authority Bonds, issued for the Historic Third Ward Parking Facility Project, third, fund an interest rate stabilization reserve, fourth pay such normal and necessary borrowing expenses such as letter of credit fees, remarketing fees and bank trustee fees.
20. To enter into such agreements and to extend such guarantees as necessary to acquire interests in land and property, borrow funds, design, develop and construct the Water Street Parking Structure, the Milwaukee Street Parking Structure, the Third Ward Streetscapes, the Third Ward Riverwalk, the Riverwalk

Connector, the Public Market, the Public Market District and such other projects enumerated in the plan objectives.

21. To assess against property in BID-2 area, pursuant to the assessment formulas referred to herein, amounts necessary to meet any obligations entered into to acquire interest in land and/or property, borrow funds, design, develop, construct, operate and maintain the Water Street Parking Structure, the Milwaukee Street Parking Structure, the Third Ward Streetscapes, the Third Ward Riverwalk, the Riverwalk Connector, the Public Market, the Public Market District and such other projects enumerated in the plan objectives.
22. To take whatever action necessary to protect and maintain its status as a non-taxable governmental entity. As a BID, BID-2 is a quasi-governmental entity authorized by state statute; created, governed and appointed by the City through its legislative process, and as such, is for legal and tax purposes, an integral part of the creating municipality, both in terms of its structure and endeavors.
23. To OPERATE, MAINTAIN, LEASE and hold a SPECIAL PRIVILEGE for the ongoing financial and physical obligations of caring for and programming of the TID No. 11-funded Streetscape project.
24. To OPERATE, MAINTAIN, LEASE and hold a SPECIAL PRIVILEGE for a Parking Structure located at 212 North Milwaukee Street.
25. To OPERATE, MAINTAIN, LEASE and hold a SPECIAL PRIVILEGE for a Parking Structure located at the Corners of Water and Chicago Streets.
26. To OPERATE, MAINTAIN LEASE and hold a SPECIAL PRIVILEGE for the ongoing financial and physical obligations of caring for and programming of the Riverwalk Project.
27. To promote new investment and appreciation in the value of existing investments of property in the District.
28. To develop, advertise and promote the existing and potential benefits of the District.
29. To manage the affairs of the District.
30. To apply for, accept and use grants and gifts for these purposes.
31. To contract with the Historic Third Ward Association, Inc., and others as necessary to carry out these goals.
32. To elect officers, hire employees and contract out work as are necessary to carry out these goals.
33. To increase police protection and add to the security of the District.
34. To make reimbursements, if necessary, out of its contingency fund for overpayments of BID-2 Assessments.

III. THE DEVELOPMENT PLAN

A. PURPOSE

Development of the District through creation of BID-2 was proposed because:

- BID-2 law provides a mechanism whereby private property owners can work together in conjunction with the City to develop the District.
- The public funding sources used to help promote the District may not be available.
- Continuing unified development efforts may have to be financed largely with private resources.
- The District encompasses both major and relatively small buildings. Some form of cost sharing is necessary because it would not be feasible for a small building owner to economically support individual District development efforts.
- BID-2 mechanism allows a private form of guarantee for public bonds for the TID Improvements and thus insures that such physical improvements will be built.
- Use of the BID mechanism should help ensure that the entire District will be promoted and developed as expeditiously as possible.
- BIDs are quite similar to the traditional special assessment and special charge districts wherein property owners are assessed for improvements or services that benefit them. Unlike the traditional special assessment or special charge districts, however, Business Improvement Districts can be used to finance a wide range of activities, services, and improvements.

B. LEGISLATIVE PROCESS

Step 1.

The Common Council of the City of Milwaukee created Business Improvement District No. 2 ("BID-2") and approved its initial operating plan via Common Council Resolution No. 870501, adopted October 6, 1987.

Step 2.

An operating Board composed primarily of property owners with the District was established. Members of the BID-2 Board are appointed by the Mayor, subject to the approval of the Common Council. The Board is an entity of the municipality, which created it, whose actions are subject to the control of the municipality's legislative process. It is subject to the State's open meetings law. Annually the Board submits an annual Operating Plan to the legislative body for approval, which lists its powers, objectives and funding formulas. Once approved the Board is responsible for implementing the Operating Plan. The Board has all powers necessary and convenient to implement the Operating Plan.

Step 3.

The Board negotiates and executes contracts for services to carry out the Plan, or carries out the Plan itself.

Step 4.

The City authorized the creation of two TID's in the District to finance physical improvement projects. The TID's were used as revenue mechanisms to pay bonds whose proceeds were used to pay for the improvements.

Step 5.

The City collects BID assessments from District property owners to cover budgeted costs of carrying out the Plan, and, as agreed, any shortfall in the annual debt service costs for the TID Improvements not paid for by the tax increment of the TID. The City has also agreed to collect assessments as necessary pursuant to an agreement with the Redevelopment Authority to replenish a debt service reserve account, which was used to finance the Third Ward Water Street Parking Structure. Assessment proceeds not used to satisfy contractual obligations of BID-2 are then transferred to BID-2 for its use in carrying out the Operating Plan.

C. RELATIONSHIPS TO THE COMPREHENSIVE PLAN AND THE ORDERLY DEVELOPMENT OF THE CITY

Historic building development became an important component of the City's overall downtown revitalization efforts beginning with the Grand Avenue Mall project. A "Master Plan" of Urban Design and Development Potentials for the Historic Third Ward was prepared with Milwaukee Department of City Development, in September of 1986. This Master Plan identified the need for and potentials of development in the Third Ward, and suggested BID-2 method for accomplishing such goals. This Plan is an outgrowth of these recommendations. The City has subsequently undertaken a number of planning studies involving the District, including a Downtown Master Plan, the development of Architectural Review Design Guidelines and the Third Ward Neighborhood Comprehensive Plan. These build on the original Third Ward Master Plan by putting the District in context with the City's Downtown and setting up standards, which promote the goals identified in the original Master Plan.

Creation of a Business Improvement District to facilitate District development is consistent with the City's plans and promotes the orderly development of the City in general and the Downtown area in particular.

D. DISTRICT BOUNDARIES

The Business Improvement District is illustrated by Appendix, Exhibit C. It includes 264 tax parcels, of which only 224 parcels are assessed. The remaining 40 are either, city, county, state, or otherwise exempt. Total (including exempt property) floor area within the district is 4,683,605 square feet and total land area is approximately 7,714,469 square feet. The boundaries were established after numerous meetings with District property owners. The boundaries of the District shall be as follows: The eastern boundary shall be the western edge of Lake Michigan; the southern and southwestern boundary shall be the northern and northeastern edge of the Milwaukee River; and the northern and western boundary shall be an irregular line described as follows: commencing on the northern edge of the Milwaukee River and the eastern line of the right-of-way of North 2nd Street, extended; thence north along the eastern line of the right of way of North 2nd Street, extended, to the northern edge of the right-of-way of St. Paul Avenue; thence east along the northern

edge of the right-of-way of St. Paul Avenue to a point on the eastern line of the right-of-way of N. Plankinton Avenue; thence north along the eastern line of the right-of-way line of Interstate Highway 794; thence east along the south and southwest right-of-way line of Interstate Highway 794 to the western edge of the Milwaukee River; thence northeasterly along the western edge of the Milwaukee River to a point on the southern right-of-way line of E. Clybourn Street; thence easterly on E. Clybourn Street to the edge of Lake Michigan. All area and assessment figures stated above are based on City of Milwaukee (DCD) Records dated June, 2006 and the City of Milwaukee Website.

E. PUBLIC REVIEW PROCESS

The Wisconsin Business Improvement District law establishes a specific process for reviewing and approving the creation and operation of BIDs. In addition to being subject to the open meetings law a BID is required to provide annual audited financial statements to the City. Additions or amendments to a BID's Operating Plan must be passed as by the municipality's legislative process. All appointments to a BID board must be nominated by the chief municipal officer and approved by the governing body.

All of the statutory requirements to create BID-2 were followed and are on file with the City's Legislative Reference Bureau.

i. Changes to the Operating Plan

Specifically the statute allows BID-2 to change its Operating Plan annually or at other times by amendment, in both cases the process follows the same procedure.

- The Economic Development Committee of the Common Council reviews the proposed changes to BID-2 Operating Plan at a public meeting and makes a recommendation to the full Council.
- If the Common Council approves it is forwarded to the Mayor for final approval.

ii. Annual appointment of BID-2 Board Members

Appointment of BID Board members is provided for under 66.608 (3)(a) Wis. Statutes. The responsibility of the Board shall be as follows:

1. The nominating committee of BID Board No. 2 will forward, as board members terms expire or vacancies occur, a list of potential board members to the office of the Mayor 60 days prior to the expiration of such board member's term or as vacancies occur.
2. The Mayor will appoint members to the District Board with expiring terms at least 30 days prior to the expiration of such board member's term.
3. The Economic Development Committee of the Common Council will review the Mayor's nomination at a public meeting and will make a recommendation to the full Common Council.

4. The Council will act on said recommendation.

IV. 2007 DISTRICT DEVELOPMENT PROGRAM

A. INTRODUCTION: PHASED DEVELOPMENT

It was anticipated that BID-2 would continue to revise and develop its operating plan annually, in response to changing development needs and opportunities within the District, subject to the purposes and objectives defined herein.

Section 66.608(3)(a) of the Business Improvement District law permits the Board to annually review and make changes as appropriate in the District operating plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year Twenty activities for calendar year 2007 (Plan Year), and information on specific land areas, building square footage, assessed values, budget amounts and assessment amounts are based on Year Twenty conditions.

This 2007 BID-2 Operating Plan will continue to apply the assessment formula against the assessed value as determined by the City as of January 1, 2006, to raise funds to meet the 2007 annual budget. The method of assessing shall not be materially altered except with the consent of the City as approved in the Operating Plan.

B. OPERATING BOARD

The Board of BID-2 (Board) primary responsibility will be the implementation of the District 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 revise periodically the District plan and to ensure District compliance with the provisions, applicable statutes and regulations.

State law requires that the Board is composed of at least 5 members and that a majority of the Board members be owners or occupants of property within the District.

BID-2 Board has been structured and is operating as follows:

- Board size - 9 members.
- Composition – at least seven members are owners or occupants of property within the District. Any non-owner or non-occupant appointed to the Board shall be a resident of the City of Milwaukee.
- Term - Appointments to the Board are for a period of 3 years except that initially 3 members were appointed for a period of 2 years, and 3 members were appointed for a period of 1 year, each term ending on March 22 of the applicable year.
- Compensation - None.

- Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings law.
- Record Keeping - Files and records of the Board's affairs shall be kept pursuant to public record requirements.
- Staffing - The Board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
- Meetings - The Board shall meet regularly, at least annually, in keeping with the by-laws attached hereto as Appendix, Exhibit F. The Board shall adopt rules of order to govern the conduct of its meetings.
- The Board shall submit to the City the results of its annual audit, which shall be conducted by a qualified certified public accountant.

C. 2007 DEVELOPMENT PLAN

Objectives

BID-2 shall exercise the powers and objectives identified in Section II of this document, which are hereby incorporated by reference as part of the 2007 Operating Plan.

In addition BID-2 shall:

1. Maintain the appearance of the neighborhood by working to insure its safety and cleanliness.
2. Develop and implement a master operation and maintenance plan for the two Parking Structures, the Streetscapes and the Riverwalk Improvements.
3. Study feasibility of installing automated parking systems for both parking structures to increase parking opportunities and parking revenue.
4. Review additional possible funding instruments for Third Ward development.
5. Remit to the City the third payment toward the Riverwalk loan in the amount of \$47,209 and the second payment of the Dockwall loan in the amount of \$36,522.40 for a total of \$83,731.40.
6. With the completion of the Riverwalk Connector, the City has requested that BID-2 take over the maintenance component of this project. This portion of the riverwalk extends from the Clybourn St. Bridge to the Chase Bank building and is outside the area of BID-2. In return, the City will include a yearly Riverwalk Connector Maintenance Contribution to BID-2. For 2007 the amount shall be \$18,000.
7. Comply with reporting and notice requirements of public records law and open meeting law.
8. In addition, the Business Improvement District has agreed that the Historic Third Ward Association (HTWA) will do the following in 2007:
 - Continue to carry out HTWA strategic plan that was updated in January 2002.

- Continue to participate in the implementation of the City of Milwaukee's Master Plan.
- Continue the Graffiti Removal Program. Submit an application for a City of Milwaukee grant, if available.
- Continue to use the "Space Available Listing" as a means of marketing available property in the Third Ward. The "listing" is available on both hard copy and on the HTWA website.
- Continue to promote the Seasonal Trolley system.
- Maintain the in-house bookkeeping, payroll and monthly financial reporting system that began in 1997.
- Continue to enhance HTWA benefits of membership. The E-wire newsletter that began in 2005 is a big success.
- Support the efforts of the "Third Ward Arts Committee" which was formed in 2000. Members include Third Ward theater groups, dance companies, galleries, artists, and MIAD. Their goal is to promote the Ward as a destination spot for the Arts and have the support of not only the Historic Third Ward Association but also including the Wisconsin Department of Tourism and the United Performing Arts Fund.
- Coordinate events, promotion and advertising. Special events will be the 9th Annual Third Ward Jazz Festival: *A Summer Sizzle*, Christmas in the Ward and (4) Gallery Nights and the 4th Annual *Artscape – A Third Ward Sculpture Walk*.
- Continue to work collaboratively with the East Town Association in co-sponsoring Gallery Night. This joint effort began in July 2000 and has been extremely successful in promoting the local merchants and galleries.
- Continue to offer the merchant/business coupon validation program and the monthly parking rates at both the Milwaukee and Water Street Parking Structures.
- In cooperation with Milwaukee World Festival, Inc., continue to address issues including crowd control, traffic, crime and clean up during events, especially during Summerfest.
- Extend the banner program to include Harbor Drive. All Third Ward banners shall be 30" x 80", other than those located at the ICC, which shall be 24" x 48".
- Continue to hang "Third Ward Art District" banners on existing hardware throughout the Ward, a promotional effort that began in 2000.
- Maintain ongoing involvement with the Collaborative Downtown Association to develop retail and marketing strategies.
- Maintain a position on Board of the Alliance for Downtown Parking and Transportation to develop transportation strategies. These include redesign issues of the Park East Freeway and Marquette Interchange, on and off street parking, the connector study, mass transit, etc.

- Maintain ongoing involvement with the Downtown Collaborative Marketing Group.
- Continue efforts of our street beautification program with the intent of making the Third Ward the downtown "Flower District." Continue the hanging flower basket program utilizing 72 poles with 144 baskets.
- Continue to plant flowers in the 22 garbage cans-turned flower containers and the flowers boxes around the mid-block parks, as well as 6 planters on Buffalo Street stub end. Continue the Snow Removal Program for properties in the historic area.
- Advocate for a continuous Third Ward Riverwalk which connects the south side of Clybourn to the Lakeshore State Park.
- Accept donations and grants on behalf of the Milwaukee Public Market project.
- Enter into such agreements as necessary to manage and operate the Milwaukee Public Market
- Continue operation of an office for the District to promote new development, including the following services:
 - Maintain the current Space Available web listing and fax program. Respond to questions about available space for leasing or purchase.
 - Promote publicity and media coverage of District activities.
 - Arrange for security and increased police protection, especially during the festival season.
 - Revise, publish and distribute business-to-business directories, brochures, and other promotional materials.
 - Plan and coordinate special events.
 - Prepare the monthly e-wire *E-Scapes*, introducing new businesses and providing information to all members and constituents.
 - Continue to promote RED LIGHT NIGHT, a monthly, first Friday event for the merchants in the Ward. This idea came forward in 2006 when the merchants decided they should stay open longer one evening a month.
 - Continue to hold monthly Security meetings for all businesses, property owners and residents. Held on the second Tuesday of each month it brings awareness of the crime that is happening in our neighborhood and surrounding areas. The MPD is represented by the crime prevention officer and at times the Captain of the First District.
 - Continue to update the Website on an as-needed basis ensuring all posted information is accurate and up-to-date. Continue doing mass-emails to all Third Ward businesses for announcing neighborhood news and events.

- Continue "WHAT'S UP IN THE WARD", our once a week newsletter filled with events, sales and promotions being offered by Third Ward paid members. The information is compiled in our office and then sent to the entire neighborhood via email.
- Continue to provide administrative support for the Public Market and Public Market District Projects, act as a fiscal agent for contributions, buying, leasing or otherwise dealing in land when necessary, act as agent for contracted services, apply for and accept on behalf of the Public Market public and/or private grants and/or loans and what ever else is necessary to complete these projects.
- Continue to work with the City regarding Third Ward Streetlighting issues. An agreement was made with the City on August 4, 2006 to resolve the issues. See Exhibit U.

V. 2007 BUDGET FOR YEAR TWENTY

See Appendix, Exhibit V attached hereto and incorporated herein.

VI. FINANCING METHOD

The proposed expenditures will be financed from revenues collected from general BID and Private Property assessments for Operating, Riverwalk Construction, Riverwalk Maintenance, and Special Assessments. It is estimated that the budget will be raised through these assessments detailed on Appendix, Exhibit D, attached hereto and incorporated herein. Separately from this plan, as part of the City budget process, the City of Milwaukee shall contribute \$18,000 in support of the District and \$18,000 to maintain the Riverwalk Connector (a partnership including the City, Downtown Riverwalk District, and BID 2) portion of the Riverwalk. If for any reason, the City does not authorize in its budget process the contribution of \$18,000 for the maintenance of the Riverwalk Connector, the City will take over the responsibility of maintaining it.

METHOD OF ASSESSMENT AND DISBURSEMENT

BID-2 voted on September 10, 2003 to change its Assessment Formula to a value based method which uses the City's Assessed Valuation, as on Jan 1, of the same year, as the determination factor to assess individual property owners of their share of the Assessments.

i. THE GENERAL ASSESSMENT

The variables used to determine the regular annual General Assessments are:

1. Value of the property as of January 1, of the year the Assessment is calculated, as determined by the City Assessors Office.
2. The Gross amount of the assessment

The assessment methodology will work as follows:

Step 1.

Add up the value of all property subject to BID-2 Assessment.

Step 2.

Divide the amount of the assessment by the total value of the property (see 1 above) to create a valuation factor or mil rate.

Step 3.

Multiply the valuation factor times the assessed value of the property to determine each BID-2 Assessment on a property by property basis.

Step 4.

After compliance with the provision of Article IV, herein, the amount of regular assessment and contingent assessment for each parcel shall be submitted to the City of Milwaukee which shall include it as a separate line item on the real estate tax bill for that parcel next issued. The City shall collect such assessment with the taxes as a special charge, and in the same manner as such taxes, and shall turn over all moneys so collected to BID-2 Board for distribution in accordance with BID-2 Plan by the 15th day of the month following such collection. All BID-2 Assessments shall be held by the City in a segregated account until it is released to BID-2 Board as provided herein.

Appendix, Exhibit D lists the total amount to be raised through assessments in 2007 (Year Twenty) and the projected assessment for each parcel within BID-2. These assessment figures are estimates. They are based upon the following assumptions:

1. The budget contained herein is adopted.
2. The TID Improvements 2006 bond payments shortfall would be zero.
3. Assessed values within the District are not changed from the Tax Commissioner's June 2006 figures.
4. The total number of parcels assessed under the Plan are parcels identified in Appendix, Exhibit D.

Assessments will vary if any or all of these assumptions prove incorrect. However, it is unlikely that actual costs, floor areas, land areas, assessed values and bonding factors will vary enough from assumed conditions to produce significant changes in projected assessments.

Assessments for individual parcels within BID-2 will be established each year over the life of the District. Thus, as parcels increase or decrease in value, their assessment obligations will change.

The assessment method is designed to reflect changing conditions with BID-2. If potential benefits increase for a particular parcel (e.g., if floor area is added or new construction takes place), the assessment value relative to other parcels will increase. If potential benefits decrease (e.g., if a building is demolished), the assessment value relative to other parcels will decrease. Any BID-2 Assessments collected by the City before or after the plan year for which the Assessments were made, shall be delivered to BID-2 Board by the 15th of the month following the month during which such sums were collected, and are to be used by BID-2 Board in the same manner as if received during the applicable Plan Year. This provision is intended to govern BID Assessments prepaid in December prior to the applicable Plan Year, as well as to delinquent and late payments made after the Plan Year.

The Board shall prepare and make available to the public and the City annual reports describing the current status of BID-2, including expenditures and revenues, at the same time it submits its amended Plan to the City for the following year. This report shall include an independent certified audit of the implementation of the Plan, which shall be forwarded to the City, and which shall be paid for out of BID-2's budget.

The presentation of this Plan to the City shall be deemed a standing order of the Board under Sec. 66.608(4) Wis. Statutes to disburse BID-2 Assessments without necessity of an additional disbursement agreement, disbursement method, or accounting method.

Disbursements made under this Plan shall be shown in the City's Budget as a line item. Disbursement procedures shall be as follows the City shall forward a check for the full amount of the assessment minus that which is assessed for replenishing the Bond Reserves for the Water Street Parking Structure, if any is due, to the offices of BID-2

ii. THE RIVERWALK ASSESSMENT

Those properties identified in Appendix, Exhibit J "Riverwalk Development Agreement", which are operational, will be assessed per the methodology outlined in BID-2 No. 2 First Amendment to 1998 Operating Plan, incorporated herein as Appendix, Exhibit I beginning in 2004 (Plan Year 17).

iii. THE DOCKWALL ASSESSMENT

Those properties whose dock walls have been completed and which are identified in Appendix, Exhibits O(1) through O(6) will be assessed per their agreements with BID-2.

IV. RIVERWALK MAINTENANCE ASSESSMENT

Those properties identified in Exhibit J “Riverwalk Development Agreement”, which were operational, were assessed per the methodology outlined in BID-2 No. 2 First Amendment to 1998 Operating Plan, and such additional Amendments as have succeeded it, incorporated herein as Appendix, Exhibit I, beginning in 2004 (Plan Year 17).

With the addition of the Riverwalk Connector Project identified in Appendix, Exhibit R “Fifth Amendment to Riverwalk Development Agreement” and Appendix, Exhibit S “Sixth Amendment to the Riverwalk Development Agreement,” the City has agreed to fund BID 2 with an \$18,000 City Contribution toward maintaining this publicly owned portion, beginning in 2006 (Plan Year 19). In the event the \$18,000 is not allocated in the budget to BID 2 then the responsibility for maintaining the Riverwalk Connector shall be the City’s.

v. CONTINGENT ASSESSMENTS

To guarantee the repayment of bond interest for moneys borrowed through RACM, to finance the construction of the Third Ward Water Street Parking Structure, BID-2 pledged to assess for any shortfall in the debt service reserve account, as described in BID-2 No. 2 Third Amendment to 1998 Operating Plan, attached hereto as Appendix, Exhibit M. Any contingent assessment for this purpose shall be paid based on the General BID Assessment methodology.

The actual yearly assessment for each parcel will be established when the Common Council adopts the annual operating plan update. Appendix, Exhibit D shows the percentage of payment allocated to each parcel in BID No. 2 using the City’s June, 2006 figures.

VII. CITY ROLE

The City of Milwaukee is committed to helping private property owners in the District promote its development. To this end, the City intends to play a significant role in the creation of the District and in the implementation of the development plan. In particular, the City will:

1. Pay the contribution adopted by the City in its budget process, referenced in VI, above, applied against the following parcels of public land:

3610926111-9	3920623110-X	3920624110-5	3920631110-3
3920636111-9	3920757111-7	3920778100-6	3920860100-1
3920879110-2	3920964000-0	3920986000-0	3921036100-X
3921479100-9	3921481000-3	3921486210-0	3921489100-3
3921490111-4	3921492110-7	3921493111-0	3921727100-6
3921728000-5	3921732000-7	3921734000-8	3921735000-3

3921736000-9	3922167100-0	3922169114-1	3922178120-5
3922187113-1	3922187114-X	3960001100-X	3970115111-2
3970115112-0	3978003000-7	3978004000-2	3978007000-9
4290124000-5	4298001000-1	4299998000-1	4299999000-7

2. Encourage the County, State, and Federal Governments to support the activities of the District.
3. Act as staff to the District through adoption of this plan and provide assistance as appropriate thereafter.
4. Monitor, and when appropriate, apply for outside funds that could be used in support of the District.
5. Collect assessments, maintain in a segregated account and disburse the revenues of the District to BID-2, along with identification of those BID-2 assessments included in the disbursement.
6. Review annual audits as required per 66.608(3) (c) of the BID Statute.
7. Provide the Board, through the Tax Commissioner's Office, on or before September 1 of each plan year, the official City records on assessed value and land area and building square footage for each tax key number within the District, as of January 1 of each plan year, for the purpose of calculating BID-2 assessments.

VIII. REQUIRED STATEMENTS

The Business Improvement District law requires the plan to include several specific statements:

1. Wis. Stats. 66.608(1)(f)(1m): the District will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the standard formula, because it is assumed that they will benefit from development in the District.
2. Wis. Stats. 66.608 (5)(a): Property known to be used exclusively for residential purposes will not be assessed, such properties will be identified as BID Exempt Properties in Appendix, Exhibit D, as revised each year.
3. Wis. Stats. 66.608 (1)(f)(5): A legal Opinion from the City of Milwaukee Attorney indicating that the plan complies with all applicable provisions of State law is attached to this section as Appendix, Exhibit G.

4. This Plan relies on the procedures adopted by the Common Council (Appendix, Exhibit E) and the City Attorney to review and express an opinion as to its legal sufficiency prior to action by the Common Council to adopt this plan as part of its budget.

IX. BOARD MEMBERS

The following have been appointed by the Mayor to the Board and are currently serving as members:

Kendall Bruenig
Marianne Burish
Michael Gardner
Frank Krejci
Christopher Libby
Robert Monnat
Ron San Felippo
Greg Uhen
Doug Weas

X. RELATIONSHIP TO HISTORIC THIRD WARD ASSOCIATION

BID-2 shall be a separate entity from the Historic Third Ward Association, Inc. (HTWA) notwithstanding the fact, that members, officers and directors of each may be on each board. The HTWA whose board consists of 24 members shall remain a private organization not subject to the open meeting law, and not subject to the public records law except for its records generated in connection with its contact with the BID-2 Board, and may, and it is intended, shall, contract with BID-2 to provide services to BID-2, in accordance with BID-2's operating plan. Any contracting with HTWA to provide services to BID shall be exempt from the requirements of 62.13, Wis. Statutes because such contracts shall not be for the construction of improvements or provision of materials. If BID-2 does contract for the construction of improvements or provision of materials, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required under 66.608(3)(c), Wis. Statutes, shall be deemed to fulfill the requirements for 62.15(14) Wis. Statutes. BID-2 Board and the City shall comply with the provisions of 66.60 Wis. Statutes, before the City inserts assessments for this BID plan onto the tax bills for the parcels assessed hereunder, only to the extent required by law, to create a lien on the parcels assessed.

XI. SEVERABILITY AND EXPANSION

This Business Improvement District has been created under authority of Section 66.608 of the Statutes of the State of Wisconsin. Should any court find any portion of this statute invalid or unconstitutional said decision will not invalidate or terminate the Business Improvement District and this Business Improvement District Plan should be amended to conform to the law without need of re-establishment. Should the legislature amend the statute to narrow or broaden the process of a Business Improvement District so as amongst other things to exclude or include as assessable properties, a certain class or classes of properties, then this BID plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual budget approval and without necessity to undertake any other act. All of the above is specifically authorized under Section 66.608(3) (b).

XII. APPENDICES

The following are the Appendices of the current and previous Business Improvement District No. 2 Operating Plans, and are incorporated herein by reference, unless amended by this document:

- A. BUSINESS IMPROVEMENT DISTRICT STATUTE**
- B. PETITION FOR CREATION OF BID DISTRICT**
- C. BID BOUNDARIES (MAP)**
- D. YEAR 20 ASSESSMENT AND METHODOLOGY**
- E. COMMON COUNCIL RESOLUTION CREATING BUSINESS IMPROVEMENT DISTRICT NO. 2**
- F. BID NO. 2 BY-LAWS**
- G. STATEMENT OF CITY ATTORNEY**
- H. DEVELOPMENT OF RIVERWALK PROJECT**
- I. FIRST AMENDMENT TO BID NO. 2 1998 OPERATING PLAN**
- J. RIVERWALK DEVELOPMENT AGREEMENT**

- (a) Description and Timetable for Completion of all Project Segments
- (b) Estimate Schedule of Repayments
- (c) Estimated 2nd Year Riverwalk Project Assessments Per Property
- (d) Estimated Riverwalk Project Budget

K. SECOND AMENDMENT TO BID NO. 2 1998 OPERATING PLAN

L. DEVELOPMENT OF WATER STREET PARKING STRUCTURE

M. THIRD AMENDMENT TO BID NO. 2 1998 OPERATING PLAN

N. DOCKWALL DEVELOPMENT LOAN AGREEMENT

O. 2007 FISCAL YEAR DOCKWALL ASSESSMENTS PER PROPERTY

- (1) 301 North Water
- (2) 333 North Water
- (3) 105 North Water
- (4) 225 North Water
- (5) 223 North Water
- (6) 233 North Water

P. FOURTH AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT, FIRST AMENDMENT TO DOCKWALL DEVELOPMENT LOAN AGREEMENT AND THIRD AMENDMENT TO COOPERATION AGREEMENT

Q. FIRST AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT FOR MIAD AND FOURTH AMENDMENT TO COOPERATION AGREEMENT FOR 511 E. MENOMONEE AND 151 N. JACKSON ST BLIGHT DESIGNATION PROJECT

R. FIFTH AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT

S. SIXTH AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT

T. 2007 BUDGET FOR YEAR 20

U. RESOLUTION DISSOLVING TID 11

V. THIRD WARD STREETLIGHT AGREEMENT WITH THE CITY

2007 BID No. 2 Assessment Breakdown

450,000.00	BID 2 Assessments
8,750.00	Special Assessments
34,412.00	Dockwall Assessments
19,068.00	Riverwalk Construction
<u>10,800.00</u>	Riverwalk Maintenance
523,030.00	TOTAL BID ASSESSMENTS
18,000.00	City Contribution
<u>18,000.00</u>	City Contribution for Riverwalk Connector Maintenance
36,000.00	TOTAL CITY CONTRIBUTIONS
559,030.00	TOTAL

222 Assessed Tax Keys
39 Tax Exempt Commercial Properties

279,539,800	Assessed Valuation of Commercial Properties
<u>96,569,500</u>	Assessed Valuation of Residential Properties
376,109,300	Total Assessed Valuation of BID 2
	FOR INFORMATION PURPOSES ONLY
	(Does not include tax exempt property value)

2007 Business Improvement District No. 2 Property Assessments

Tax Key No	Address Number	Unit	Street	Owner	Gross Land Area Sq. Ft.	Gross Bldg. Area Sq. Ft.	Total Gross Area Sq. Ft.	ASSESSED VALUATION			BID 2 Assessment	BID 2 Assessment Breakdown				Special Assessment	Dockwall Assessment	Riverwalk Construction	Riverwalk Maintenance	Total Assessment
								Land	Improvements	Total		Core	RW Core	RW Maint	Assessment					
3610628100-7	412 N - 420 N		Franklin Ave	Walker's Landng Assoc	3,254,168	4,176,684	7,430,852	173,406	206,133,700	279,539,800	450,071	389,253	30,251	30,497						514,281
362023100-1	126 N - 128 N		Water Street	Hoffmann Properties, Inc	18,840	18,840	37,680	\$ 282,800	\$ 1,400	\$ 284,000	457.17	386.46	30.73	30.98						457
362023000-0	106 N		Water Street	Bruc & Joelyn Johnson	14,375	33,300	47,675	\$ 313,900	\$ 728,600	\$ 1,042,500	1,894.95	1,466.14	113.94	114.87						1,895
362062000-1	317 N		Broadway	ML Acquisitions, LLC	9,550	5,637	15,187	\$ 287,700	\$ 126,300	\$ 414,000	666.46	576.49	44.80	45.17						696
362062000-7	321 N		Broadway	321 N Broadway Building LLC	2,888	5,003	7,891	\$ 86,300	\$ 1,100	\$ 87,100	158.31	138.21	10.51	10.59						159
362064000-9	400 N		Water Street	HTWA Market	2,878	7,416	10,294	\$ 86,300	\$ 268,700	\$ 372,000	600.44	519.39	40.36	40.89						600
362094000-3	333 N - 339 N		Water Street	Pary & Paul, Inc	23,284	32,305	55,689	\$ 688,800	\$ 1,997,200	\$ 2,686,000	4,340.00	3,754.12	291.75	294.13						4,340
362094000-5	301 N - 309 N		Water Street	Water St. Lobs LLC	18,250	132,480	150,730	\$ 547,500	\$ 4,652,500	\$ 5,200,000	1,971.94	1,288.18	100.97	101.79						2,271.3
362094000-9	246 N		Water Street	River View Lobs LLC	6,984	31,967	38,951	\$ 209,500	\$ 2,161,500	\$ 2,371,000	8,370.93	7,240.89	562.73	567.37						8,938
362096000-4	233 N - 243 N		Water Street	The Saddlery LLP	12,144	73,920	86,064	\$ 364,300	\$ 3,788,700	\$ 4,150,000	6,880.63	5,778.78	449.10	452.76						6,883
362096000-5	226 N - 228 N		Water Street	Heath S. Bertucci	7,382	32,000	39,382	\$ 220,900	\$ 974,100	\$ 1,195,000	1,923.70	1,664.01	129.32	130.37						2,839
362096000-0	221 N		Water Street	Danco Wisconsin LLC	3,726	15,440	19,166	\$ 111,800	\$ 1,888,200	\$ 1,900,000	2,887.62	2,598.46	194.79	196.37						2,839
362096000-5	217 N		Water Street	Hoffmann Properties, Inc	2,760	7,200	9,960	\$ 82,800	\$ 299,200	\$ 382,000	566.64	490.15	38.09	38.40						597
362096000-1	215 N		Water Street	Hoffmann Properties, Inc	5,520	27,530	33,050	\$ 165,500	\$ 247,400	\$ 412,900	664.84	576.09	44.89	45.06						665
362096100-0	102 N - 112 N		Water Street	River Group LLC	23,288	-	23,288	\$ 813,200	\$ 1,000	\$ 814,200	1,310.70	1,133.76	88.11	88.83						1,311
362096100-5	239 E		Elie Street	Harold Sampson	4,680	-	4,680	\$ 140,400	\$ 38,600	\$ 179,000	288.15	249.25	19.37	19.53						288
362096100-1	177 N - 181 N		Elie Street	Hoffmann Properties, Inc	4,620	-	4,620	\$ 161,800	\$ 1,000	\$ 162,800	260.46	228.30	17.51	17.66						280
362096100-7	167 N - 173 N		Broadway	Roseblatt Prop Exchange LLC	7,200	21,900	29,100	\$ 216,000	\$ 1,980,000	\$ 2,196,000	2,086.29	1,804.86	140.25	141.39						2,086
362096100-2	169 N		Broadway	Sean Fishery Trust	7,200	14,540	21,740	\$ 216,000	\$ 570,000	\$ 786,000	1,285.30	1,094.49	86.06	85.75						1,285
362096100-8	151 N		Broadway	Sean Fishery Trust	7,200	-	7,200	\$ 251,600	\$ 1,000	\$ 252,600	406.64	351.74	27.34	27.56						407
362097100-X	262 E		Memorree St	Sampson Investments	32,844	24,930	57,904	\$ 805,400	\$ 100	\$ 805,500	1,123.03	1,123.03	87.26	87.99						1,288
362097100-0	214 E - 228 E		Elie Street	222 East Elie Associates	22,183	88,910	111,093	\$ 665,500	\$ 2,234,500	\$ 2,900,000	4,888.40	4,038.19	313.83	316.38						4,693
362097800-X	124 N		Water Street	M.T.S., Inc	8,891	4,937	13,828	\$ 260,700	\$ 297,300	\$ 558,000	898.27	777.00	60.39	60.88						898
362097800-2	130 N		Water Street	Bld No. 2 (Water St. Structure)	28,632	151,080	179,712	\$ 865,000	\$ 1,968,000	\$ 2,833,000	4,547.66	3,933.75	305.71	308.20						4,548
362097800-3	241 N - 223 N		Chicago Street	Reliable Knitting Works	32,931	144,531	177,462	\$ 946,000	\$ 2,532,500	\$ 3,478,500	5,603.84	4,847.35	376.71	379.78						5,604
362098100-8	211 N - 223 N		Broadway	Terra Dorada Broadway LLC	19,662	98,450	118,112	\$ 589,900	\$ 9,356,100	\$ 9,946,000	16,014.21	13,653.37	1,076.54	1,085.30						16,014
362098100-3	217 N - 213 N		Broadway	Island Investment Holdings	5,538	5,520	11,058	\$ 168,100	\$ 979,900	\$ 1,148,000	1,191.24	1,030.43	80.08	80.73						1,191
362098100-5	211 N - 213 N		Broadway	The Design Workshop LLC	3,690	10,680	14,370	\$ 108,000	\$ 567,000	\$ 675,000	1,089.61	939.92	73.06	73.64						1,087
362098400-5	203 N - 246 E		Broadway	James & Doris Ruedy	7,200	28,900	36,100	\$ 216,000	\$ 646,000	\$ 862,000	1,390.86	1,203.10	93.50	94.26						1,391
362098600-5	224 N - 246 E		Chicago Street	Riton 224 East Chicago LLC	31,625	113,758	145,383	\$ 946,800	\$ 2,502,200	\$ 3,449,000	5,555.39	4,856.44	373.46	376.49						5,555
362098600-1	216 N		Water Street	Dread LLC	3,400	12,700	16,100	\$ 102,000	\$ 806,000	\$ 908,000	1,461.69	1,264.37	98.28	99.06						1,462
362098600-7	220 N		Water Street	Jerry A Mitchell	10,193	39,450	49,643	\$ 306,100	\$ 807,900	\$ 1,114,000	1,793.30	1,571.22	120.65	121.53						1,793
362098600-7	220 N		Water Street	George Beckel & Joseph Bernstein	7,980	-	7,980	\$ 277,700	\$ 1,300	\$ 279,000	449.13	388.50	30.19	30.44						449

Tax Key No.	Address	Unit	Sheet	Owner	Gross Land Area Sq. Ft.	Gross Bldg Area Sq. Ft.	Total Gross Area Sq. Ft.	Land	Improvements	Total	BID-2 Assessment	BID-2 Core	BID-2 Assessment Breakdown	Special Assessment	Dockwall Assessment	Riverwalk Construction	Riverwalk Maintenance	Total Assessment
3921091000-9	290 N.		Water Street	George Bockl & Joseph Bernstein	15,697	120,905	136,602	\$ 470,900	\$ 3,966,100	\$ 4,437,000	7,142.84	6,178.42	480.16	484.06				\$ 7,143
39210992000-3	221 E.		Butano Street	Lecher Properties LLC	9,302	29,950	39,252	\$ 279,100	\$ 610,900	\$ 890,000	1,492.72	1,239.31	96.31	97.10				\$ 1,433
39210994000-4	231 E.		Butano Street	231 East Butano Partners	9,000	37,500	46,500	\$ 270,000	\$ 1,251,000	\$ 1,521,000	2,448.50	2,117.96	164.60	165.94				\$ 2,419
39210995000-X	343 N.		Broadway	Nelson Development Corporation	7,200	27,550	35,156	\$ 216,000	\$ 754,000	\$ 970,000	1,561.49	1,350.70	104.97	105.82				\$ 1,561
39210996000-5	339 N.		Broadway	Jennaro Bros., Inc	3,300	8,496	11,796	\$ 99,000	\$ 54,000	\$ 153,000	246.30	213.05	16.56	15.69				\$ 246
39210997000-0	331 N.		Broadway	Anthony Jennaro	3,300	8,496	11,796	\$ 99,000	\$ 263,000	\$ 362,000	562.74	504.08	39.17	39.49				\$ 563
39210998000-6	327 N.		Broadway	A. Jennaro & A. Jennaro Jr	2,888	7,416	10,304	\$ 86,600	\$ 98,400	\$ 185,000	297.81	257.81	20.02	20.18				\$ 298
39210999000-1	325 N.		Broadway	A. Jennaro & A. Jennaro Jr	2,888	7,416	10,304	\$ 86,600	\$ 99,400	\$ 186,000	297.81	257.81	20.02	20.18				\$ 298
39210002000-8	301 N.		Broadway	Anthony Cappalano	3,600	9,270	12,870	\$ 108,000	\$ 59,000	\$ 167,000	288.83	232.54	18.07	18.22				\$ 289
39210007000-1	320 N.		Water Street	Garner Properties % Richard Rakita	4,997	8,250	13,147	\$ 428,400	\$ 685,800	\$ 1,114,200	1,793.30	1,551.22	120.55	121.53				\$ 1,793
39210008000-0	330 N.		Water Street	Garner Properties % Richard Rakita	4,997	8,250	13,147	\$ 428,400	\$ 375,100	\$ 803,500	1,492.76	1,268.87	55.49	56.95				\$ 1,493
3921011000-6	341 N.		Water Street	St. Paul Crossing	9,373	305,100	314,473	\$ 305,100	\$ 1,000	\$ 306,100	492.76	428.24	33.13	33.39				\$ 493
3921011000-7	341 N.		Water Street	St. Paul Crossing	9,373	305,100	314,473	\$ 305,100	\$ 3,227,800	\$ 3,957,000	6,389.96	5,510.04	428.22	431.70				\$ 6,370
3921012000-2	335 N.		Milwaukee St	ASS Southport LLC	7,200	43,200	50,400	\$ 216,000	\$ 1,684,000	\$ 1,900,000	3,058.60	2,645.71	205.61	207.28				\$ 3,059
3921016000-5	316 N.		Milwaukee St	Michael J Gardner Trust	7,039	-	7,039	\$ 251,200	\$ 1,000	\$ 252,200	405.98	351.18	27.29	27.51				\$ 406
3921019100-7	322 N.		Broadway	Jennaro Bros., Inc	7,200	26,400	33,600	\$ 216,000	\$ 616,000	\$ 832,000	1,339.35	1,159.54	90.04	90.77				\$ 1,340
3921022800-7	338 N.		Broadway	Michael J Gardner Trust	9,800	-	9,800	\$ 334,800	\$ 1,000	\$ 335,800	540.73	467.73	36.35	36.65				\$ 541
3921023000-2	340 N.		Broadway	Historic Third Ward Assn	4,800	5,684	10,484	\$ 167,000	\$ 119,000	\$ 286,000	270.45	233.94	18.18	18.33				\$ 270
3921024000-6	239 N.		Milwaukee St	Phoenix Building LLC	12,000	-	12,000	\$ 419,400	\$ 1,000	\$ 420,400	676.75	585.40	45.49	45.86				\$ 677
3921025000-3	219 N.		Milwaukee St	Hennar & Esther Whingpod Trust	24,000	135,100	159,100	\$ 720,000	\$ 5,589,000	\$ 6,319,000	10,172.27	8,799.07	683.82	693.36				\$ 10,172
3921027000-4	325 E.		Broadway	200 Broadway LLC	16,800	-	16,800	\$ 597,200	\$ 1,000	\$ 598,200	946.88	819.06	63.65	64.17				\$ 947
3921030000-0	333 E.		Chicago Street	Monarch Partners LLC	7,200	36,600	43,800	\$ 216,000	\$ 2,743,000	\$ 2,959,000	4,763.37	4,120.34	320.21	322.92				\$ 4,763
3921034100-9	153 N.		Milwaukee St	Vulcan Technologies Leasing Co	28,793	43,200	72,993	\$ 216,000	\$ 3,266,000	\$ 3,482,000	5,665.30	4,848.61	376.81	379.86				\$ 5,805
3921036100-X	158 N.		Broadway	Skyflight Opera Theatre Corp	14,400	66,334	80,734	\$ 34,600	\$ 538,400	\$ 573,000	2,268.54	1,953.65	151.83	153.06				\$ 2,259
3921037000-9	170 N.		Broadway	Vulcan Technologies Leasing Co	7,187	-	7,187	\$ 207,400	\$ 100	\$ 207,500	334.04	288.94	22.46	22.64				\$ 334
3921041100-1	311 E.		Chicago Street	Vulcan Technologies Leasing Co	21,562	109,500	131,062	\$ 622,200	\$ 4,451,200	\$ 5,073,400	8,167.12	7,064.66	545.03	553.49				\$ 8,167
3921041111-2	417 E.		Chicago Street	Kathleen P/Acquisit Invoc. Trust	91,440	42,141	133,581	\$ 1,829,700	\$ 1,173,300	\$ 3,003,000	4,834.21	4,181.61	324.98	327.62				\$ 4,834
3921062111-7	240 N.		Milwaukee St	Two Forty Corporation	31,580	39,200	70,780	\$ 1,126,800	\$ 613,200	\$ 1,740,000	2,801.04	2,422.91	188.30	189.63				\$ 2,801
3921071100-8	212 N.		Milwaukee St	JCI (Milwaukee St. Structure)	55,887	192,594	248,481	\$ 1,676,600	\$ 2,386,400	\$ 4,063,000	6,540.59	5,657.64	498.99	443.26				\$ 6,541
3921088100-3	431 E.		St Paul Ave	George Bockl & Joseph Bernstein	17,400	-	17,400	\$ 608,100	\$ 1,000	\$ 609,100	990.53	848.16	65.92	66.45				\$ 991
3921089900-2	419 E.		St Paul Ave	Sycamore Building & Inv Co	4,200	-	4,200	\$ 146,200	\$ 1,000	\$ 147,200	238.96	204.97	15.93	16.06				\$ 237
3921096900-0	317 E.		Jefferson St	George Bockl & Joseph Bernstein	7,200	-	7,200	\$ 251,200	\$ 1,000	\$ 252,200	405.98	351.18	27.29	27.51				\$ 406
3921097100-X	315 N.		Jefferson St	Anthony Cappalano	7,200	-	7,200	\$ 251,200	\$ 1,000	\$ 252,200	405.98	351.18	27.29	27.51				\$ 406
3921100100-7	301 N.		Jefferson St	George Bockl & Joseph Bernstein	7,200	-	7,200	\$ 251,200	\$ 1,000	\$ 252,200	405.98	351.18	27.29	27.51				\$ 406
3921101000-6	306 N.		Milwaukee St	Mark & Gold Miller	7,240	36,000	43,240	\$ 217,200	\$ 1,930,800	\$ 2,148,000	3,457.83	2,991.04	232.45	234.34				\$ 3,458
3921102000-1	316 N.		Milwaukee St	George Bockl & Joseph Bernstein	17,960	100,315	118,275	\$ 538,800	\$ 4,317,200	\$ 4,856,000	7,817.15	6,761.87	525.50	528.78				\$ 7,817
3921103100-3	332 N.		Milwaukee St	John Kohrak	6,000	2,366	8,286	\$ 180,000	\$ 130,000	\$ 310,000	499.04	431.67	33.55	33.82				\$ 499
3921105000-8	338 N.		Milwaukee St	Sycamore Building & Inv Co	12,000	49,340	61,340	\$ 380,000	\$ 1,361,000	\$ 1,721,000	2,770.45	2,396.45	188.24	187.76				\$ 2,770

Tax Key No.	Address Number	Unit	Street	Owner	Gross Land Area Sq. Ft.	Gross Bldg Area Sq. Ft.	Total Gross Area Sq. Ft.	Land	Improvements	Total	BID-2 Assessment	BID-2 Core	RW Cost	RW Maint	Special Assessment	Dockwall Assessment	Riverwalk Construction	Riverwalk Maintenance	Total Assessment
39217281340	300 N.		Jefferson St	Anthony Gagliano	182,040	188,267	371,307	\$3,642,890	\$ 1,777,400	\$ 5,420,290	8,725.08	7,547.23	586.54	591.31					\$ 8,725
3921501000X	200 N.		Jefferson St	ATD Investments, LLP	12,000	20,388	32,388	\$ 380,000	\$ 986,000	\$ 1,366,000	2,085.29	1,804.65	140.25	141.39					\$ 2,086
3921530000X	214 N.		Jefferson Street	Invention LLC	7,200	2,673	9,873	\$ 216,000	\$ 107,000	\$ 323,000	519.96	449.77	34.95	36.24					\$ 520
3921561109	529 E.		Chicago Street	525 Chicago LLC	15,020	35,700	50,720	\$ 450,000	\$ 1,783,400	\$ 2,233,400	3,968.28	3,110.80	241.76	243.72					\$ 3,596
39215611007	167 N.		Jackson Street	Jackson Square LLC	22,880	33,200	56,080	\$ 685,800	\$ -	\$ 685,800	1,104.00	954.96	74.22	74.82					\$ 1,104
3921561101X	159 N.		Jackson Street	Jackson Square LLC	15,240	31,430	46,670	\$ 532,800	\$ 1,000	\$ 533,800	859.99	743.03	57.74	58.21					\$ 859
392147811040	625 E.		St Paul Avenue	Robert & Lana Weiss	38,320	13,378	51,698	\$ 457,200	\$ 817,800	\$ 1,275,000	2,082.49	2,474.43	192.30	193.87					\$ 2,881
39214800003	630 E.		Buffalo Street	Johnson Controls, Inc	38,594	-	38,594	\$ 1,112,000	\$ 100	\$ 1,112,100	1,790.25	1,548.57	131.98	133.33					\$ 1,790
39214861104	232 N.		Jackson Street	W W Granger, Inc	82,273	14,488	96,761	\$ 1,246,100	\$ 300,000	\$ 1,546,100	2,489.90	2,162.91	167.31	168.68					\$ 2,489
39213001148	511 E.		Menomonee St	Jefferson Automobile Spring Co	108,380	-	108,380	\$ 1,920,000	\$ 23,120,000	\$ 25,040,000	40,666.95	35,004.11	2,720.36	2,742.48					\$ 40,467
39215300008	143 N.		Menomonee St	Jefferson Automobile Spring Co	14,560	15,337	29,897	\$ 436,800	\$ 54,200	\$ 491,000	790.41	683.71	53.13	53.57					\$ 790
39221540003	119 N.		Menomonee St	Parry & Paul, Inc	9,592	8,679	18,271	\$ 287,800	\$ 115,200	\$ 403,000	648.75	561.17	43.61	43.97					\$ 649
39221561000	310 E.		Elm Street	Rabcock Automobile Spring Co	20,916	-	20,916	\$ 731,000	\$ 1,000	\$ 732,000	1,178.38	1,019.29	79.21	79.88					\$ 1,178
39221731119	527 E.		Concoran Street	Concoran Place LLC	24,384	20,864	45,248	\$ 487,800	\$ 26,100	\$ 514,000	827.43	715.73	55.62	56.08					\$ 827
39221731135	120 N.		Jefferson Street	Concoran Place LLC	52,580	74,640	127,220	\$ 1,577,400	\$ 3,693,800	\$ 5,271,200	8,485.21	7,389.75	570.41	575.08					\$ 8,485
39221771005	401 E.		Elm Street	FRGO Market Riverfront	52,808	-	52,808	\$ 1,318,100	\$ 1,900	\$ 1,320,000	2,124.93	1,838.07	142.85	144.01					\$ 2,125
39221781108	503 E.		Elm Street	Gregory Martin	3,750	840	4,590	\$ 112,500	\$ 5,000	\$ 117,500	189.16	163.62	12.72	12.82					\$ 189
39221830006	516 E.		Elm Street	Elm Street Investors	8,688	7,950	16,638	\$ 250,800	\$ 75,900	\$ 326,500	525.59	454.64	35.33	35.82					\$ 526
39221830004	538 E.		Elm Street	Hansen Storage Co	18,110	18,110	36,220	\$ 543,900	\$ 5,000	\$ 548,900	882.66	765.50	59.34	59.82					\$ 883
39221840007	580 E.		Elm Street	NTB Properties LLC	6,880	3,430	10,310	\$ 137,300	\$ 1,000	\$ 138,300	222.64	192.58	14.97	15.09					\$ 223
39221851130	607 E.		Polk Street	Garnard Brothers JT Venture	185,740	140,182	325,922	\$ 2,675,000	\$ 2,554,100	\$ 5,229,100	8,417.77	7,281.41	565.88	570.48					\$ 8,418
39221921007	100 N.		Marshall Street	Barbara Glass & Joan Roberts	40,595	40,380	80,975	\$ 81,800	\$ 634,400	\$ 1,216,200	1,957.82	1,693.53	131.61	132.88					\$ 1,958
39225210004	147 N.		Brookway	Michael S. Grant C/O Adents	400	1,600	2,000	\$ 12,000	\$ 168,000	\$ 180,000	289.77	290.65	19.48	19.64					\$ 290
39225252000	400 N.		Brookway	Gypsy Properties LLC	348	1,605	1,953	\$ 10,400	\$ 286,600	\$ 297,000	488.45	405.21	31.49	31.75					\$ 489
39225252000	400 N.		Brookway	RV 400 LLC	713	3,288	4,001	\$ 21,400	\$ 540,800	\$ 562,200	904.70	780.57	60.82	61.31					\$ 905
39225680002	400 N.		Brookway	400 N. Brookway LLC	326	2,016	2,342	\$ 9,800	\$ 136,200	\$ 146,000	235.03	203.30	15.80	15.93					\$ 235
39225680003	400 N.		Brookway	400 N. Brookway LLC	269	1,847	2,116	\$ 8,100	\$ 110,400	\$ 118,500	131.67	113.90	8.85	8.92					\$ 132
39225680004	400 N.		Brookway	400 N. Brookway LLC	588	3,812	4,400	\$ 17,600	\$ 178,800	\$ 196,400	206.05	176.24	13.85	13.96					\$ 206
39225680005	400 N.		Brookway	Artificial Acquisition LLC	776	4,780	5,556	\$ 23,300	\$ 222,700	\$ 246,000	386.01	342.55	26.62	26.84					\$ 386
39225680006	400 N.		Brookway	Artificial Acquisition LLC	305	2,495	2,800	\$ 9,200	\$ 172,800	\$ 182,000	292.99	253.43	19.70	19.86					\$ 293
39225680007	400 N.		Brookway	400 N. Brookway LLC	262	1,038	1,300	\$ 7,000	\$ 209,100	\$ 216,100	349.32	302.17	23.48	23.67					\$ 349
39225680008	400 N.		Brookway	400 N. Brookway LLC	283	1,228	1,511	\$ 8,500	\$ 245,000	\$ 253,500	408.08	352.99	27.43	27.66					\$ 409
39225680009	400 N.		Brookway	400 N. Brookway LLC	308	1,283	1,591	\$ 9,200	\$ 302,900	\$ 312,100	502.41	434.59	33.77	34.05					\$ 502
39225680010	400 N.		Brookway	400 N. Brookway LLC	496	1,919	2,415	\$ 15,200	\$ 592,000	\$ 607,200	977.46	845.51	65.71	66.24					\$ 977
39226130006	400 N.		Brookway	J&K Locker, LLC	586	1,735	2,321	\$ 17,800	\$ 736,800	\$ 754,600	1,214.43	1,080.49	61.64	62.30					\$ 1,214
39226140003	400 N.		Brookway	400 N. Brookway LLC (Orbit Parking)	-	-	-	\$ -	\$ 454,000	\$ 454,000	730.84	632.18	49.13	49.53					\$ 731
39600071005	300 N.		Van Buren St	Kathleen D'Acquisto RFR Trust	113,169	17,881	130,950	\$ 2,284,500	\$ 1,000	\$ 2,285,500	3,646.99	3,154.66	245.17	247.16					\$ 3,647
396000310040	633 E.		Buffalo Street	Anthony Gagliano	59,101	-	59,101	\$ 1,474,800	\$ 1,500	\$ 1,476,300	2,376.54	2,055.72	159.78	161.06					\$ 2,377
39600211006	635 E.		Chicago Street	Italian Community Center	346,389	52,388	398,757	\$ 2,623,900	\$ 2,331,100	\$ 5,155,000	8,298.48	7,178.22	557.86	582.40					\$ 8,298

Parcel No.	Address	Unit	Street	Owner	Gross Land Area Sq. Ft.	Gross Bldg Area Sq. Ft.	Total Gross Area Sq. Ft.	Land	Improvements	Total	BID 2 Assessment	BID 2 Core	BID 2 Assessment Breakdown	Special Assessment	Dockwall Assessment	Riverwalk Construction	Riverwalk Maintenance	Total Assessment
396002130-0	132 N		Jackson Street	Italian Community Center	138,331	-	138,331	\$ 5,187,400	\$ 1,100	\$ 5,188,500	8,352.40	7,224.87	561.48	566.05				\$ 8,352
396003100-7	300 E	A	Buffalo Street	Capital Data Inc	648	3,378	4,026	\$ 19,400	\$ 579,600	\$ 599,000	964.26	834.09	64.82	65.35				\$ 964
396003200-2	310 E	B	Buffalo Street	Capital Data Inc	1,296	6,884	8,180	\$ 38,900	\$ 583,100	\$ 622,000	1,017.39	880.05	88.39	68.95				\$ 1,017
396003300-8	312 E	C	Buffalo Street	Capital Data Inc	1,836	8,500	10,336	\$ 55,100	\$ 800,900	\$ 856,000	1,377.98	1,191.96	92.63	93.39				\$ 1,378
396003300-9	312 E	D	Buffalo Street	Capital Data Inc	1,836	8,500	10,336	\$ 55,100	\$ 800,900	\$ 856,000	1,377.98	1,191.96	92.63	93.39				\$ 1,378
396003300-9	312 E	E	Buffalo Street	Capital Data Inc	276	1,825	2,101	\$ 8,300	\$ 289,500	\$ 297,800	447.20	386.83	30.06	30.31				\$ 447
396003800-1	312 E	G	Buffalo Street	Capital Data Inc	257	1,117	1,374	\$ 7,700	\$ 262,300	\$ 270,000	409.53	354.25	27.53	27.75				\$ 410
396003800-1	312 E	I	Buffalo Street	Capital Data Inc	257	1,117	1,374	\$ 7,700	\$ 262,300	\$ 270,000	409.53	354.25	27.53	27.75				\$ 410
396004100-1	312 E	J	Buffalo Street	Capital Data Inc	398	1,682	2,080	\$ 11,300	\$ 327,400	\$ 338,700	527.05	455.90	35.43	35.72				\$ 527
396004100-1	312 E	K	Buffalo Street	Capital Data Inc	225	1,015	1,240	\$ 7,100	\$ 235,100	\$ 242,200	389.89	337.26	26.21	26.42				\$ 390
396004300-2	312 E	M	Buffalo Street	Capital Data Inc	328	1,586	1,914	\$ 9,900	\$ 281,000	\$ 290,900	488.29	405.67	31.48	31.74				\$ 488
396004400-8	312 E	N	Buffalo Street	Capital Data Inc	324	1,456	1,780	\$ 8,700	\$ 287,800	\$ 296,500	478.91	414.26	32.19	32.45				\$ 479
3960045100-X	312 E	O	Buffalo Street	Capital Data Inc	489	2,209	2,698	\$ 14,100	\$ 353,100	\$ 367,200	591.12	511.32	38.74	40.06				\$ 591
396005100-6	312 N	A	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396005200-1	312 N	B	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396005300-2	312 N	C	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396005400-2	312 N	D	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396005500-4	312 N	E	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396005500-3	312 N	F	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396005500-4	312 N	G	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396005900-4	312 N	H	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396006000-5	312 N	I	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396006100-4	312 N	J	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396006200-5	312 N	K	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396006300-1	312 N	L	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396006400-7	312 N	M	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396006500-2	312 N	N	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396006600-8	312 N	O	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396006700-3	312 N	P	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396006800-9	312 N	Q	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396006900-3	312 N	R	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396007000-4	312 N	S	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396007100-5	312 N	T	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396007200-6	312 N	U	Broadway	Capital Data Inc	223	187	410	\$ 6,700	\$ 9,200	\$ 15,900	25.59	22.14	1.72	1.73				\$ 26
396008100-X	318 E	A	Chicago Street	Alma LLC	1,440	6,697	8,137	\$ 43,200	\$ 514,800	\$ 558,000	898.27	777.00	60.39	60.98				\$ 898
396008200-5	318 E	B	Chicago Street	Alma LLC	1,440	6,697	8,137	\$ 43,200	\$ 514,800	\$ 558,000	898.27	777.00	60.39	60.98				\$ 898
396008300-0	318 E	C	Chicago Street	Alma LLC	900	6,697	7,597	\$ 27,000	\$ 565,000	\$ 592,000	953.00	824.35	64.06	64.59				\$ 953
396008600-7	318 E	F	Chicago Street	Alma LLC	900	6,135	7,035	\$ 27,000	\$ 979,400	\$ 1,006,400	1,620.10	1,401.39	108.91	109.80				\$ 1,620
396008800-8	318 E	A	Chicago Street	Alma LLC	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	26.57	22.98	1.79	1.80				\$ 27
396008900-3	318 E	B	Chicago Street	Alma LLC	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	26.57	22.98	1.79	1.80				\$ 27
396009100-0	318 E	G	Chicago Street	Gann Kleiman	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	26.57	22.98	1.79	1.80				\$ 27

Tax Key No.	Address Number	Unit	Street	Owner	Gross Land Area Sq. Ft.	Gross Bldg Area Sq. Ft.	Total Gross Area Sq. Ft.	Land	Improvements	Total	BID-2 Assessment	BID-2 Core	Assessment Breakdown	Special Assessment	Dockwat Assessment	Riverwalk Construction	Riverwalk Maintenance	Total Assessment
396035000-6	318 E.	H	Chicago Street	Glenn Kleiman	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	26.57	22.98	RW Maint 1.80					\$ 1.80
396037000-7	318 E.	J	Chicago Street	Club 318 LLC	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	26.57	22.98	RW Maint 1.80					\$ 1.80
396038000-2	318 E.	K	Chicago Street	Club 318 LLC	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	26.57	22.98	RW Maint 1.80					\$ 1.80
396039000-8	318 E.	L	Chicago Street	Club 318 LLC	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	26.57	22.98	RW Maint 1.80					\$ 1.80
3960107000-X	318 E.	S	Chicago Street	Almar LLC	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	26.57	22.98	RW Maint 1.80					\$ 1.80
3960148000-3	224 N.	T	Chicago Street	Glenn Kleiman	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	26.57	22.98	RW Maint 1.80					\$ 1.80
3960152000-5	224 N.	1	Broadway	DJR Properties LLC	573	2,257	2,830	\$ 17,200	\$ 257,500	\$ 275,000	442.69	382.93	29.76					\$ 30.00
3960154000-0	224 N.	2	Broadway	M & R Land Co. LLC	489	816	1,305	\$ 7,000	\$ 137,500	\$ 144,500	232.61	201.21	15.94					\$ 15.76
3960194000-9	224 N.	3	Broadway	DJR Properties LLC	489	765	1,254	\$ 7,500	\$ 150,900	\$ 158,400	254.99	220.57	17.14					\$ 17.28
3960208000-9	224 N.	4	Broadway	Sandstone Investment	489	756	1,245	\$ 7,000	\$ 138,300	\$ 145,300	230.88	199.54	15.51					\$ 15.63
3960209000-8	191 N.	101	Broadway	Broadway Stone North LLC	431	5,878	6,309	\$ 13,000	\$ 473,100	\$ 486,000	792.35	676.74	52.59					\$ 53.82
3960220000-X	191 N.	102	Broadway	Broadway Stone South LLC	433	5,504	5,937	\$ 13,000	\$ 443,000	\$ 456,000	734.07	634.97	49.35					\$ 49.75
3960287000-X	191 N.	305	Broadway	Ashlon Properties, LLC	193	1,092	1,285	\$ 5,800	\$ 217,700	\$ 223,500	359.79	311.22	24.19					\$ 24.98
3960312000-4	191 N.	705	Broadway	Tower View Investment Mgmt	236	1,344	1,580	\$ 7,100	\$ 342,800	\$ 350,000	563.43	487.37	37.89					\$ 38.18
3960319000-3	320 E.	1	Buffalo Street	Michael U. Gardner Trust	918	13,527	13,527	\$ 405,800	\$ 575,200	\$ 981,000	1,579.20	1,368.02	106.16					\$ 107.02
3960322000-9	320 E.	2	Buffalo Street	Michael U. Gardner Trust	918	-	918	\$ 27,500	\$ 18,400	\$ 45,900	73.89	63.91	4.97					\$ 5.01
3960329000-4	320 E.	3	Buffalo Street	Michael U. Gardner Trust	267	-	267	\$ 8,000	\$ 4,100	\$ 12,100	19.48	16.85	1.31					\$ 1.32
3960329000-X	320 E.	4	Buffalo Street	Michael U. Gardner Trust	18,232	-	18,232	\$ 68,900	\$ 294,700	\$ 363,600	585.32	506.30	39.35					\$ 39.67
3960330000-5	320 E.	5	Buffalo Street	Michael U. Gardner Trust	17,820	-	17,820	\$ 65,800	\$ 290,600	\$ 356,400	573.73	496.28	38.57					\$ 38.88
3960336000-6	320 E.	6	Buffalo Street	Michael U. Gardner Trust	17,820	-	17,820	\$ 65,800	\$ 290,600	\$ 356,400	573.73	496.28	38.57					\$ 38.88
3960337000-6	320 E.	7	Buffalo Street	Michael U. Gardner Trust	17,820	-	17,820	\$ 65,800	\$ 290,600	\$ 356,400	573.73	496.28	38.57					\$ 38.88
3960338000-1	320 E.	8	Buffalo Street	Michael U. Gardner Trust	17,820	-	17,820	\$ 65,800	\$ 1,108,200	\$ 1,174,000	1,889.90	1,634.77	127.05					\$ 128.08
3960339000-7	320 E.	9	Buffalo Street	Michael U. Gardner Trust	17,820	-	17,820	\$ 65,800	\$ 688,200	\$ 754,000	1,215.39	1,051.32	81.70					\$ 87.37
3960339000-2	320 E.	100	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 1,000	\$ 65,800	\$ 66,800	107.54	93.02	7.23					\$ 7.29
3960339000-8	320 E.	101	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 1,000	\$ 53,400	\$ 54,400	87.57	75.75	5.89					\$ 5.93
3960339000-3	320 E.	102	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 1,000	\$ 91,900	\$ 92,900	149.55	129.38	10.05					\$ 10.14
3960339000-9	320 E.	103	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 1,000	\$ 40,800	\$ 41,800	67.29	58.21	4.52					\$ 4.56
3960339000-4	320 E.	104	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 1,000	\$ 42,200	\$ 43,200	69.54	60.16	4.67					\$ 4.71
3960339000-X	320 E.	105	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 1,000	\$ 42,200	\$ 43,200	69.54	60.16	4.67					\$ 4.71
3960339000-5	320 E.	106	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 1,000	\$ 42,200	\$ 43,200	69.54	60.16	4.67					\$ 4.71
3960337000-0	320 E.	107	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 1,000	\$ 42,200	\$ 43,200	69.54	60.16	4.67					\$ 4.71
3960338000-6	320 E.	108	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 1,000	\$ 102,800	\$ 103,800	167.09	144.54	11.23					\$ 11.32
3960339000-1	320 E.	109	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 1,000	\$ 78,000	\$ 79,000	127.18	110.01	8.55					\$ 8.62
3960340000-7	320 E.	110	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 1,000	\$ 37,400	\$ 38,400	61.82	53.47	4.16					\$ 4.19
3960341000-2	320 E.	111	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 1,000	\$ 45,000	\$ 46,000	74.05	64.05	4.96					\$ 5.02
3960343000-3	320 E.	110	Buffalo Street	Gardner Dev LLC	-	-	-	\$ 1,000	\$ 53,200	\$ 54,200	87.25	75.47	5.87					\$ 5.91
3960344000-9	320 E.	10	Buffalo Street	Michael U. Gardner Trust	-	-	-	\$ 320,000	\$ 320,000	\$ 640,000	515.13	445.99	34.63					\$ 34.91
3970108111-4	333 N.	11	Pinkington Ave	Michael U. Gardner Trust	-	-	-	\$ 604,000	\$ 604,000	\$ 1,208,000	972.31	841.08	65.36					\$ 65.89
3970109101-4	350 N.		Pinkington Ave	Prichard Redevelopment LLC	90,700	302,596	393,296	\$ 453,500	\$ 2,548,000	\$ 3,001,500	4,831.79	4,179.52	324.81					\$ 327.46
3970111101-2	324 N.		Pinkington Ave	Homer Sod Farms LLP	21,637	3,373	25,010	\$ 249,900	\$ 625,100	\$ 875,000	1,408.57	1,218.42	94.69					\$ 95.46
3970211000-6	141 N.		Water Street	Sidney & Harry Hack & Julius Broadcast Realty	1,488	3,802	5,290	\$ 44,000	\$ 341,000	\$ 385,000	2,963.15	2,563.13	199.20					\$ 200.82

Tax Key No.	Address	Unit	Street	Owner	Gross Land Area Sq. Ft.	Gross Bldg. Area Sq. Ft.	Total Gross Area Sq. Ft.	Land	Improvements	Total	Assessment	BID-2 Core	BID-2 Assessment Breakdown	Special Assessment	Dockwall Assessment	Riverwalk Construction	Riverwalk Maintenance	Total Assessment
3910291000-9	201 N		Water Street	Al Waidek Hamdan	861	2,266	3,127	\$ 25,800	\$ 275,200	\$ 301,000	484.55	419.14	32.57	32.84				\$ 485
3910323002-8	141 N	Z2	Water Street	RW Plaza Corpb Assn	629	1,129	1,758	\$ -	\$ 162,000	\$ 162,000	260.78	225.58	17.53	17.67				\$ 261
3910431000-9	236 N		Water Street	236 North Water Street LLC	1,589	3,813	5,382	\$ 47,100	\$ 427,900	\$ 475,000	794.65	661.43	51.40	51.82				\$ 766
3910611000-3	318 N		Water Street	Graceville LLC	31,155	50,430	81,585	\$ 934,700	\$ 2,076,300	\$ 3,011,000	4,847.08	4,182.75	326.64	328.49				\$ 4,847
4290101000-X	117 N		Jefferson Street	Robert Joseph	41,352	28,756	70,108	\$ 1,240,800	\$ 459,200	\$ 1,699,900	2,736.32	2,356.93	183.95	186.44				\$ 2,736
4290102000-5	111 N		Jefferson Street	Wisconsin Gas Company	9,466	-	9,466	\$ 199,800	-	\$ 199,800	321.80	278.56	21.63	21.81				\$ 322
4290111000-4	130 N		Milwaukee St	Gastign Square Apartments	74,124	193,780	267,904	\$ 552,000	\$ 21,189,000	\$ 21,741,000	34,968.29	30,246.01	2,360.58	2,369.70				\$ 34,969
4290121000-5	120 N		Milwaukee St	Rock 9 LLC	32,488	-	32,488	\$ 974,600	-	\$ 974,600	1,669.91	1,387.11	105.47	106.33				\$ 1,693
42901221000-X	643 E		Water Street	Harbor Front Marina LLC	17,083	9,894	26,977	\$ 511,600	\$ 748,400	\$ 1,260,000	2,028.33	1,754.92	136.55	137.46				\$ 2,028
4290130000-8	386 E		Water Street	Ernie Steel	483	3,207	3,690	\$ 14,500	\$ 380,500	\$ 395,000	635.87	550.03	42.75	43.09				\$ 636
4290130000-9	591 E		Water Street	Ernie Steel	481	2,550	3,031	\$ 14,400	\$ 289,400	\$ 303,800	505.15	436.96	33.96	34.23				\$ 505
4290133000-9	627 E		Water Street	Ernie Steel	481	1,812	2,293	\$ 17,100	\$ 210,600	\$ 227,700	392.21	313.31	24.35	24.55				\$ 392
4290133000-4	641 E		Water Street	Ernie Steel	483	857	1,340	\$ 14,500	\$ 139,500	\$ 154,000	247.91	214.44	16.67	16.80				\$ 248
4290134000-X	588 E		Water Street	Ernie Steel	483	722	1,205	\$ 14,500	\$ 1,000	\$ 15,500	24.95	21.58	1.68	1.89				\$ 25
4290136000-4	601 E		Water Street	Ernie Steel	-	-	-	\$ -	\$ -	\$ -	-	-	-	-				\$ -
4290149000-9	601 E		Water Street	Ernie Steel	-	-	-	\$ 17,100	\$ 272,900	\$ 290,000	465.84	403.92	31.38	31.64				\$ 467
4290149000-1	601 E		Water Street	Ernie Steel	-	-	-	\$ 17,100	\$ 378,900	\$ 396,000	637.47	551.42	42.85	43.20				\$ 637
4290200000-7	601 E		Water Street	Ernie Steel	-	-	-	\$ 17,100	\$ 242,900	\$ 260,000	418.55	362.04	28.14	28.37				\$ 419
4290216000-X	601 E		Water Street	Ernie Steel	-	-	-	\$ 100	\$ 280,900	\$ 281,000	489.45	405.21	31.49	31.75				\$ 488
4290216000-5	601 E		Water Street	Ernie Steel	-	-	-	\$ 17,100	\$ 1,282,900	\$ 1,300,000	2,092.73	1,810.22	140.68	141.83				\$ 2,093
4290220000-7	100 N		Broadway	Mandel Riverfront Holdings LLC	-	-	-	\$ 1,216,800	\$ 11,623,200	\$ 12,840,000	20,669.74	17,879.42	1,386.51	1,400.81				\$ 20,670
4290221000-2	601 E		Water Street	Mandel Riverfront	11,307	45,738	57,045	\$ 339,200	\$ 2,560,800	\$ 2,900,000	4,698.40	4,008.19	313.83	316.38				\$ 4,698
Commercial Tax Exempt					4,480,301	506,921	4,987,222	\$ -	\$ -	\$ -	-	-	-	-				\$ 8,750
3610828111-9	487 N		Plankinton Avenue	Redev. Authority of Milwaukee	5,481	-	5,481	\$ -	\$ -	\$ -	-	-	-	-				\$ 8,750
3920623110-X	447 N		Water Street	City of Milwaukee	2,809	-	2,809	\$ -	\$ -	\$ -	-	-	-	-				\$ -
3920624110-5	423 N		Water Street	Milwaukee County	43,128	-	43,128	\$ -	\$ -	\$ -	-	-	-	-				\$ -
3920631110-3	407 N		Water Street	City of Milwaukee	13,896	-	13,896	\$ -	\$ -	\$ -	-	-	-	-				\$ -
3920636111-9	445 N		Broadway	Milwaukee County X-Way	68,216	-	68,216	\$ -	\$ -	\$ -	-	-	-	-				\$ -
3920751111-7	319 E		Clybourn Street	Milwaukee County	88,502	-	88,502	\$ -	\$ -	\$ -	-	-	-	-				\$ -
3920781100-6	400 E		St Paul Avenue	Milwaukee County	113,448	-	113,448	\$ -	\$ -	\$ -	-	-	-	-				\$ -
3920869100-1	419 N		Jackson Street	Milwaukee County X-Way	96,307	-	96,307	\$ -	\$ -	\$ -	-	-	-	-				\$ -
3920879110-2	425 N		Jackson Street	Milwaukee County	91,753	-	91,753	\$ -	\$ -	\$ -	-	-	-	-				\$ -
3920966100-0	200 N		Water Street	M.I.A.D. (Student Housing)	52,644	241,290	293,934	\$ -	\$ -	\$ -	-	-	-	\$ 8,750.00				\$ 8,750
3920986100-X	200 N		Water Street	M.I.A.D. (Student Housing)	11,035	55,465	66,500	\$ -	\$ -	\$ -	-	-	-	-				\$ -
3921036100-X	193 N		Broadway	Slylight Opera Theatre Corp	14,400	66,334	80,734	\$ -	\$ -	\$ -	-	-	-	-				\$ -
3921479100-9	324 N		Jackson Street	Salemton Army Mens SSC	28,570	101,938	128,508	\$ -	\$ -	\$ -	-	-	-	-				\$ -
3921481000-3	302 N		Jackson Street	Planned Parenthood of Wis. Inc	11,280	25,710	36,990	\$ -	\$ -	\$ -	-	-	-	-				\$ -
3921486210-0	205 N		Jackson Street	State of Wisconsin	8,083	-	8,083	\$ -	\$ -	\$ -	-	-	-	-				\$ -
3921489100-3	200 N		Jackson Street	State of Wisconsin	79,736	-	79,736	\$ -	\$ -	\$ -	-	-	-	-				\$ -

Parcel No.	Address	Unit	Owner	Gross Land Area Sq. Ft.	Gross Bldg. Area Sq. Ft.	Total Gross Area Sq. Ft.	Land	Improvements	Total	BID - 2 Assessment	BID-2 Assessment Breakdown	Special Assessment	Dockwall Assessment	Riverpark Construction	Riverpark Maintenance	Total Assessment		
3921490111-4	300 N. Van Buren Street	Steel	State of Wisconsin	104,906	-	104,906	-	-	-	-	-	-	-	-	-	-		
3921492101-7	727 E. Chubbuck Street	Steel	State of Wisconsin	72,774	-	72,774	-	-	-	-	-	-	-	-	-	-		
3921493111-0	420 N. Van Buren Street	Steel	Milwaukee County	74,437	-	74,437	-	-	-	-	-	-	-	-	-	-		
3921727100-6	815 E. Chubbuck Street	Steel	State of Wisconsin	138,290	-	138,290	-	-	-	-	-	-	-	-	-	-		
3921728000-5	320 N. Van Buren Street	Steel	State of Wisconsin	113,303	-	113,303	-	-	-	-	-	-	-	-	-	-		
3921728200-7	138 N. Broadway	Steel	City of Milwaukee	11,444	-	11,444	-	-	-	-	-	-	-	-	-	-		
3921724000-8	266 E. Erie Street	Steel	M.I.A.D. (Student Center)	2,624	4,480	7,104	-	-	-	-	-	-	-	-	-	-		
3921725000-3	143 N. Broadway	Steel	M.I.A.D. (Building at Fountain)	1,690	4,740	6,430	-	-	-	-	-	-	-	-	-	-		
3921726000-9	139 N. Broadway	Steel	M.I.A.D. (Parking Lot)	4,069	-	4,069	-	-	-	-	-	-	-	-	-	-		
392167109-0	640 E. Polk Street	Steel	Italian Community Center	14,300	6,944	21,244	-	-	-	-	-	-	-	-	-	-		
392169114-1	114 N. Jefferson Street	Steel	C & NW Transportation Company	490	-	490	-	-	-	-	-	-	-	-	-	-		
392178120-5	501 E. Erie Street	Steel	C & NW Transportation Company	3,959	-	3,959	-	-	-	-	-	-	-	-	-	-		
392216713-1	639 E. Polk Street	Steel	Milwaukee World Festival	22,084	-	22,084	-	-	-	-	-	-	-	-	-	-		
392216714-X	110 N. Marshall Street	Steel	Milwaukee World Festival	32,767	-	32,767	-	-	-	-	-	-	-	-	-	-		
3960001100-X	328 N. Van Buren Street	Steel	State of Wisconsin	7,793	-	7,793	-	-	-	-	-	-	-	-	-	-		
397015111-2	210 N. Planation Avenue	Steel	Soo Line Railroad Co	16,473	-	16,473	-	-	-	-	-	-	-	-	-	-		
397015112-0	200 N. Planation Avenue	Steel	Soo Line Railroad Co	4,562	-	4,562	-	-	-	-	-	-	-	-	-	-		
3978003000-7	101 W. Clybourn Street	Steel	City of Milwaukee	1,656	-	1,656	-	-	-	-	-	-	-	-	-	-		
3978004000-2	101 W. St Paul Avenue	Steel	City of Milwaukee	1,646	-	1,646	-	-	-	-	-	-	-	-	-	-		
3978007000-9	100 N. Water Street	Steel	City of Milwaukee	1,637	-	1,637	-	-	-	-	-	-	-	-	-	-		
4290174000-5	642 E. Erie Street	Steel	City of Milwaukee	85,256	-	85,256	-	-	-	-	-	-	-	-	-	-		
429001000-1	200 N. Broadway	Steel	City of Milwaukee	1,717	-	1,717	-	-	-	-	-	-	-	-	-	-		
4299998000-1	200 N. Harbor Drive	Steel	City of Milwaukee	2,931,070	-	2,931,070	-	-	-	-	-	-	-	-	-	-		
4299998000-7	639 E. Polk Street	Steel	City of Milwaukee	84,155	-	84,155	-	-	-	-	-	-	-	-	-	-		
Residential				127,782	313,267	441,039	3,499,200	93,070,300	96,569,500	-	-	-	-	-	-	-		
Grand Totals				7,842,251	4,996,882	12,839,113	76,905,300	299,204,000	376,109,300	450,000,900	389,253,000	30,251,000	30,496,900	8,750,000	34,411,760	19,098,000	10,800,000	323,000,660