

**Riverworks Business Improvement District  
BID #25**

*Year 2004 Operating Plan*

## Riverworks Business Improvement District #25 Proposed Annual Operating Plan Year Five (2004)

### *Introduction*

In 1984, the Wisconsin Legislature created Sec. 66.608 of the Statutes 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 and commercial property owners within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities."

Section 66.608 (3) (b), Wis. Stats. Requires that a BID Board of Directors "...shall annually consider and make changes to the operating plan. The Board shall then submit the operating plan to the local legislative body for its approval."

This plan details the elements that are required by Sec. 6.608 Wis. Stats. for operation of the Riverworks Business Improvement District #25 in Year Five. It re-emphasizes the primary mission of the Riverworks Business Improvement District to facilitate commercial and industrial development within the district.

### *Relationship To Milwaukee's Comprehensive Plan & Orderly Development Of The City*

This Annual Operating Plan is consistent with the City of Milwaukee's planning efforts. Specifically, the City of Milwaukee has adopted and instituted a Renewal Plan for the Riverworks area and a tax incremental financing district. Further, the City has played a significant role in the planning and development of the reuse of the former AMC/Chrysler factory located off of Capitol Drive. It is also involved in plans to improve the appearance of East Capitol Drive, including the streetscape completed in the summer of 2003.

The business improvement district is a means for further formalizing the efforts of the Renewal Plan, the tax incremental financing district and the City of Milwaukee's efforts to find adaptive reuses for the former AMC/Chrysler factory site and attract more commerce to East Capitol Drive.

### *District Boundaries*

The boundaries of the Riverworks BID are the same as originally proposed. The Riverworks BID is generally bounded by Vienna Street to the south, Port Washington Road to the west, Humboldt Boulevard to the east and Hope Street to the north.

### *Proposed Operating Plan*

The objective of the Riverworks BID is to maintain and promote the Riverworks Industrial and Commercial District for the benefit of the BID members. The BID plans to again contract with the Northeast Milwaukee Industrial Development Corporation to promote to carry out the administrative functions of the BID.

The BID will undertake the following activities:

- ◆ Pay the debt associated with the BID's contribution to the significant streetscape completed on East Capital Drive in 2003.
- ◆ Maintain the landscaping and other amenities owned by the BID on East Capital Drive and area side streets.
- ◆ Coordinate a district-wide litter and graffiti removal program.
- ◆ Assist area business and property owners with improvements to their property facades through direct matching grants of funds up to \$5,000 or 40% of the project cost.
- ◆ Act as an ombudsman for BID members in seeking assistance, change, or services from the City, County, State, and Federal government.
- ◆ Coordinate business recruitment and development.
- ◆ Initiate positive media coverage regarding District development activities.
- ◆ Maintain the fiscal integrity of the BID.

***Budget***

The proposed expenditures will be financed from funds collected through the BID assessment process, voluntary private contributions and public grants. The estimated assessed value of BID properties is \$75,109,900. This represents a \$1,736,300 increase from the previous year's value of \$73,373,600, indicative of the difference the BID is making to improve the area. The estimated assessment generated for the Year 2003 is \$163,575.

The budget for the Riverworks BID is detailed below.

| <b><u>REVENUE</u></b> |               |
|-----------------------|---------------|
| BID Assessment        | \$163,575     |
| Interest Income       | 300           |
| Misc.                 | <u>\$100</u>  |
| <br>Total Revenue     | <br>\$163,975 |

| <b><u>EXPENSES</u></b>              |                |
|-------------------------------------|----------------|
| <b>ADMINISTRATIVE SUPPORT</b>       |                |
| NMIDC Management                    | \$35,000       |
| Insurance Expense                   | \$900          |
| Accounting Services                 | \$1,700        |
| Auditing Services                   | \$2,250        |
| Office Supplies                     | \$640          |
| Misc.                               | <u>\$200</u>   |
| Subtotal                            | \$40,690       |
| <br><b>PS&amp;A PROGRAM</b>         |                |
| Street sweeper                      | \$19,000       |
| Graffiti Removal                    | <u>\$1,000</u> |
| Subtotal                            | \$20,000       |
| <br><b>M&amp;P PROGRAM</b>          |                |
| Debt Service on Streetscape Project | \$45,000       |

|  |                |          |
|--|----------------|----------|
| Landscaping / Maintenance of streetscape | \$10,000       |          |
| Advertising / Banners                    | <u>\$7,000</u> |          |
| Subtotal                                 |                | \$62,000 |

**B&POA PROGRAM**

|                             |  |                  |
|-----------------------------|--|------------------|
| Property Improvement Grants |  | <u>\$41,285</u>  |
| Total Expenses              |  | <u>\$163,975</u> |

*Method Of Assessment*

The method of assessment for the Year 2004 will remain the same as previous years. The principle behind the assessment methodology is that each parcel's owner should pay for District development in proportion to the benefits derived. Obviously, not every parcel within the District will benefit equally, but is assumed that development of the District will produce at least some minimum benefit for all parcels. Thus, a \$125 minimum assessment has been applied to taxable properties. Additionally, a cap of \$1,500 for industrial properties and \$3,500 for commercial properties per parcel is applied.

The use of a minimum and maximum value is designed to reflect the expected benefits to the area by the BID. Since most of the proposed BID activities are district-wide and not property specific, the proposed minimum assessment is designed to spread the level of cost to all properties within the District. Above this minimum level, it is believed that there will be some additional benefits received based upon the value of the property. However, these benefits are not necessarily directly proportional to value. Therefore, a cap system is proposed since no one large property stands to gain significantly more benefits than other properties.

The Riverworks BID assessment method also addresses the differences between industrial and commercial properties. Although each type of property benefits from the formation of a BID and BID activities, commercial properties tend to see a more direct benefit. Therefore, the assessment method proposes two different cap levels, \$1,500 for industrial properties and \$3,500 for commercial properties.

BID-eligible properties are assessed in the following manner:

- ◆ For industrial and warehouse properties, the assessment is \$125 plus \$5/1,000 assessed value up to a maximum of \$1,500.
- ◆ For commercial properties, the assessment is \$125 plus \$5/1,000 assessed value up to a maximum of \$3,500.

The Business Improvement District law requires explicit consideration of certain classes of property. In compliance with the law, the following statement is provided:

- ◆ Section 66.608 (5) (a): "*Property known to be used exclusively for residential purposes will not be assessed.*"
- ◆ Section 66.608(1)(f): As mentioned before, the district will contain property used exclusively for manufacturing purposes, as well as properties used in part of

manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.

- ◆ In accordance with the interpretation of the City Attorney regarding State Statute 66.608 (1) (b), property exempt from general real estate taxes has been excluded from the district.

#### ***City Role In District Operations***

The City of Milwaukee has committed assistance to private property owners within the District to promote the area's development. To this end, the City of Milwaukee has played a significant role in the creation of the Business Improvement District, and intends to assist in the implementation of the Operating Plan. In particular, the City of Milwaukee will:

- ◆ Provide assistance as appropriate to the BID Board of Directors.
- ◆ Monitor and when appropriate apply for outside funds, which could be used in support of the district.
- ◆ Collect BID assessments and maintain them in a segregated account.
- ◆ Disburse all District funds, no earlier than January 31<sup>st</sup> and no later than March 31<sup>st</sup>. Disbursement of the full amount assessed by the District shall be made without reference to the amount of assessments collected by the City by the date of disbursement.
- ◆ Obtain a copy of the annual audit from the BID Board of Directors as required per Sec. 66.608 (3) © of the BID law prior to September of the following year.
- ◆ Provide the Board of Directors through the Tax Commissioner's office on or before July 1 of each plan year with the official City of Milwaukee records on the assessed value of each tax key number within the district as of January 1 of each plan year and provide an update immediately prior to preparation of tax bills for purpose of calculating the actual BID assessments for the following plan year.
- ◆ Encourage the State of Wisconsin, County of Milwaukee and other units of government to support the activities of the BID.

The presentation of this plan to the City of Milwaukee shall be deemed a standing order of the Board of Directors under Sec. 66.608 (4) Wis. Stats. To disburse the BID assessments without necessity of an additional disbursement agreement, disbursement method or accounting method.

Budget authority made under this plan shall be shown in the City's budget as a line item.

#### ***Business Improvement District Board of Director***

The Board will consist of eleven members, all of which will either own commercial or industrial property or operate a business within the BID. The Riverworks BID's residential outreach will be achieved through its partnership with Northeast Milwaukee Industrial Corporation, a community based development corporation with residential and business Board representation.

Board terms are three years. Officers are appointed by the board to one calendar year term.

***Northeast Milwaukee Industrial Development Corporation***

The BID shall be a separate entity from the Northeast Milwaukee Industrial Development Corporation. Northeast Milwaukee Industrial Development Corporation shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with its contract with the BID Board of Directors. Northeast Milwaukee Industrial Development Corporation shall provide the daily administrative support and program implementation required by the Business Improvement District. This contract shall be reviewed on an annual basis, and will require BID Board approval.

Any contract with the BID shall be exempt from the requirements of Sec 62.15, Wis. Stats. Because such contracts shall not be for the construction of improvements or provision of materials. If the BID 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 Sec 66.608 (3) © Wis. Stats. shall be deemed to fulfill the requirements of Sec. 62.15 (14) Wis. Stats. The BID Board of Directors and the City of Milwaukee shall comply with the provisions of Sec 66.60 before the City inserts assessments for this BID 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.

***Severability And Expansion***

The Riverworks BID will be created under authority of Sec. 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 BID, and this plan shall be amended to conform to the law without need for reestablishment. Should the Wisconsin State Legislature amend the statute to narrow or broaden the process of a BID 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 the above is specifically authorized under Section 66.608 (3) (b).

The Riverworks Business Improvement District Board of Directors will engage in a performance review after its fifth operating year to determine continuation of the business improvement district. This performance review also recognizes that the Statutes of the State allow for a petition of dissolution on an annual basis.

Riverworks Business Improvement District Operating Year 2003 Assessments

For 2004 budget

for 2003 budget

| Address              | Tax Key    | Name                                  | 04 BID assessem | 6/2/2003 assessed value | Assessed Value |
|----------------------|------------|---------------------------------------|-----------------|-------------------------|----------------|
| 420 E. Capitol Drive | 2410001000 | McDonalds Corporation                 | \$3,375.00      | \$650,000.00            | \$650,000.00   |
| 400 E. Capitol Drive | 2410002100 | TL Capitol Centre Inc                 | \$3,500.00      | \$3,525,000.00          | \$4,564,000.00 |
| 4132 N. Holton       | 2419978000 | CMC Real Estate Corporation           | \$0.00          |                         | \$0.00         |
| 4132 N. Holton       | 2419982000 | Milw Die Cast                         | \$1,500.00      | \$778,000.00            | \$778,000.00   |
| 4108 N. Richards     | 2419986000 | State of Wi.                          | \$0.00          |                         | \$0.00         |
| 720 E. Capitol Drive | 2419990110 | Journal Broad.                        | \$3,500.00      | \$6,285,000.00          | \$6,164,000.00 |
| 532 E. Capitol Drive | 2419992100 | Jessica Prop.                         | \$1,500.00      | \$1,325,000.00          | \$1,325,000.00 |
| 310 E. Capitol Drive | 2419994000 | Henotic Enter.                        | \$1,470.00      | \$269,000.00            | \$129,200.00   |
| 300 E. Capitol Drive | 2419998000 | TL Capitol Centre, Inc.               | \$323.00        | \$39,600.00             | \$39,600.00    |
| 4171 N. Richards     | 2420004000 | United Paperworks                     | \$0.00          |                         | \$0.00         |
| 4161 N. Richards     | 2420005000 | Terra Firma Hold                      | \$666.50        | \$108,300.00            | \$98,000.00    |
| 4141 N. Richards     | 2420009000 | Bresson LLC                           | \$595.50        | \$94,100.00             | \$94,100.00    |
| 4125 N. Richards     | 2420012110 | Trike Property Management LLC         | \$1,015.00      | \$178,000.00            | \$178,000.00   |
| 4105 N. Richards     | 2420017000 | Earl Grunwald                         | \$381.50        | \$51,300.00             | \$55,000.00    |
| 244 W. Capitol Drive | 2420211112 | Northside Lumb                        | \$187.50        | \$12,500.00             | \$12,500.00    |
| 122 W. Capitol Drive | 2420212314 | MFC Develop                           | \$1,470.00      | \$269,000.00            | \$113,000.00   |
| 102 W. Capitol Drive | 2420212315 | R. Henning                            | \$437.00        | \$62,400.00             | \$62,400.00    |
| 208 E. Capitol Drive | 2420216000 | D&M Properities                       | \$2,245.00      | \$424,000.00            | \$424,000.00   |
| 100 E. Capitol Drive | 2420401000 | R. Pieper                             | \$1,770.00      | \$329,000.00            | \$329,000.00   |
| 210 W. Capitol Drive | 2420411000 | Medical College                       | \$1,107.50      | \$196,500.00            | \$163,700.00   |
| 130 W. Capitol Drive | 2420412000 | Bentley Dev.                          | \$156.50        | \$6,300.00              | \$6,000.00     |
| 4041 N. Richards     | 2420421000 | Chuck Tuff                            | \$1,500.00      | \$833,900               | \$833,900.00   |
| 242 E. Capital Drive | 2420441000 | Shakir Zahida                         | \$2,375.00      | \$450,000.00            | \$450,000.00   |
| 272 E. Capital Drive | 2420442000 | EVK LLC                               | \$2,825.00      | \$540,000.00            | \$540,000.00   |
| 3879 N. Richards     | 2730001100 | Capitol Stampings                     | \$1,500.00      | \$392,400.00            | \$546,200.00   |
| 3865 N. Richards     | 2730002100 | Pinkey's                              | \$940.00        | \$163,000.00            | \$145,000.00   |
| 3859 N. Richards     | 2730004000 | Rick Feest                            | \$660.00        | \$107,000.00            | \$95,500.00    |
| 3853 N. Richards     | 2730005000 | Valent, Gustave                       | \$546.50        | \$84,300.00             | \$83,500.00    |
| 3851 N. Hubbard      | 2730008000 | Kivley Investments LLC                | \$1,355.00      | \$246,000.00            | \$162,000.00   |
| 3837 N. Richards     | 2730010100 | Ken Riemer                            | \$1,525.00      | \$280,000.00            | \$280,000.00   |
| 255 E. Abert Place   | 2730011100 | Pinkey's                              | \$665.00        | \$108,000.00            | \$108,000.00   |
| 207 E. Capitol Drive | 2730202000 | Popeyes                               | \$2,405.00      | \$456,000.00            | \$456,000.00   |
| 3908 N. Palmer       | 2730203100 | Redevelopment Authority - City of MKE | \$344.50        | \$43,900.00             | \$43,900.00    |
| 3880 N. Palmer       | 2730206111 | Redevelopment Authority - City of MKE | \$390.50        | \$53,100.00             | \$52,800.00    |
| 3860 N. Palmer       | 2730211000 | Dickelva Realty                       | \$1,304.00      | \$235,800.00            | \$220,100.00   |
| 3849 N. Palmer       | 2730212000 | North Palmer Real Estate              | \$1,500.00      | \$308,500.00            | \$285,400.00   |
| 3887 N. Palmer       | 2730216000 | J. Utsey                              | \$334.50        | \$41,900.00             | \$37,300.00    |
| 3873 N. Palmer       | 2730218000 | Michael Fortuna                       | \$414.50        | \$57,900.00             | \$57,900.00    |
| 3869 N. Palmer       | 2730220100 | Baltic Group                          | \$297.00        | \$34,400.00             | \$30,000.00    |
| 3867 N. Palmer       | 2730221000 | Guntis Lauzums                        | \$835.00        | \$142,000.00            | \$142,000.00   |
| 117 E. Capitol Drive | 2730224000 | Humrn Family Trust                    | \$2,510.00      | \$477,000.00            | \$451,000.00   |
| 3913 N. Palmer       | 2730225000 | Rainmaker Enterprises                 | \$795.00        | \$134,000.00            | \$134,000.00   |
| 3809 N. Richards     | 2730802100 | Pinkey's                              | \$625.00        | \$100,000.00            | \$100,000.00   |
| 3801 N. Richards     | 2730804000 | Sheba LLC                             | \$543.50        | \$83,700.00             | \$97,900.00    |
| 3818 N. Hubbard      | 2730807100 | G. Vourinen                           | \$0.00          |                         | \$55,400.00    |
| 3832 N. Hubbard      | 2730808000 | Don Johnson                           | \$621.50        | \$99,300.00             | \$88,200.00    |
| 3833 N. Hubbard      | 2730810000 | Colin E. Comer                        | \$500.00        | \$75,000.00             | \$75,000.00    |
| 3827 N. Hubbard      | 2730811000 | Ronald Cooper                         | \$426.00        | \$60,200.00             | \$60,200.00    |
| 3819 N. Hubbard      | 2730813100 | Pinkey's                              | \$203.00        | \$15,600.00             | \$15,600.00    |
| 3815 N. Hubbard      | 2730814100 | Lynn Johnson                          | \$200.00        | \$15,000.00             | \$15,000.00    |
| 104 E. Nash          | 2730901000 | City of Milw                          | \$0.00          |                         | \$0.00         |
| 102 E. Keefe         | 2730923100 | C. Stanford                           | \$1,495.50      | \$274,100.00            | \$242,800.00   |
| 3930 N. 1st Street   | 2731003100 | G. Investment                         | \$1,439.50      | \$262,900.00            | \$243,500.00   |
| 106 E. Melvina       | 2731004000 | Gillfof Printing                      | \$860.50        | \$147,100.00            | \$135,300.00   |
| 101 W. Capitol Drive | 2731005000 | WI Wilderness Foods                   | \$1,515.00      | \$278,000.00            | \$278,000.00   |
| 3901 N. 1st Street   | 2731006000 | Barry R. Snider                       | \$725.00        | \$120,000.00            | \$120,000.00   |

|                      |            |                                 |            |                |                |
|----------------------|------------|---------------------------------|------------|----------------|----------------|
| 120 W. Melvina       | 2731007000 | Pinkey's                        | \$825.00   | \$140,000.00   | \$140,000.00   |
| 3918 N. 2nd Street   | 2731008000 | Tess Prop.                      | \$655.00   | \$106,000.00   | \$112,000.00   |
| 3928 N. 2nd Street   | 2731010100 | A&M Johann                      | \$655.00   | \$106,000.00   | \$105,000.00   |
| 123 W. Capitol Drive | 2731011000 | Charles Odom                    | \$840.00   | \$143,000.00   | \$143,000.00   |
| 3901 N. 2nd Street   | 2731015100 | RBF Prop.                       | \$900.00   | \$155,000.00   | \$155,000.00   |
| 3889 N. 1st Street   | 2731017000 | L&S Real Estate Investments LLC | \$1,500.00 | \$501,000.00   | \$501,000.00   |
| 118 W. Abert Place   | 2731018100 | Joseph Blandino                 | \$198.00   | \$14,600.00    | \$14,600.00    |
| 3878 N. 2nd Street   | 2731018200 | T. Frentzel                     | \$204.00   | \$15,800.00    | \$15,800.00    |
| 125 W. Melvina       | 2731019000 | Tom Frentzel                    | \$1,372.00 | \$249,400.00   | \$229,900.00   |
| 3888 N. 1st Street   | 2731020100 | North Palmer Real Estate        | \$1,500.00 | \$463,700.00   | \$377,500.00   |
| 101 W. Abert Place   | 2731022000 | Outdoors Unlimited              | \$617.00   | \$98,400.00    | \$123,000.00   |
| 3832 N. 3rd Street   | 2731401111 | Longview Fibre                  | \$1,500.00 | \$2,849,700.00 | \$2,708,300.00 |
| 3709 N. Palmer       | 2731737000 | G. Perry                        | \$134.00   | \$1,800.00     | \$1,800.00     |
| 3705 N. Palmer       | 2731737000 | G Perry                         | \$0.00     | \$0.00         | \$0.00         |
| 3701 N. Palmer       | 2731739000 | G. Perry                        | \$134.00   | \$1,800.00     | \$1,800.00     |
| 114 E. Nash          | 2731740000 | G. Perry                        | \$130.50   | \$1,100.00     | \$1,100.00     |
| 3518 N. Hubbard      | 2731743112 | Steven Wilke                    | \$489.00   | \$72,800.00    | \$72,800.00    |
| 274 E. Keefe         | 2731743113 | Akin Lagundoye                  | \$352.50   | \$45,500.00    | \$50,500.00    |
| 3704 N. Palmer       | 2731751113 | Illinois Tool                   | \$1,500.00 | \$1,068,900.00 | \$1,011,700.00 |
| 3519 N. Hubbard      | 2731754110 | Howard Wilke                    | \$1,120.00 | \$199,000.00   | \$199,000.00   |
| 218 E. Keefe         | 2731754121 | Wilke Dairy Co.                 | \$522.00   | \$79,400.00    | \$79,400.00    |
| 3520 N. Palmer       | 2731760000 | Carroll Disbrow                 | \$198.50   | \$14,700.00    | \$11,500.00    |
| 3524 N. Palmer       | 2731761000 | Carroll Disbrow                 | \$179.00   | \$10,800.00    | \$9,600.00     |
| 3530 N. Palmer       | 2731763100 | R. Gallas                       | \$273.50   | \$29,700.00    | \$26,400.00    |
| 3613 N. Palmer       | 2731775100 | Reise Corp.                     | \$935.00   | \$162,000.00   | \$162,000.00   |
| 3525 N. Palmer       | 2731782000 | G. Shaw                         | \$219.50   | \$18,900.00    | \$18,900.00    |
| 201 W. Capitol Drive | 2731941000 | Bank One                        | \$1,825.00 | \$340,000.00   | \$289,000.00   |
| 225 W. Capitol Drive | 2731942000 | J. Noordover                    | \$690.00   | \$113,000.00   | \$113,000.00   |
| 3839 N. Palmer       | 2739958000 | North Palmer Real Estate        | \$545.00   | \$84,000.00    | \$84,000.00    |
| 275 E. Capitol Drive | 2739961100 | Union Dye                       | \$905.00   | \$156,000.00   | \$156,000.00   |
| 225 E. Capitol Drive | 2739962100 | Aldi                            | \$3,500.00 | \$1,407,000.00 | \$1,407,000.00 |
| 3901 N. Richards     | 2739963110 | NMIDC                           | \$1,472.50 | \$269,500.00   | \$269,500.00   |
| 214 E. Vienna        | 2739966000 | Heider & Bott                   | \$1,654.50 | \$305,900.00   | \$305,900.00   |
| 3607 N. Richards     | 2739984000 | City of Milwaukee               | \$0.00     | \$0.00         | \$128,000.00   |
| 3707 N. Richards     | 2739985110 | Unique Indoor                   | \$1,149.00 | \$204,800.00   | \$204,800.00   |
| 3745 N. Richards     | 2739989110 | Lynn Johnson                    | \$1,500.00 | \$769,000.00   | \$769,000.00   |
| 3521 N. Richards     | 2739996000 | WI & Southern Railroad          | \$0.00     | \$0.00         | \$0.00         |
| 3760 N. Holton       | 2740001112 | Clarman Realty                  | \$1,500.00 | \$1,137,100.00 | \$1,067,000.00 |
| 3747 N. Booth        | 2740006110 | Benny Travia                    | \$835.00   | \$142,000.00   | \$142,000.00   |
| 3700 N. Holton       | 2740013110 | PIB                             | \$530.50   | \$81,100.00    | \$74,100.00    |
| 3775 N. Holton       | 2740023100 | L. Dodulik                      | \$660.50   | \$107,100.00   | \$95,300.00    |
| 3737 N. Holton       | 2740027110 | Clarman Realty                  | \$1,500.00 | \$289,200.00   | \$274,100.00   |
| 3729 N. Holton       | 2740029000 | E. Elias                        | \$227.50   | \$20,500.00    | \$19,500.00    |
| 3701 N. Holton       | 2740034100 | E. Elias                        | \$1,057.00 | \$186,400.00   | \$177,400.00   |
| 301 E. Vienna        | 2740035000 | Centerpoint Real                | \$1,500.00 | \$4,051,200.00 | \$3,769,400.00 |
| 3702 N. Richards     | 2740036000 | P. Klinger                      | \$327.50   | \$40,500.00    | \$40,500.00    |
| 3710 N. Richards     | 2740037100 | Buege-Pepan                     | \$1,324.50 | \$239,900.00   | \$235,300.00   |
| 3740 N. Richards     | 2740041000 | Buege-Pepan                     | \$156.50   | \$6,300.00     | \$2,800.00     |
| 3701 N. Humboldt     | 2740102000 | Johnson Control                 | \$1,500.00 | \$1,403,500.00 | \$1,300,200.00 |
| 3700 N. Fratney      | 2740103000 | Fratney Associates LLC          | \$1,690.00 | \$313,000.00   | \$313,000.00   |
| 3740 N. Fratney      | 2740105000 | Jenkins Inc.                    | \$700.00   | \$115,000.00   | \$115,000.00   |
| 811 E. Vienna        | 2740106000 | Johnson Brother                 | \$1,795.00 | \$334,000.00   | \$334,000.00   |
| 3726 N. Booth        | 2740112000 | JFS. Of WI                      | \$1,500.00 | \$294,300.00   | \$256,000.00   |
| 3744 N. Booth        | 2740113100 | KCOTS LLC                       | \$2,455.00 | \$466,000.00   | \$466,000.00   |
| 326 E. Keefe         | 2740116110 | Compo Corp                      | \$1,500.00 | \$825,000.00   | \$825,000.00   |
| 3510 N. Richards     | 2740116200 | CMC Heartland                   | \$233.00   | \$21,600.00    | \$21,800.00    |
| 401 E. Nash          | 2740118000 | CMC Heartland                   | \$229.00   | \$20,800.00    | \$20,800.00    |
| 401 E. Nash          | 2740119000 | CMC Heartland                   | \$482.00   | \$71,400.00    | \$71,400.00    |
| 634 E. Keefe         | 2740121000 | Tri-G Corp                      | \$1,500.00 | \$1,002,100.00 | \$953,900.00   |
| 714 E. Keefe         | 2740122000 | Tulip Corp                      | \$1,500.00 | \$1,021,900.00 | \$921,100.00   |

|                       |            |  |                     |                        |                        |
|-----------------------|------------|--|---------------------|------------------------|------------------------|
| 900 E. Keefe          | 2740124000 | C&D Technologies                         | \$1,500.00          | \$1,620,000.00         | \$1,463,800.00         |
| 3522 N. Fratney       | 2740129000 | C&D Technologies                         | \$0.00              | \$16,000.00            | \$0.00                 |
| 3522 N. Fratney       | 2740130000 | C&D Technologies                         | \$835.00            | \$142,000.00           | \$129,300.00           |
| 830 E. Keefe          | 2740131000 | C&D Technologies                         | \$0.00              | \$325,200.00           | \$0.00                 |
| 807 E. Capitol Drive  | 2740313000 | H. Abelman                               | \$2,121.50          | \$399,300.00           | \$399,300.00           |
| 3929 N. Humboldt      | 2740314000 | Mones Omari                              | \$435.00            | \$62,000.00            | \$82,000.00            |
| 3720 N. Fratney       | 2740331000 | Fratney Real Est                         | \$1,231.00          | \$221,200.00           | \$186,700.00           |
| 3728 N. Fratney       | 2740332000 | Creative Store Design                    | \$1,285.00          | \$232,000.00           | \$232,000.00           |
| 505 E. Capitol Drive  | 2740341000 | Twenty Four SAC Self-Storage LTD Partner | \$3,500.00          | \$953,000.00           | \$953,000.00           |
| 627 E. Capitol Drive  | 2740342000 | J.B. Prop.                               | \$2,720.00          | \$519,000.00           | \$519,000.00           |
| 3850 N. Holton        | 2740344000 | 525 Prop.                                | \$1,500.00          | \$960,700.00           | \$960,700.00           |
| 3500 N. Holton        | 2740353100 | Primo De Toro                            | \$542.00            | \$83,400.00            | \$83,400.00            |
| 3950 N. Holton        | 2740361100 | 525 Prop.                                | \$1,500.00          | \$625,000.00           | \$530,000.00           |
| 3628 N. Holton        | 2740371000 | City of Milw                             | \$0.00              |                        | \$0.00                 |
| 3620 N. Holton        | 2740372000 | City of Milw                             | \$0.00              |                        | \$0.00                 |
| 3600 N. Holton        | 2740382000 | US Postal Service                        | \$0.00              |                        | \$0.00                 |
| 701 E. Vienna         | 2740391000 | R. Heyman                                | \$1,500.00          | \$318,800.00           | \$283,200.00           |
| 720 E. Nash           | 2740392000 | K-3 Centerless                           | \$370.00            | \$49,000.00            | \$43,700.00            |
| 620 E. Vienna         | 2740402000 | Insite Milwaukee LLC                     | \$1,500.00          | \$2,817,000.00         | \$2,817,000.00         |
| 3936 N. Richards      | 2740411000 | Wal-Mart Real Estate                     | \$933.50            | \$161,700.00           | \$161,700.00           |
| 401 E. Capitol Drive  | 2740412000 | Continental 20                           | \$3,500.00          | \$8,802,000.00         | \$8,893,000.00         |
| 400 E. Vienna         | 2740413000 | Light Ray Dev.                           | \$1,500.00          | \$1,643,900.00         | \$1,546,400.00         |
| 709 E. Capitol Drive  | 2749969113 | Berggren Inves                           | \$3,500.00          | \$7,311,000.00         | \$7,311,000.00         |
| 801 E. Capitol Drive  | 2749970100 | H. Abelman                               | \$3,500.00          | \$982,000.00           | \$982,000.00           |
| 3872 N. Fratney       | 2749972110 | J. Kinlow                                | \$1,120.00          | \$199,000.00           | \$199,000.00           |
| 3888 N. Fratney       | 2749974000 | Trust of Serg.                           | \$1,840.00          | \$343,000.00           | \$305,000.00           |
| 3866 N. Fratney       | 2749975111 | 3868 LLC                                 | \$2,525.00          | \$480,000.00           | \$420,700.00           |
| 3845 N. Bremen Street | 2749978100 | United Armored                           | \$2,090.00          | \$393,000.00           | \$280,000.00           |
| 3830 N. Fratney       | 2749980110 | RKL Prop.                                | \$2,700.00          | \$515,000.00           | \$455,400.00           |
| 925 E. Abert Place    | 2749981111 | Knoerr & Fisch.                          | \$554.00            | \$85,800.00            | \$76,600.00            |
| 900 E. Vienna         | 2749984110 | Wis. Thermoset,                          | \$1,500.00          | \$453,800.00           | \$425,900.00           |
| 425 E. Capitol Drive  | 2749996000 | Multani Real Estate Capitol LLC          | \$3,500.00          | \$685,000.00           | \$273,500.00           |
|                       |            |  | <b>\$163,575.50</b> | <b>\$75,109,900.00</b> | <b>\$73,373,600.00</b> |

\$1,736,300.00

**Residential Properties**

|                |            |                      |  |             |
|----------------|------------|----------------------|--|-------------|
| 202 E. Keefe   | 2731759000 | Darryel Williams     |  | \$21,500.00 |
| 244 E. Keefe   | 2731749000 | Monica Pope          |  | \$20,600.00 |
| 248 E. Keefe   | 2731748000 | Stephen Cherney      |  | \$21,600.00 |
| 252 E. Keefe   | 2731747000 | James Bentley        |  | \$19,300.00 |
| 256 E. Keefe   | 2731746000 | Robert Jones         |  | \$22,300.00 |
| 260 E. Keefe   | 2731745000 | Secretary of Housing |  | \$16,600.00 |
| 264 E. Keefe   | 2731744000 | Darryel Williams     |  | \$19,000.00 |
| 3512 N. Palmer | 2731758000 | Levi Lewis           |  | \$16,400.00 |
| 3519 N. Palmer | 2731783000 | Frances Shelton      |  | \$15,800.00 |
|                |            |                      |  |             |
| 3526 N. Palmer | 2731762000 | S. Newby             |  | \$13,500.00 |
|                |            |                      |  |             |
| 3540 N. Palmer | 2731765000 | Bankers Trust        |  | \$27,600.00 |
| 3544 N. Palmer | 2731766000 | Susan Fields         |  | \$30,600.00 |
| 3602 N. Palmer | 2731767000 | Louis Simmons        |  | \$26,900.00 |
| 3604 N. Palmer | 2731768000 | Dorothy Smith        |  | \$25,200.00 |
| 3608 N. Palmer | 2731769000 | Susan Fields         |  | \$33,300.00 |
| 118 E. Melvina | 2730226000 | Kelly Star           |  | \$16,600.00 |

|                       |            |                  |             |
|-----------------------|------------|------------------|-------------|
| 122 E. Melvina        | 2730227000 | L. Szerbowski    | \$18,200.00 |
| 130 E. Melvina        | 2730228000 | K. Bennett       | \$16,100.00 |
| 3883 N. Palmer        | 2730217000 | T. Norwood       | \$17,300.00 |
| 3891 N. Palmer        | 2730215000 | J. Utsey         | \$38,400.00 |
| 3893 N. Palmer        | 2730214100 | R. Scott         | \$13,500.00 |
| 3935 N. Palmer        | 2730223000 | E. Mcadam        | \$25,200.00 |
| 3825 N. Richards      | 2730801000 | G. Balistreri    | \$15,100.00 |
| 4117 N. Richards      | 2420015100 | E. Grunwald      | \$31,900.00 |
| 4135 N. Richards      | 2420010100 | Tops Tool &      | \$26,600.00 |
| 4153 N. Richards      | 2420007100 | Terra Firma Hold | \$42,900.00 |
| 4175 N. Richards      | 2420003000 | F. O'Leary       | \$37,900.00 |
| 4179 N. Richards      | 2420002000 | F. O'Leary       | \$22,800.00 |
| 3889 N. Bremen Street | 2740321000 | D. McChain       | \$35,000.00 |
| 202 E. Keefe          | 2731759000 | W. Gibson        | \$19,700.00 |
| 3705 N. Palmer        | 2731738000 | G. Perry         | \$25,400.00 |