

BUSINESS IMPROVEMENT DISTRICT NO. 37

30th STREET INDUSTRIAL CORRIDOR

OPERATING PLAN
FOR 2013

DRAFT

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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created S. 66.1109 of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). 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 Wisconsin Act 184, Section 1, legislative declaration.)

A Business Improvement District was approved by the City of Milwaukee in 2005 for the purposes of revitalizing and improving the 30th Street Industrial Corridor on Milwaukee’s north side. The BID law requires that every district have an annual Operating Plan. This document is the 2013 Operating Plan for the 30th Street Industrial Corridor district (BID #37).

B. Physical Setting

BID #37 includes the industrial and commercial businesses located along the Canadian Pacific rail line on the north side of the City of Milwaukee.

II. DISTRICT BOUNDARIES

Boundaries of BID #37 are shown on the map in Appendix A of this plan. The boundaries were drawn to include industrial and commercial properties while excluding residential properties whenever possible. The northern boundary is Ruby Avenue and the southern boundary goes just south of Brown Street. The east and west boundaries vary throughout the district, but generally the western boundary is North 35th Street and the eastern boundary is North 27th Street. A listing of the properties included in the district is provided in Appendix B.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of BID #37 is to revitalize the 30th Street Industrial Corridor while creating an area that will attract and retain industrial and commercial businesses, thus creating quality jobs with family supporting wages for central city residents. Additional plan objectives include:

- Improving the safety and security of the area
- Improving the image of the area
- Providing technical assistance and economic development support to businesses
- Attracting new businesses to the area
- Coordinating economic development projects

B. Proposed Activities—2013

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

- Economic development and marketing to assist with business retention and recruitment;
- Promotional efforts and events to increase Corridor visibility;
- Continued enhancements such as graffiti removal, litter clean up and addressing illegal dumping;
- Maintenance of bioretention planters along N. 27th Street;
- Safety and security initiatives including program staff (develop and coordinate initiatives) and a fund for safety & security projects; and
- Landscape/ façade improvement program to enhance the appearance and condition of property in the district.

C. Proposed Expenditures

Infrastructure Improvements Streetscape Implementation Maintenance	\$50,000
Grant Programs Façade & Landscape Safety & Security Program Staff Economic Development	\$75,000
Aesthetic Enhancements Graffiti Removal Litter Clean Ups Abatement of Illegal Dumping Bioretention Planters Maintenance Art Project(s)	\$17,500
Accounting/ Audit	\$5,000
Business Assistance Technical assistance to businesses Marketing	\$40,000
Office & Management Administrative services and office/ program expenses provided by the 30 th Street Industrial Corridor Corporation	\$30,000
Miscellaneous/ Reserve	\$3,204
TOTAL	\$220,704

Projected Revenues

Assessments	\$165,704
Projected Carry Over Funds from 2011	\$55,000
TOTAL	\$220,704

Reserve Funds

Reserve Fund for Capital Improvements	\$150,000
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D. Financing Method

It is proposed to raise approximately \$165,704 through BID assessments (see Appendix B). Expenses exceeding the assessments may be covered by 2012 carry over revenues. In addition, the BID may apply for grants for additional funding for projects. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of the BID Board

The Mayor appoints members to the district board (“board”). The board’s primary responsibility is implementation of this Operating Plan. This requires the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be comprised of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – The BID board shall include a minimum of five members.
2. Composition – At least three members shall be 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. The board shall elect its Chairperson from among its members.
3. Term – Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings – All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping – Files and records of the board’s affairs shall be kept pursuant to public record requirements.
7. Staffing – The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings – The board shall meet regularly, at least twice each year. The board shall adopt rules of order (“bylaws”) to govern the conduct of its meetings.

F. Relationship to the 30th Street Industrial Corridor Corporation

The BID shall be a separate entity from the 30th Street Industrial Corridor Corporation (The Corridor), notwithstanding the fact that members, officers and directors of each may be shared. The Corridor shall remain a

private organization, not subject to the open meeting law and not subject to the public record law except for its records generated in connection with the BID board. The Corridor may, and it is intended, shall, contract with the BID to provided services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The annual assessment for the BID's operating expenses will be levied against each property within the district in direct proportion to the current assessed value of each property as of the date the district held its public hearing for this 2013 Operating Plan. No property owner within the district shall be eligible to receive or be subject to any reductions or increases in its assessment for the 2013 Operating Plan as a result of a decrease or increase in the assessed value for their property occurring after such date. In addition, the amount of assessment levied against a particular property may change from year to year if the assessed value of that property changes relative to other properties within the district.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method described previously. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$5,000 and a minimum assessment of \$300 per parcel will be applied.

As of January 1, 2012, the property in the proposed district had a total assessed value of over \$66 million. Appendix B shows the projected BID assessment for each property included in the district.

The BID will assess properties to the maximum extent allowed by law, this includes without limitation, properties used in part or in whole for manufacturing, properties that are vacant, mercantile apartments, and all other properties that are used for any commercial gain. By way of example, and not limiting the foregoing, a property which is used exclusively by its owner and immediate family for their principle residence shall not be assessed. A property will be assessed, however, when any portion of the premises is either (a) leased or possession is otherwise given to a third party, or (b) is used for any other commercial purpose. If any other provision of this Operating Plan shall be in conflict with this paragraph, this paragraph shall prevail.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1) (f) lm: 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 method set

forth in this plan because it is assumed that they will benefit from development in the district.

2. State Statute 66.1109 (5) (a): Property known to be used exclusively for residential purposes will not be assessed.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109 (1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis. BID Exempt Properties are listed in Appendix C, as revised each year.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in BID #37 and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district to promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement District and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.

2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official city records of the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this Operating Plan.

Section 66.1103 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon 2013 activities, and information on specific assessed values, budget amounts and assessment amounts are based on current conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

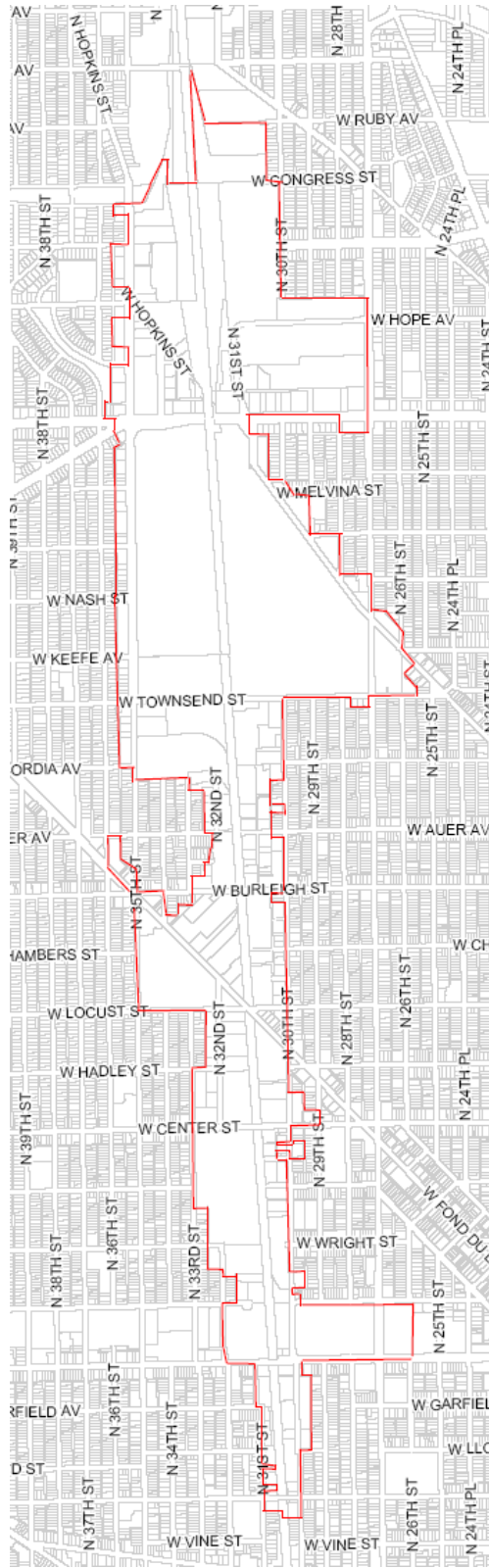
B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as 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 Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109 (3) (b).

Appendix A

30th Street Industrial Corridor
Business Improvement District #37



Appendix B
BID #37 Assessed Properties

Tax Key	Address	Property Class	Total Assessment	BID #37 Assessment
2460001000	4104 N 34TH	Local Commercial	215,000	541.28
2460004000	3336 W CAPITOL	Local Commercial	168,300	423.71
2460007000	4060 N 34TH	Local Commercial	275,000	692.34
2460008100	4130 N 35TH	Local Commercial	288,000	725.06
2460009100	3420 W CAPITOL	Manufacturing	1,589,200	4,000.94
2460403100	4030 N 29TH	Local Commercial	850,000	2,139.95
2460404000	2910 W CAPITOL	Special Mercantile	998,000	2,512.55
2460405000	2930 W CAPITOL	Special Mercantile	288,900	727.33
2460406000	3000 W CAPITOL	Mercantile Apartment	402,000	1,012.07
2460407100	3008 W CAPITOL	Local Commercial	285,000	717.51
2460408100	3030 W CAPITOL	Local Commercial	16,900	300.00
2460412100	3100 W CAPITOL	Local Commercial	149,000	375.12
2460421000	2710 W CAPITOL	Special Mercantile	1,136,000	2,859.97
2460422000	2728 W CAPITOL	Local Commercial	214,000	538.76
2460431100	3350 W HOPKINS	Local Commercial	128,000	322.25
2460431200	3364 W HOPKINS	Local Commercial	88,600	300.00
2460432000	3341 W HOPKINS	Local Commercial	39,900	300.00
2460442000	3410 W HOPKINS	Special Mercantile	1,411,000	3,552.31
2469894000	4260 N 35TH	Local Commercial	150,000	377.64
2469895100	4320 N 35TH	Local Commercial	450,400	1,133.92
2469896111	4330 N 35TH	Local Commercial	333,800	840.37
2469898111	4350 N 35TH	Local Commercial	228,000	574.01
2469975100	3374 W HOPKINS	Local Commercial	211,000	531.21
2469983000	3411 W HOPKINS	Special Mercantile	33,400	300.00
2469984000	4160 N 35TH	Manufacturing	114,300	300.00
2469985000	4170 N 35TH	Local Commercial	83,600	300.00
2469994100	4143 N 27TH	Manufacturing	1,752,500	4,412.06
2469995112	4041 N 27TH	Special Mercantile	478,000	1,203.40
2469995200	4051 N 27TH	Special Mercantile	94,400	300.00
2469996000	4044 N 31ST	Special Mercantile	237,000	596.67
2469998120	4235 N 30TH	Manufacturing	5,063,700	5,000.00
2469998210	4201 N 27TH	Manufacturing	3,016,800	5,000.00
2470302000	4125 N 35TH	Local Commercial	40,000	300.00
2470319100	4065 N 35TH	Local Commercial	258,900	651.80
2470320100	4041 N 35TH	Special Mercantile	1,105,000	2,781.93
2470321000	3500 W CAPITOL	Local Commercial	144,100	362.78
2470322000	3518 W CAPITOL	Local Commercial	13,700	300.00
2470323000	3524 W CAPITOL	Local Commercial	179,200	451.15

2471201000	4275 N 35TH	Local Commercial	139,200	350.45
2471301000	4247 N 35TH	Local Commercial	209,000	526.17
2479997000	4335 N 35TH	Local Commercial	111,000	300.00
2479998000	4349 N 35TH	Local Commercial	163,000	410.37
2680801000	3743 N 35TH	Local Commercial	16,800	300.00
2680802000	3735 N 35TH	Local Commercial	186,000	468.27
2681202000	3955 N 35TH	Local Commercial	36,100	300.00
2681203000	3945 N 35TH	Local Commercial	230,100	579.30
2681204100	3931 N 35TH	Special Mercantile	732,000	1,842.87
2681206000	3913 N 35TH	Local Commercial	65,900	300.00
2681207000	3909 N 35TH	Local Commercial	33,600	300.00
2681208000	3901 N 35TH	Manufacturing	110,100	300.00
2681223000	3501 W CAPITOL	Local Commercial	216,000	543.80
2681225100	3861 N 35TH	Local Commercial	126,000	317.22
2681229000	3813 N 35TH	Local Commercial	41,400	300.00
2681230000	3801 N 35TH	Local Commercial	65,600	300.00
2681701000	3525 N 35TH	Local Commercial	128,900	324.52
2681731000	3871 N 35TH	Mercantile Apartment	276,000	694.85
2681736000	3817 N 35TH	Mercantile Apartment	1,004,000	2,527.65
2690101100	2725 W CAPITOL	Special Mercantile	1,777,400	4,474.75
2690301100	3651 N 27TH	Local Commercial	399,000	1,004.52
2690302110	2744 W HOPKINS	Local Commercial	39,300	300.00
2690431000	3940 N 35TH	Local Commercial	548,800	1,381.65
2690433000	3600 N 35TH	Local Commercial	1,754,000	4,415.84
2690434000	3420 N 35TH	Local Commercial	3,437,000	5,000.00
2699986100	3627 N 27TH	Local Commercial	31,200	300.00
2699988000	3038 W HOPKINS	Local Commercial	602,700	1,517.35
2860001000	3270 N 32ND	Local Commercial	6,900	300.00
2860003110	3267 N 32ND	Local Commercial	160,000	402.81
2860004100	3257 N 32ND	Manufacturing	73,600	300.00
2860103100	3221 N 31ST	Manufacturing	148,100	372.85
2860109100	3161 N 31ST	Special Mercantile	121,000	304.63
2860110000	3147 N 31ST	Local Commercial	8,600	300.00
2860111000	3139 N 31ST	Local Commercial	80,400	300.00
2860112000	3131 N 31ST	Special Mercantile	13,500	300.00
2860113210	3100 W BURLEIGH	Local Commercial	56,900	300.00
2860119000	3243 N 32ND	Local Commercial	70,200	300.00
2860120000	3235 N 32ND	Manufacturing	59,800	300.00
2860121100	3200 W AUER	Local Commercial	80,500	300.00
2860281000	3381 N 27TH	Local Commercial	29,100	300.00
2860282000	2711 W TOWNSEND	Local Commercial	72,900	300.00
2860283000	2721 W TOWNSEND	Local Commercial	91,400	300.00

2860485000	3416 W FOND DU LAC	Local Commercial	89,800	300.00
2860486000	3412 W FOND DU LAC	Local Commercial	28,000	300.00
2860487000	3408 W FOND DU LAC	Local Commercial	86,900	300.00
2860647000	3200 W SENATOR	Local Commercial	1,800	300.00
2860676000	3207 W SENATOR	Local Commercial	49,300	300.00
2860677000	3206 W BURLEIGH	Manufacturing	98,900	300.00
2860760111	3167 N 30TH	Local Commercial	199,000	501.00
2860767110	3002 W BURLEIGH	Manufacturing	265,100	667.41
2860768100	3118 N 31ST	Local Commercial	2,600	300.00
2860769100	3126 N 31ST	Local Commercial	50,700	300.00
2860770110	3130 N 31ST	Local Commercial	85,700	300.00
2860772100	3156 N 31ST	Local Commercial	29,100	300.00
2860773100	3170 N 31ST	Local Commercial	77,000	300.00
2860784100	3231 N 30TH	Local Commercial	56,800	300.00
2860792100	3030 W AUER	Local Commercial	26,900	300.00
2860793100	3232 N 31ST	Manufacturing	137,700	346.67
2860812122	3343 N 30TH	Local Commercial	157,000	395.26
2860812123	3315 N 30TH	Manufacturing	62,700	300.00
2860812124	3305 N 30TH	Special Mercantile	50,000	300.00
2860812125	3329 N 30TH	Manufacturing	6,400	300.00
2860812127	3101 W TOWNSEND	Local Commercial	50,600	300.00
2860812128	3299 N 31ST	Manufacturing	263,300	662.88
2860812129	3351 N 30TH	Manufacturing	23,800	300.00
2860812130	3296 N 31ST	Manufacturing	220,100	554.12
2860812131	3100 W CONCORDIA	Manufacturing	469,000	1,180.75
2860812132	3295 N 30TH	Local Commercial	2,400	300.00
2860812133	3295 N 30TH	Manufacturing	141,500	356.24
2861151000	3204 N 32ND	Local Commercial	101,000	300.00
2861152000	3230 N 32ND	Local Commercial	17,700	300.00
2869994000	3380 N 35TH	Special Mercantile	336,000	845.91
2869995000	3354 N 35TH	Special Mercantile	279,000	702.41
2869996112	3277 N 32ND	Manufacturing	228,100	574.26
2869996113	3282 N 35TH	Manufacturing	1,105,200	2,782.43
2869997100	3295 W TOWNSEND	Manufacturing	203,800	513.08
2869999110	3150 W BURLEIGH	Manufacturing	250,000	629.40
2870301110	3363 N 35TH	Local Commercial	137,400	345.92
2870303100	3351 N 35TH	Local Commercial	58,000	300.00
2870304000	3343 N 35TH	Local Commercial	175,000	440.58
2870412000	3500 W FOND DU LAC	Local Commercial	466,000	1,173.19
2870413100	3520 W FOND DU LAC	Local Commercial	52,000	300.00

	LAC			
2870414100	3528 W FOND DU LAC	Local Commercial	85,900	300.00
2870416110	3536 W FOND DU LAC	Special Mercantile	1,228,000	3,091.59
2870616000	3453 N 35TH	Manufacturing	85,500	300.00
2870617100	3445 N 35TH	Manufacturing	82,300	300.00
2870619000	3433 N 35TH	Local Commercial	89,700	300.00
2870620000	3427 N 35TH	Local Commercial	74,800	300.00
2871144110	3319 N 35TH	Manufacturing	247,500	623.10
2879970000	3417 N 35TH	Local Commercial	37,700	300.00
2879998110	3381 N 35TH	Special Mercantile	785,000	1,976.30
2879999000	3517 W TOWNSEND	Local Commercial	78,600	300.00
3090001110	3330 W FOND DU LAC	Local Commercial	51,700	300.00
3090002000	3205 W BURLEIGH	Local Commercial	146,000	367.57
3090003000	3157 W BURLEIGH	Local Commercial	38,200	300.00
3090007000	3258 W FOND DU LAC	Manufacturing	285,200	718.01
3090008000	3232 W FOND DU LAC	Manufacturing	181,400	456.69
3090009100	3218 W FOND DU LAC	Manufacturing	384,900	969.02
3090010111	3110 W FOND DU LAC	Local Commercial	110,900	300.00
3090010211	3140 W FOND DU LAC	Local Commercial	58,400	300.00
3090501000	2769 N 32ND	Special Mercantile	254,000	639.47
3090502000	2727 N 32ND	Special Mercantile	25,000	300.00
3090503000	2758 N 33RD	Special Mercantile	447,000	1,125.36
3090505110	2881 N 32ND	Local Commercial	85,000	300.00
3090507110	2819 N 32ND	Local Commercial	884,000	2,225.54
3090604000	3057 N 30TH	Special Mercantile	11,700	300.00
3090606111	3033 W BURLEIGH	Manufacturing	543,600	1,368.56
3090632000	3025 N 30TH	Local Commercial	158,000	397.78
3090633000	3019 N 30TH	Local Commercial	31,700	300.00
3090634000	3011 N 30TH	Local Commercial	122,000	307.15
3090635100	3005 N 30TH	Local Commercial	50,000	300.00
3090638100	2979 N 30TH	Manufacturing	50,900	300.00
3090641100	2965 N 30TH	Manufacturing	64,500	300.00
3090642000	2947 N 30TH	Special Mercantile	51,000	300.00
3090646000	3015 W CHAMBERS	Local Commercial	17,700	300.00
3090678111	3042 W LOCUST	Special Mercantile	52,300	300.00
3090679000	2879 N 30TH	Local Commercial	18,800	300.00
3090681000	3000 W FOND DU	Local Commercial	194,000	488.41

	LAC			
3090684000	3030 W FOND DU LAC	Local Commercial	110,000	300.00
3090685000	3040 W FOND DU LAC	Local Commercial	40,800	300.00
3090689000	3021 W LOCUST	Local Commercial	900	300.00
3090901000	3076 N 34TH	Local Commercial	98,700	300.00
3090907110	3048 N 34TH	Manufacturing	8,400	300.00
3090909000	3342 W FOND DU LAC	Local Commercial	68,500	300.00
3090910100	3048 N 34TH	Manufacturing	93,600	300.00
3090916000	3225 W BURLEIGH	Local Commercial	25,400	300.00
3091133111	2900 W CENTER	Local Commercial	357,600	900.29
3091201000	3115 W FOND DU LAC	Special Mercantile	543,000	1,367.05
3091202000	2876 N 32ND	Local Commercial	17,900	300.00
3091203000	2848 N 32ND	Manufacturing	19,800	300.00
3091204000	2828 N 32ND	Manufacturing	144,100	362.78
3091205000	2784 N 32ND	Special Mercantile	252,000	634.43
3091206000	2748 N 32ND	Special Mercantile	772,000	1,943.57
3091208000	3212 W CENTER	Manufacturing	200,800	505.53
3099999110	3401 W FOND DU LAC	Special Mercantile	922,000	2,321.21
3251441000	2328 N 27TH	Special Mercantile	3,100,000	5,000.00
3260147000	2636 N 30TH	Local Commercial	2,000	300.00
3260148100	2644 N 30TH	Local Commercial	73,100	300.00
3260501110	2431 N 30TH	Local Commercial	352,800	888.20
3260501121	3010 W MEINECKE	Local Commercial	17,100	300.00
3260502000	2577 N 30TH	Local Commercial	140,000	352.46
3260503100	2549 N 30TH	Local Commercial	123,000	309.66
3260504100	2545 N 30TH	Local Commercial	131,000	329.80
3260509000	3000 W CLARKE	Manufacturing	124,000	312.18
3260510000	3020 W CLARKE	Local Commercial	16,000	300.00
3260511000	2679 N 30TH	Local Commercial	86,400	300.00
3260515100	2661 N 30TH	Local Commercial	5,300	300.00
3260519000	2651 N 30TH	Local Commercial	46,800	300.00
3260525110	3026 W PEMBERTON	Local Commercial	19,800	300.00
3260527111	2671 N 30TH	Local Commercial	158,200	398.28
3260530100	2450 N 32ND	Manufacturing	63,100	300.00
3260536000	3100 W MEINECKE	Local Commercial	128,300	323.01
3260537000	3100 W MEINECKE	Local Commercial	128,200	322.75
3260538100	3040 W MEINECKE	Local Commercial	185,100	466.00
3260628113	2700 W NORTH	Manufacturing	3,302,800	5,000.00
3260855000	2477 N 32ND	Manufacturing	19,200	300.00

3261268100	2424 N 30TH	Local Commercial	84,000	300.00
3261271000	2932 W MEINECKE	Local Commercial	2,000	300.00
3269998113	2600 N 32ND	Manufacturing	1,814,800	4,568.91
3490706100	2028 N 31ST	Manufacturing	60,500	300.00
3490708000	2000 N 31ST	Local Commercial	35,400	300.00
3490710110	1952 N 31ST	Local Commercial	120,000	302.11
3491008112	2206 N 30TH	Manufacturing	169,900	427.74
3491008120	2100 N 30TH	Local Commercial	51,700	300.00
3491038100	3013 W NORTH	Local Commercial	142,200	358.00
3491040100	2221 N 30TH	Local Commercial	315,500	794.30
3491043100	2129 N 30TH	Local Commercial	49,800	300.00
3491045110	2121 N 30TH	Local Commercial	8,400	300.00
3491753100	2011 N 30TH	Local Commercial	134,000	337.36
3491755100	2001 N 30TH	Local Commercial	81,700	300.00
3491759100	1945 N 30TH	Manufacturing	140,500	353.72
3492002100	3041 W NORTH	Local Commercial	172,000	433.02
3492003000	2200 N 31ST	Mercantile Apartment	1,608,000	4,048.27
3492005100	2154 N 31ST	Local Commercial	4,200	300.00
3492007100	2130 N 31ST	Local Commercial	55,000	300.00
3492008000	2124 N 31ST	Local Commercial	57,800	300.00
3492009100	2116 N 31ST	Local Commercial	70,000	300.00
			66,412,900	165,704.67

Appendix C
BID #37 Exempt Properties

Tax Key	Address	Property Class	Total Assessment
2309992200	3021 W RUBY	Exempt	0
2309993100	3247 W GLENDALE	Exempt	0
2460002100	3228 W CAPITOL	Exempt	0
2460002200	3244 W CAPITOL	Exempt	0
2460003100	3326 W CAPITOL	Exempt	0
2460005000	4030 N 34TH	Exempt	0
2460006000	4040 N 34TH	Exempt	0
2460409100	3040 W CAPITOL	Exempt	0
2460412200	3100 W CAPITOL	Exempt	0
2460441000	4250 N 35TH	Exempt	0
2469886211	4131 N 31ST	Exempt	0
2469886220	4101 N 31ST	Exempt	0
2469973100	4131 N 31ST	Exempt	0
2469978000	3312 W HOPKINS	Exempt	0
2469988100	3480 W HOPKINS	Exempt	0
2470303000	4103 N 35TH	Exempt	0
2471302000	4221 N 35TH	Exempt	0
2680002000	3715 N 35TH	Exempt	0
2680901000	3701 N 35TH	Exempt	0
2681601100	3765 N 35TH	Exempt	0
2690252112	2900 W HOPKINS	Exempt	0
2690259000	3010 W HOPKINS	Exempt	0
2690305111	2823 W VIENNA	Exempt	0
2690432000	3700 N 35TH	Exempt	0
2690441000	3180 W TOWNSEND	Exempt	0
2690442000	3533 N 27TH	Exempt	0
2690443000	2725 W HOPKINS	Exempt	0
2699990000	2871 W HOPKINS	Exempt	0
2700144111	2642 W HOPKINS	Exempt	0
2851704110	2537 W HOPKINS	Exempt	0
2851724111	3424 N 27TH	Exempt	0
2860106000	3100 W AUER	Exempt	0
2869991000	3201 W TOWNSEND	Exempt	0
2870621000	3421 N 35TH	Exempt	0
2879968000	3401 N 35TH	Exempt	0
2879969000	3413 N 35TH	Exempt	0
3090670110	2929 N 30TH	Exempt	0
3090677100	2901 N 30TH	Exempt	0

3090682000	3020 W FOND DU LAC	Exempt	0
3090683000	3026 W FOND DU LAC	Exempt	0
3090687100	3050 W FOND DU LAC	Exempt	0
3090688000	3052 W FOND DU LAC	Exempt	0
3090914000	3237 W BURLEIGH	Exempt	0
3091143100	3022 W CENTER	Exempt	0
3091143200	2761 N 30TH	Exempt	0
3091146110	2825 N 30TH	Exempt	0
3099972000	3051 W FOND DU LAC	Exempt	0
3099973000	3042 W LOCUST	Exempt	0
3099995110	3343 W FOND DU LAC	Exempt	0
3260150000	2660 N 30TH	Exempt	0
3261040113	3014 W NORTH	Exempt	0
3261040114	3001 W MEINECKE	Exempt	0
3261045100	3010 W NORTH	Exempt	0
3261641000	3100 W NORTH	Exempt	0
3269997100	2640 N 32ND	Exempt	0
3490704000	2038 N 31ST	Exempt	0
3491006000	2929 W NORTH	Exempt	0
3491045120	2055 N 30TH	Exempt	0
3491756100	2001 N 30TH	Exempt	0
3491756200	1961 N 30TH	Exempt	0
3491758100	1961 N 30TH	Exempt	0
3492009200	2116 N 31ST	Exempt	0
3492012111	2048 N 31ST	Exempt	0
3499992000	3040 W GARFIELD	Exempt	0