

Project Plan
For
Tax Incremental District Number No. 124
City of Milwaukee
(Harambee Homeownership Initiative)

Public Hearing Held: May 15, 2025
Redevelopment Authority Adopted: May 15, 2025
Common Council Adopted:
Joint Review Board Approval:
Prepared by
Department of City Development

In Conformance with the provisions
Of Section 66.1105, Wisconsin Statutes,
as Amended.

I. DESCRIPTION OF PROJECT

A. Introduction

Section 66.1105(4) (d), Wisconsin Statutes, requires the "preparation and adoption... of a proposed project plan for each tax incremental district." This Project Plan is submitted in fulfillment of this requirement and the related provisions of section 66.1105, Wisconsin Statutes.

B. District Boundaries

Tax Incremental District Number 124 ("District" or "TID No. 124"), City of Milwaukee, Harambee Homeownership Initiative is comprised of one hundred and ninety-three parcels totaling approximately 1,159,408 square feet or 26.62 acres ("Property"). The District is shown on Map No. 1, "Boundary and Existing Land Use," and described more precisely in Exhibit 1, "Boundary Description."

68% of the area and real property located within the District was found to be in need of rehabilitation or conservation work within the meaning of Section 66.1105 (4) (gm) of the Wisconsin Statutes. Exhibit 2 "Property Characteristics," illustrates how the properties in the District meet the statutory criteria for Tax Incremental Districts. Upon completion, the project will not contain any commercial space and per Wisconsin Statute 66.1105 (5) (b), 2% of the property within the district could be devoted to retail business at the end of the maximum expenditure period.

C. Plan Objectives

The Property is comprised of one hundred and ninety-three scattered site parcels generally bounded by West & East Burleigh Street, West Randolph Street, North 7th Street and North Buffum Street.

The Project represents a coordinated and targeted effort to support new affordable housing opportunities in the Harambee neighborhood. The project will include the new construction of 59 single family homes that upon completion, will be available for sale as affordable homeownership opportunities. All of the properties are being developed on vacant City owned lots.

The project is being developed by a collaboration of Envision Growth, LLC, Milwaukee Habitat for Humanity, Inc., and the Community Development Alliance, Inc.

The more detailed objectives of this Project Plan are to:

1. Redevelop long vacant property, returning it to productive use.
2. Promote the coordinated development of underutilized property for appropriate residential use.

3. Expand the supply of affordable housing, with an emphasis on both current and future homeownership opportunities.
4. Create new employment opportunities.

D. Existing Land Uses in the District

The District is comprised of 193 parcels containing approximately 1,159,408 square feet or 68.62 acres. The total assessed value of the parcels in the district is \$9,474,600. The parcels are zoned residential, including the RT4, RM4, and LB2 zoning categories.

II. PLAN PROPOSALS

A. Statutory Requirements

Section 66.1105(4) (f), Wisconsin Statutes, requires that a Project Plan for a Tax Incremental District shall include:

"... a statement listing the kind, number and location of all proposed public works or improvements within the district or, to the extent provided in subsection (2) (f)1.k., outside the district, an economic feasibility study, a detailed list of estimated project costs, and a description of the methods of financing all estimated project costs and the time when the costs or monetary obligations related thereto are to be incurred. The plan shall also include a map showing existing uses and conditions of real property in the district; a map showing proposed improvements and uses in the district; proposed changes of zoning ordinances, master plan, if any, map, building codes and city ordinances; a list of estimated non-project costs; and a statement of a proposed method for the relocation of any persons to be displaced. The plan shall indicate how creation of the tax incremental district promotes the orderly development of the city."

The plan shall also include an opinion of the City Attorney or of any attorney retained by the City advising whether such plan is complete and complies with Section 66.1105(4) (f), Wisconsin Statutes.

B. Compliance with Statutory Requirements

The following statements, maps and exhibits are provided in compliance with the statutory requirements.

1. "Statement of the Kind, Number, and Location of All Proposed Public Works or Improvements."

Funds generated from the District will provide an annual grant to the Development Collaboration to offset costs associated with redevelopment of the Project. The City will make payments to the Developer equal to 100% of the incremental taxes collected in the

District from real and personal property, less an annual administration charge, until such time as \$2,850,000 is repaid by payments at an interest rate of 2.5% over a period not to exceed 25 years (the “Monetary Obligation”). See the Term Sheet, attached as Exhibit 3, “Term Sheet”.

2. "Detailed List of Estimated Project Costs."

The costs included in this subsection and detailed in Table B which follows are, without limitation hereof because of enumeration, claimed as eligible Project Costs as defined under Section 66.1105(2) (f) and, if appropriate, in any Cooperation Agreement (s) presently or subsequently entered into by and between the City of Milwaukee, the Redevelopment Authority of the City of Milwaukee, and/or eligible designated Developer(s), provided further that such expenditures are necessitated by this Project Plan.

These costs and cost estimates are more fully described as follows:

Capital Costs

The City shall fund an estimated \$2,850,000 in the form of TID Capital Project Costs enumerated in further detail in Table A of this Plan. The allocation of these costs will be set forth in the Term Sheet.

TABLE A: TID Capital Project Costs	
Grant to Project (Monetary Obligation to Developer)	\$ 2,850,000
TOTAL Capital Project Costs	\$ 2,850,000

Other Costs

This category of Project Costs includes estimates for administrative, professional, organizational and legal costs.

Financing Costs

Financing costs include estimated gross interest expense on the Monetary Obligation to repay the Developer. Estimates of interest are based on interest rates as Exhibit 4, “Feasibility Study.” The City reserves the right to prepay the Monetary Obligation to the Developer, which could require issuance of general obligation debt, as described in the Term Sheet.

Table B - List of Estimated Project Costs

A	<u>Capital:</u> Grant to Project (Monetary Obligation to Developer)	\$ 2,850,000
B	<u>Other:</u> Administration (\$7,500/year for 25 years)	\$ 187,500
	Total Estimated Project Costs, excluding financing	\$ 3,037,500
C	<u>Financing:</u> Interest	\$ 1,487,262

3. "Description of Timing and Methods of Financing."

All expenditures are expected to be incurred during the period from 2025 through 2050.

The annual payments to the Developer will be repaid pursuant to the Monetary Obligation, using incremental taxes generated annually in the District.

4. "Economic Feasibility Study."

The Economic Feasibility Study for this District prepared by the Department of City Development and titled *Economic Feasibility Study: Tax Increment District No. 124* is attached to this Project Plan as Exhibit 4, "Feasibility Study." The study establishes the dollar value of Project costs which, based on certain general assumptions and a reasonable margin of safety, can be financed with the revenues projected to be generated by the proposed tax incremental district.

Based upon the anticipated tax incremental revenue to be generated by this project, the District is financially feasible and is likely to be retired on or before year 2050. Should incremental revenues be generated in excess of those currently anticipated, they may be used to accelerate the repayment of the Monetary Obligation for the Project.

5. "Map Showing Existing Uses and Conditions."

Please refer to Map No. 1, "Boundary and Existing Land Use," Map No. 2, "Structure Condition," and Exhibit 5, "Property Owners" in the Exhibits Section, which follows.

6. "Map Showing Proposed Uses and Improvements."

Please refer to Map No. 3, "Proposed Uses and Improvements," in the Exhibits Section which follows.

7. "Proposed Change of Zoning Ordinances, Master Plan, Building Codes and City Ordinances."

Please refer to Map No. 4, "Existing Zoning," in the Exhibits Section which follows. The proposed Project is consistent with existing residential zoning, including the RT4, RM4,

and LB2 zoning categories. The proposed Project is in accordance with the existing master plan, building codes, and other city ordinances. The Project should not require amendments to their provisions, but such amendments could be made if necessary without further amendment to this Project Plan.

8. "List of Estimated Non-Project Costs."

\$0 – there are no Non-Project Costs.

9. "Proposed Method for Relocation."

The Project Plan does not anticipate the acquisition of property by the City of Milwaukee, accordingly, no relocation activities or expenditures for relocation payments or services are provided herein. If, at a later date, it is determined that acquisition of property by condemnation and requiring relocation will be necessary, the cost and method of relocation will be included in a Redevelopment Plan and associated Relocation Plan prepared pursuant to sec. 66.1333 and sec. 32.05, Wis. Stats. The costs of such activities will be eligible for reimbursement through tax increment revenues should such revenues be generated during the statutory life of the District.

10. "Statement Indicating How District Creation Promotes Orderly City Development."

The proposed district is consistent with existing zoning and the goals of the Northeast Side Area Plan. The Northeast Side Area plan promotes increasing homeownership in the Harambee neighborhood and supports new infill housing development on vacant land that preserves traditional land use patterns and blends with the existing context.

<https://city.milwaukee.gov/DCD/Planning/PlansStudies/AreaPlans/Northeast>

The objectives of the District are also consistent with the goals and strategies in the Community Development Alliance's Collective Affordable Housing Strategic Plan. These include affordable homeownership, increasing the supply of affordable housing for low income families, and repurposing vacant lots for the creation of new housing.

<https://www.housingplan.org/>

11. "Opinion of the City Attorney."

Please see Exhibit 6, "Letter from the City Attorney" in the Exhibits Section, which follows

EXHIBITS

<u>Exhibit</u>	<u>Title</u>
Exhibit 1	Boundary Description
Exhibit 2	Property Characteristics
Exhibit 3	Term Sheet
Exhibit 4	Economic Feasibility Study
Exhibit 5	Property Owners
Exhibit 6	City Attorney's Letter
Map 1	Boundary and Existing Land Use
Map 2	Structure Condition
Map 3	Proposed Uses and Proposed Improvements
Map 4	Existing Zoning

Exhibit 1

Boundary Description

Located in City of Milwaukee, Milwaukee County, Wisconsin, in the HARAMBEE subdivision in the SE 1/4 SEC 8-7-22:

Beginning at the point at the intersection of the east line of North Martin Luther King Jr. Drive and the north line of West Ring Street (87.9152478°W 43.0776477°N); Thence, North 88°57'38" East for 200.26252 feet; Thence, South 0°16'20" East for 60.00534 feet; Thence, South 0°5'17" East for 100.07299 feet; Thence, North 88°55'17" East for 150.02978 feet; Thence, South 0°10'35" East for 136.7337 feet; Thence, North 89°34'40" East for 65.82868 feet; Thence, North 88°57'17" East for 150.02025 feet; Thence, South 0°6'14" East for 29.03809 feet; Thence, North 89°25'14" East for 16.50063 feet; Thence, North 88°57'18" East for 122.56713 feet; Thence, North 89°24'13" East for 66.00199 feet; Thence, North 0°6'15" West for 20.8011 feet; Thence, North 89°5'2" East for 175.00059 feet; Thence, North 0°6'13" West for 18.50179 feet; Thence, North 89°5'4" East for 47.00048 feet; Thence, North 0°6'13" West for 34.99967 feet; Thence, North 89°5'1" East for 74.98434 feet; Thence, South 0°9'0" East for 15.96512 feet; Thence, North 89°5'3" East for 72.24078 feet; Thence, North 89°32'0" East for 80.00049 feet; Thence, North 0°10'56" West for 91.7033 feet; Thence, North 89°4'32" East for 76.00071 feet; Thence, South 0°10'55" East for 55.23771 feet; Thence, South 88°51'12" East for 13.00329 feet; Thence, North 89°4'9" East for 76.00035 feet; Thence, North 89°14'48" East for 40.00175 feet; Thence, South 0°10'54" East for 15.10881 feet; Thence, North 89°4'58" East for 107.21512 feet; Thence, North 0°9'54" West for 197.0003 feet; Thence, North 89°5'0" East for 60.00515 feet; Thence, South 0°0'55" West for 185.98712 feet; Thence, North 88°15'20" East for 15.79502 feet; Thence, North 89°3'11" East for 111.83248 feet; Thence, North 89°14'25" East for 53.71037 feet; Thence, North 0°23'5" West for 30.17861 feet; Thence, North 89°3'6" East for 120.05258 feet; Thence, North 88°36'15" East for 15.22597 feet; Thence, North 0°19'5" East for 9.88064 feet; Thence, North 89°3'6" East for 119.99901 feet; Thence, North 89°30'0" East for 67.90956 feet; Thence, North 0°6'19" West for 20.064 feet; Thence, North 88°59'47" East for 122.51476 feet; Thence, North 0°6'15" West for 33.00119 feet; Thence, North 0°6'19" West for 65.99814 feet; Thence, North 0°6'18" West for 165.50393 feet; Thence, South 88°46'23" West for 122.52214 feet; Thence, North 0°6'21" West for 24.48261 feet; Thence, South 89°27'31" West for 67.97745 feet; Thence, South 89°5'2" West for 119.99986 feet; Thence, South 0°6'11" East for 29.78635 feet; Thence, South 88°16'27" West for 15.00611 feet; Thence, South 89°4'59" West for 120.00048 feet; Thence, South 89°2'12" West for 54.00602 feet; Thence, South 0°6'9" East for 19.95399 feet; Thence, South 89°5'2" West for 112.18265 feet; Thence, North 0°9'54" West for 20.01998 feet; Thence, South 89°1'45" West for 15.00138 feet; Thence, South 89°5'0" West for 60.00527 feet; Thence, South 0°9'55" East for 30.01527 feet; Thence, South 89°5'1" West for 107.30562 feet; Thence, South 89°3'11" West for 39.9977 feet; Thence, South 0°10'25" East for 42.99882 feet; Thence, South 89°5'3" West for 75.9997 feet; Thence, South 89°5'2" West for 13.00103 feet; Thence, North 0°10'58" West for 30.00004 feet; Thence, South 89°5'3" West for 75.99935 feet; Thence, North 0°10'57" West for 59.28213 feet; Thence, South 89°41'14" West for

80.0007 feet; Thence, South 89°41'32" West for 71.7297 feet; Thence, South 0°6'9" East for 20.88686 feet; Thence, South 89°5'3" West for 177.00121 feet; Thence, South 0°6'8" East for 4.20096 feet; Thence, South 89°5'5" West for 50.54038 feet; Thence, North 0°50'43" West for 2.44967 feet; Thence, South 89°5'1" West for 69.42549 feet; Thence, North 0°6'13" West for 181.7759 feet; Thence, North 0°6'14" West for 60.00646 feet; Thence, North 0°6'13" West for 141.39697 feet; Thence, South 89°7'9" West for 66.00648 feet; Thence, South 88°57'38" West for 122.50024 feet; Thence, South 88°57'35" West for 16.5022 feet; Thence, North 0°6'14" West for 400.4244 feet; Thence, South 88°57'37" West for 150.04496 feet; Thence, South 89°24'39" West for 66.00289 feet; Thence, South 0°6'11" East for 7.15372 feet; Thence, South 88°49'57" West for 132.39274 feet; Thence, South 89°31'21" West for 30.00032 feet; Thence, South 0°21'30" East for 25.16137 feet; Thence, North 88°57'35" East for 7.5 feet; Thence, South 0°21'24" East for 5.19994 feet; Thence, South 88°57'38" West for 139.49981 feet; Thence, North 0°21'31" West for 60.16266 feet; Thence, North 88°57'41" East for 131.99947 feet; Thence, North 88°57'40" East for 30.00257 feet; Thence, North 88°57'40" East for 132.52172 feet; Thence, North 88°18'2" East for 66.02589 feet; Thence, North 0°6'15" West for 7.07573 feet; Thence, North 0°6'14" West for 163.00064 feet; Thence, North 0°6'13" West for 77.99113 feet; Thence, North 0°6'14" West for 155.01054 feet; Thence, North 88°57'38" East for 150.04497 feet; Thence, South 0°6'13" East for 35.2606 feet; Thence, South 0°6'15" East for 36.22628 feet; Thence, South 0°6'14" East for 94.90917 feet; Thence, South 0°6'14" East for 33.60466 feet; Thence, South 0°6'13" East for 196.00048 feet; Thence, North 88°57'50" East for 16.50141 feet; Thence, North 88°57'39" East for 122.50196 feet; Thence, South 0°6'13" East for 352.38635 feet; Thence, North 89°30'14" East for 66.00241 feet; Thence, North 88°57'39" East for 150.00181 feet; Thence, South 0°6'17" East for 220.313 feet; Thence, South 0°15'6" West for 59.60717 feet; Thence, North 89°12'2" East for 53.75504 feet; Thence, South 0°27'41" East for 97.79036 feet; Thence, North 89°5'3" East for 48.00062 feet; Thence, South 0°6'14" East for 2.49995 feet; Thence, North 89°5'5" East for 44.99953 feet; Thence, South 0°6'16" East for 28.84113 feet; Thence, North 89°53'46" East for 71.68899 feet; Thence, South 0°10'55" East for 4.31229 feet; Thence, North 89°41'17" East for 80.00063 feet; Thence, North 89°5'4" East for 76.00003 feet; Thence, North 89°5'2" East for 13.00097 feet; Thence, North 89°5'3" East for 40.99956 feet; Thence, South 0°13'11" East for 17.65292 feet; Thence, North 88°42'32" East for 35.00708 feet; Thence, North 88°29'45" East for 39.99617 feet; Thence, North 0°10'57" West for 5.02463 feet; Thence, North 89°5'21" East for 107.04909 feet; Thence, North 0°3'37" West for 150.01348 feet; Thence, North 0°35'11" West for 60.00144 feet; Thence, South 89°5'7" West for 7.25046 feet; Thence, North 0°6'14" West for 90.00038 feet; Thence, South 89°5'3" West for 89.99013 feet; Thence, North 0°6'14" West for 60.00013 feet; Thence, South 89°5'0" West for 24.0025 feet; Thence, North 0°6'14" West for 29.3404 feet; Thence, South 89°5'2" West for 45.00004 feet; Thence, South 89°5'3" West for 144.01938 feet; Thence, North 0°6'13" West for 150.00047 feet; Thence, North 89°5'4" East for 154.00939 feet; Thence, South 0°9'43" East for 119.93473 feet; Thence, North 89°16'34" East for 18.87896 feet; Thence, North 89°5'4" East for 40.01071 feet; Thence, North 0°4'52" West for 0.65973 feet; Thence, North 89°5'2" East for 125.1642 feet; Thence, South 0°6'13" East for 210.00076 feet; Thence, South 0°38'51" East for 60.001 feet; Thence, North 89°5'2" East for 32.0186

feet; Thence, South 0°9'54" East for 159.87876 feet; Thence, North 89°31'31" East for 15.0001 feet; Thence, North 89°5'3" East for 112.22614 feet; Thence, North 89°15'46" East for 54.00288 feet; Thence, North 0°6'13" West for 15.171 feet; Thence, North 89°5'1" East for 120.00054 feet; Thence, North 87°21'26" East for 15.01498 feet; Thence, North 0°6'16" West for 24.54598 feet; Thence, North 89°5'2" East for 120.00114 feet; Thence, South 0°6'6" East for 17.00667 feet; Thence, North 89°51'10" East for 67.97505 feet; Thence, North 88°46'24" East for 122.52265 feet; Thence, North 0°6'17" West for 136.25694 feet; Thence, North 2°29'34" West for 60.02631 feet; Thence, North 0°6'19" West for 35.00067 feet; Thence, North 0°6'16" West for 40.60901 feet; Thence, South 89°12'20" West for 120.00886 feet; Thence, North 0°4'26" West for 156.24908 feet; Thence, North 89°12'20" East for 120.0085 feet; Thence, North 88°51'35" East for 19.81855 feet; Thence, South 0°10'0" East for 93.36629 feet; Thence, North 89°12'20" East for 120.00926 feet; Thence, South 0°6'18" East for 138.61001 feet; Thence, South 0°6'17" East for 60.00466 feet; Thence, South 0°3'45" East for 174.01458 feet; Thence, North 89°54'22" East for 70.12935 feet; Thence, North 89°12'21" East for 120.00914 feet; Thence, South 0°6'20" East for 33.00205 feet; Thence, South 89°12'21" West for 120.01003 feet; Thence, South 0°4'56" East for 196.13568 feet; Thence, North 88°59'48" East for 120.0168 feet; Thence, South 0°14'27" East for 32.99947 feet; Thence, South 88°59'47" West for 120.01674 feet; Thence, South 88°59'47" West for 70.00896 feet; Thence, South 0°6'18" East for 163.99623 feet; Thence, South 88°59'47" West for 76.83499 feet; Thence, South 0°52'10" East for 60.00102 feet; Thence, South 0°6'16" East for 65.9752 feet; Thence, North 88°59'46" East for 75.99777 feet; Thence, South 0°6'19" East for 109.99942 feet; Thence, South 88°59'47" West for 121.99901 feet; Thence, South 89°34'44" West for 18.0002 feet; Thence, South 0°6'17" East for 139.88113 feet; Thence, North 89°57'27" East for 18.15767 feet; Thence, North 88°59'47" East for 121.99834 feet; Thence, South 0°1'25" West for 35.00069 feet; Thence, South 88°59'47" West for 121.99901 feet; Thence, North 0°1'29" East for 6.83479 feet; Thence, South 89°29'58" West for 18.09425 feet; Thence, South 88°59'48" West for 119.99433 feet; Thence, North 0°6'18" West for 179.98894 feet; Thence, South 89°0'28" West for 67.99773 feet; Thence, South 89°1'12" West for 120.00021 feet; Thence, South 89°1'0" West for 15.00155 feet; Thence, South 89°1'15" West for 120.05421 feet; Thence, North 0°6'12" West for 29.99986 feet; Thence, North 89°1'15" East for 120.05381 feet; Thence, North 89°1'7" East for 15.00153 feet; Thence, North 89°1'13" East for 120.00101 feet; Thence, North 89°0'31" East for 67.99668 feet; Thence, North 88°59'46" East for 119.99415 feet; Thence, North 0°6'18" West for 131.99482 feet; Thence, North 0°34'22" West for 62.00273 feet; Thence, North 88°59'47" East for 3.02706 feet; Thence, North 0°6'18" West for 103.99789 feet; Thence, South 88°59'46" West for 122.5146 feet; Thence, South 89°26'42" West for 68.20581 feet; Thence, South 89°3'6" West for 119.9985 feet; Thence, South 89°20'22" West for 14.85438 feet; Thence, South 0°23'8" East for 15.07568 feet; Thence, South 89°3'6" West for 120.05282 feet; Thence, South 89°31'25" West for 53.85199 feet; Thence, South 0°10'39" West for 30.44634 feet; Thence, South 89°3'9" West for 111.76789 feet; Thence, South 89°52'51" West for 14.99885 feet; Thence, South 0°9'54" East for 90.21723 feet; Thence, South 89°3'5" West for 33.00006 feet; Thence, South 0°9'53" East for 83.00885 feet; Thence, South 89°3'8" West for 99.00008 feet; Thence, North 0°9'54" West for 83.00764 feet; Thence, North 89°3'6"

East for 71.99452 feet; Thence, North 0°12'34" West for 31.79284 feet; Thence, South 89°3'6" West for 107.18697 feet; Thence, North 0°6'50" West for 31.05648 feet; Thence, North 0°12'21" West for 10.19598 feet; Thence, South 89°33'1" West for 40.00976 feet; Thence, South 89°3'47" West for 89.00071 feet; Thence, South 89°3'48" West for 76.00098 feet; Thence, South 89°26'29" West for 80.00141 feet; Thence, South 0°10'55" East for 30.85685 feet; Thence, South 89°5'3" West for 72.32354 feet; Thence, South 0°5'51" East for 2.81696 feet; Thence, South 88°41'41" West for 147.01544 feet; Thence, South 0°2'54" East for 42.42327 feet; Thence, South 89°3'6" West for 149.96011 feet; Thence, North 0°6'19" West for 5.86667 feet; Thence, South 89°34'38" West for 66.00126 feet; Thence, South 88°57'13" West for 122.56711 feet; Thence, North 0°6'11" West for 34.10992 feet; Thence, South 89°43'44" West for 16.50003 feet; Thence, South 88°57'14" West for 150.02097 feet; Thence, North 0°6'11" West for 3.80394 feet; Thence, South 89°58'44" West for 65.67119 feet; Thence, South 88°57'53" West for 110.82297 feet; Thence, South 88°55'23" West for 35.17801 feet; Thence, North 0°43'57" West for 29.97762 feet; Thence, South 89°15'57" West for 3.99977 feet; Thence, North 0°24'8" West for 40.03983 feet; Thence, North 0°0'0" West for 49.91292 feet; Thence, South 88°58'2" West for 121.35361 feet; Thence, South 88°54'1" West for 70.94852 feet; Thence, North 22°37'32" West for 161.34067 feet; Thence, South 88°57'39" West for 314.86135 feet; Thence, South 22°37'34" East for 84.66618 feet; Thence, North 89°49'14" West for 78.86121 feet; Thence, South 0°16'51" East for 122.6119 feet; Thence, North 89°42'5" East for 24.75306 feet; Thence, North 88°3'15" East for 49.75286 feet; Thence, North 89°47'16" East for 53.9423 feet; Thence, North 88°57'22" East for 149.92468 feet; Thence, South 22°37'34" East for 36.31282 feet; Thence, South 88°57'17" West for 149.9232 feet; Thence, South 88°21'20" West for 53.50717 feet; Thence, South 22°29'12" East for 16.82471 feet; Thence, South 88°57'18" West for 70.28634 feet; Thence, South 88°34'37" West for 24.91557 feet; Thence, South 0°15'1" East for 209.50641 feet; Thence, North 89°18'14" East for 25.30814 feet; Thence, North 88°57'38" East for 75.79537 feet; Thence, South 0°35'24" East for 92.98702 feet; Thence, North 89°4'57" East for 117.74159 feet; Thence, South 22°41'34" East for 42.92205 feet; Thence, South 89°1'17" West for 134.44358 feet; Thence, South 0°22'31" East for 49.9991 feet; Thence, North 89°1'16" East for 31.48393 feet; Thence, South 10°4'11" East for 50.63275 feet; Thence, North 89°0'31" East for 0.8091 feet; Thence, South 19°32'6" East for 158.35102 feet; Thence, South 89°3'53" West for 168.64522 feet; Thence, North 0°21'31" West for 49.99934 feet; Thence, South 89°1'15" West for 50.00239 feet; Thence, South 89°1'15" West for 140.00817 feet; Thence, South 89°15'25" West for 251.93853 feet; Thence, South 89°34'51" West for 59.71838 feet; Thence, South 0°30'17" East for 99.76776 feet; Thence, South 89°0'38" West for 150.46265 feet; Thence, North 0°26'8" West for 142.79925 feet; Thence, South 89°16'15" West for 150.04121 feet; Thence, North 0°10'30" West for 35.00011 feet; Thence, North 89°16'48" East for 150.06791 feet; Thence, North 0°35'4" West for 34.6867 feet; Thence, South 89°23'59" West for 150.01644 feet; Thence, North 0°20'17" West for 69.9997 feet; Thence, North 89°16'48" East for 150.05184 feet; Thence, North 0°25'45" West for 209.85851 feet; Thence, South 89°20'1" West for 149.71764 feet; Thence, North 0°20'18" West for 50.00031 feet; Thence, North 89°17'5" East for 150.01448 feet; Thence, North 0°23'21" West for 167.51263 feet; Thence, South 89°16'48" West for 149.86511 feet; Thence, North 0°20'17" West for 49.50016 feet;

Thence, North 89°16'47" East for 149.97038 feet; Thence, North 0°20'54" West for 133.00008 feet; Thence, North 89°16'47" East for 35.74603 feet; Thence, North 1°3'33" West for 60.0043 feet; Thence, North 0°20'53" West for 49.70255 feet; Thence, South 89°13'8" West for 35.01767 feet; Thence, North 0°21'1" West for 49.70527 feet; Thence, South 89°11'42" West for 149.9027 feet; Thence, North 0°4'41" West for 32.57447 feet; Thence, North 89°9'41" East for 149.7789 feet; Thence, North 0°22'20" West for 68.68167 feet; Thence, South 89°7'14" West for 149.90627 feet; Thence, North 0°28'27" West for 64.5734 feet; Thence, North 89°4'52" East for 150.00352 feet; Thence, North 0°19'32" West for 32.68938 feet; Thence, South 89°1'25" West for 31.76019 feet; Thence, North 0°27'26" West for 99.31032 feet; Thence, North 0°26'53" West for 60.00322 feet; Thence, South 88°57'39" West for 117.7598 feet; Thence, North 0°20'17" West for 351.75236 feet; Thence, North 89°3'12" East for 299.60584 feet; Thence, North 88°46'44" East for 60.0067 feet; Thence, North 89°15'41" East for 124.7304 feet; Thence, South 0°28'32" East for 132.79481 feet; Thence, South 89°20'21" West for 125.00236 feet; Thence, North 0°21'28" West for 82.41677 feet; Thence, South 88°48'25" West for 60.00599 feet; Thence, South 89°2'25" West for 149.8121 feet; Thence, South 0°20'52" East for 301.29413 feet; Thence, South 0°20'53" East for 60.00439 feet; Thence, North 88°57'38" East for 149.87681 feet; Thence, South 0°21'28" East for 1208.26904 feet; Thence, North 89°16'47" East for 60.00111 feet; Thence, North 89°16'48" East for 251.93712 feet; Thence, North 0°21'32" West for 600.00549 feet; Thence, South 89°20'54" West for 80.23598 feet; Thence, North 0°39'42" West for 151.51043 feet; Thence, North 1°1'37" West for 58.39077 feet; Thence, North 89°4'38" East for 221.46836 feet; Thence, North 0°3'39" West for 49.99904 feet; Thence, North 88°57'39" East for 50.00334 feet; Thence, North 89°0'43" East for 119.12101 feet; Thence, North 1°5'29" West for 100.23516 feet; Thence, North 89°1'7" East for 133.6337 feet; Thence, North 89°13'29" East for 78.65012 feet; Thence, South 22°37'32" East for 160.91341 feet;

Exhibit 2

Property Characteristics

Findings substantiating that not less than 50%, by area, of the real property within the proposed district in need of conservation within the meaning of Section 66.1105(4) (gm) 4.a. Wisconsin Statutes.

See attached list (next six pages)

Tax Key	Property Address				Owner Name	Land Assessment	Improvement Assessment	Total Assessed Value	Lot SF	In Need of Conservation or Rehabilitation
2810501100	3324	N	RICHARDS	ST	EARL M MOORE	\$12,900	\$46,000	\$58,900	8280	8,280
2810503100	3310	N	RICHARDS	ST	MADELYN PELLOT VEGA	\$10,000	\$74,500	\$84,500	6120	
2810506000	3303	N	BUFFUM	ST	SEMECA ANDERSON	\$8,100	\$71,800	\$79,900	4680	
2810507100	3307	N	BUFFUM	ST	SEAN MCDANIEL	\$9,800	\$85,900	\$95,700	6000	
2810508100	3313	N	BUFFUM	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	2640	2,640
2810509100	3317	N	BUFFUM	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3360	3,360
2811405000	3223	N	BUFFUM	ST	CLAUER LLC	\$7,200	\$81,400	\$88,600	4059	4,059
2811406000	3229	N	BUFFUM	ST	ROBERT G ULLRICH	\$7,200	\$45,400	\$52,600	4059	4,059
2811407000	3231	N	BUFFUM	ST	NOBY WISCO LLC	\$7,200	\$76,800	\$84,000	4059	4,059
2811408000	3237	N	BUFFUM	ST	MACY HOLDINGS LLC	\$7,200	\$55,300	\$62,500	4059	4,059
2811412000	3224	N	BUFFUM	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3960	3,960
2811502000	319	E	AUER	AV	CITY OF MILWAUKEE	\$0	\$0	\$0	3035	3,035
2811503000	3167	N	BUFFUM	ST	DORRIS WASHINGTON SHAW TOD	\$8,300	\$85,900	\$94,200	4880	
2811504000	3161	N	BUFFUM	ST	WILLOW GLEN EQUITY LLC	\$7,500	\$86,100	\$93,600	4270	4,270
2811505000	3157	N	BUFFUM	ST	JSMG HOLDINGS LLC	\$7,500	\$99,400	\$106,900	4270	4,270
2811510000	3135	N	BUFFUM	ST	MILWAUKEE HABITAT FOR HUMANI	\$0	\$0	\$0	4269	
2811621000	3326	N	RICHARDS	ST	MILWAUKEE HABITAT FOR HUMANI	\$0	\$0	\$0	4329	
2812406000	3158	N	RICHARDS	ST	VEL HOLDINGS LLC	\$6,600	\$79,600	\$86,200	3600	3,600
2812407000	3154	N	RICHARDS	ST	LIAT MAYER	\$6,600	\$68,600	\$75,200	3600	
2812408000	3150	N	RICHARDS	ST	JOSEPH R ANDERSON	\$6,600	\$0	\$6,600	3600	3,600
2812409000	3148	N	RICHARDS	ST	JOSEPH R ANDERSON	\$6,600	\$54,300	\$60,900	3600	
2812410000	3142	N	RICHARDS	ST	VANESSA HILTS	\$6,600	\$70,900	\$77,500	3600	3,600
2812411000	3138	N	RICHARDS	ST	ANNIE L WOOLFOLK	\$6,600	\$93,700	\$100,300	3600	
2812412000	3134	N	RICHARDS	ST	MILWAUKEE HABITAT FOR HUMANI	\$0	\$0	\$0	3599	
2812506100	3214	N	RICHARDS	ST	ELLA A HILL	\$11,700	\$54,500	\$66,200	7380	
2812508000	3219	N	BUFFUM	ST	REBECCA J LOSS	\$6,800	\$111,100	\$117,900	3690	
2812509000	3215	N	BUFFUM	ST	JIMMIE LOCKETT	\$6,800	\$93,800	\$100,600	3690	
2812510000	3211	N	BUFFUM	ST	NOBY WISCO LLC	\$6,800	\$95,400	\$102,200	3690	3,690
2812511000	3207	N	BUFFUM	ST	KARLISHA MURRELL	\$6,800	\$87,600	\$94,400	3690	
2812512000	3201	N	BUFFUM	ST	FERNANDO DELGADILLO	\$5,600	\$179,600	\$185,200	5368	

2819971000	3254	N	BUFFUM	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3960	3,960
2819985000	3260	N	RICHARDS	ST	MILWAUKEE HABITAT FOR HUMANI	\$0	\$0	\$0	4533	
2819991000	3241	N	BUFFUM	ST	CITY OF MILWAUKEE	\$7,200	\$0	\$7,200	4059	4,059
2819992000	3245	N	BUFFUM	ST	3245 BUFFUM LLC	\$7,200	\$83,000	\$90,200	4059	4,059
2819993000	3249	N	BUFFUM	ST	ISRAEL HERNANDEZ	\$7,200	\$81,600	\$88,800	4059	4,059
2819994000	3253	N	BUFFUM	ST	JEFFERSON LOTZ	\$7,200	\$77,500	\$84,700	4059	4,059
2819995000	3259	N	BUFFUM	ST	RESIDENTIAL PROPERTIES RESOU	\$6,800	\$44,500	\$51,300	3690	3,690
2819996000	3263	N	BUFFUM	ST	KEELING INV GROUP LLC	\$6,800	\$69,700	\$76,500	3690	3,690
2819997000	3267	N	BUFFUM	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3675	3,675
2819998000	3271	N	BUFFUM	ST	MARDELL CHRISTON	\$7,200	\$84,200	\$91,400	4059	
2819999000	3279	N	BUFFUM	ST	RESIDENTIAL PROPERTIES RESOU	\$3,000	\$154,700	\$157,700	6519	
2820313100	3342	N	1ST	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	9240	9,240
2820315100	3332	N	1ST	ST	JEREMY POLLEY	\$11,100	\$71,100	\$82,200	6930	6,930
2820317100	3324	N	1ST	ST	CHERISE EASLEY	\$11,000	\$64,500	\$75,500	6855	6,855
2820352000	130	W	CONCORDIA	AV	DROR SELA	\$6,500	\$72,500	\$79,000	3536	3,536
2820353000	3302	N	2ND	ST	NICOLE SPILLERS	\$6,300	\$50,000	\$56,300	3332	
2820354000	3306	N	2ND	ST	DAF PROPERTIES LLC	\$6,300	\$56,900	\$63,200	3332	3,332
2820355000	3310	N	2ND	ST	TREVOR HECK	\$7,800	\$79,400	\$87,200	4500	
2820356000	3314	N	2ND	ST	DEVONJALO SIMMONS	\$7,800	\$45,300	\$53,100	4500	4,500
2820357000	3318	N	2ND	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	4500	4,500
2820358000	3322	N	2ND	ST	GERTUDE L MARTIN	\$8,200	\$91,400	\$99,600	4800	4,800
2820359000	3326	N	2ND	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	4521	4,521
2820377000	127	W	CONCORDIA	AV	GRACEFUL LIVING LLC	\$22,100	\$107,600	\$129,700	15217	15,217
2820378000	3278	N	2ND	ST	MILWAUKEE HABITAT FOR HUMANI	\$0	\$0	\$0	6775	
2820379000	3272	N	2ND	ST	INNER CITY REDEVELOPMENT	\$11,400	\$0	\$11,400	7200	7,200
2820380000	3266	N	2ND	ST	RAY C TRUSS	\$10,400	\$80,800	\$91,200	6450	6,450
2820381000	3260	N	2ND	ST	INNER CITY REDEVELOPMENT	\$11,000	\$0	\$11,000	6900	6,900
2820387000	110	W	RING	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	2498	2,498
2820400100	3212	N	2ND	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	10880	10,880
2820411000	3368	N	3RD	ST	LUIS DELGADILLO	\$7,800	\$0	\$7,800	4500	4,500
2820412000	3402	N	3RD	ST	RISING STAR INVESTMENTS, LLC	\$8,400	\$72,200	\$80,600	4950	4,950
2820413000	3406	N	3RD	ST	AIESHA L WARD	\$8,400	\$113,500	\$121,900	4950	
2820414000	3410	N	3RD	ST	ROSE JONES	\$8,400	\$49,400	\$57,800	4950	

2820415100	3414	N	3RD	ST	BRUCE L MARTIN	\$14,400	\$44,600	\$59,000	9450	9,450
2820417000	3422	N	3RD	ST	LEE I VINES	\$9,000	\$49,600	\$58,600	5400	5,400
2820418000	3353	N	2ND	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	6737	6,737
2820419000	3345	N	2ND	ST	MILWAUKEE HABITAT FOR HUMANI	\$0	\$0	\$0	3690	
2820420100	3341	N	2ND	ST	JOANNE RAMOS	\$11,700	\$77,500	\$89,200	7380	
2820503100	138	E	AUER	AV	CITY OF MILWAUKEE	\$0	\$0	\$0	5478	5,478
2820504000	144	E	AUER	AV	2935 21ST LLC	\$5,500	\$40,500	\$46,000	2739	2,739
2820713100	3325	N	PALMER	ST	SPARKLE RILEY	\$8,100	\$40,400	\$48,500	4710	4,710
2820714100	3321	N	PALMER	ST	MILWAUKEE HABITAT FOR HUMANI	\$0	\$0	\$0	6331	
2820716100	3313	N	PALMER	ST	818 MANAGEMENT LLC	\$9,300	\$46,400	\$55,700	5625	5,625
2820717000	140	E	CONCORDIA	AV	TYLER SILVERMAN	\$6,000	\$95,000	\$101,000	3150	3,150
2820725000	3260	N	ACHILLES	ST	MILWAUKEE HABITAT FOR HUMANI	\$0	\$0	\$0	5010	
2820726000	3256	N	ACHILLES	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3220	3,220
2820737000	3224	N	ACHILLES	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3216	3,216
2820738000	3220	N	ACHILLES	ST	EASTIN REALTY LLC	\$6,300	\$47,000	\$53,300	3317	3,317
2820739000	3216	N	ACHILLES	ST	JOEL NATARENO	\$6,300	\$65,100	\$71,400	3317	3,317
2821101000	3265	N	1ST	ST	BELINDA EDWARDS	\$4,600	\$80,900	\$85,500	2100	2,100
2821112110	3221	N	1ST	ST	TKO HOLDINGS LLC	\$15,600	\$59,400	\$75,000	10370	10,370
2821302000	3373	N	2ND	ST	IBRAHIM M HAMAD	\$6,900	\$0	\$6,900	3813	3,813
2821303000	3371	N	2ND	ST	MILWAUKEE HABITAT FOR HUMANI	\$0	\$0	\$0	3936	
2821305000	3354	N	3RD	ST	ADVANCE INVESTORS LLC	\$0	\$0	\$0	4651	4,651
2821306100	3358	N	3RD	ST	LUIS DELGADILLO	\$15,200	\$86,600	\$101,800	10050	10,050
2821314000	3353	N	3RD	ST	PRISCILLA WARREN	\$7,200	\$90,800	\$98,000	3990	
2821316000	3348	N	VEL R PHILLIPS	AV	MILWAUKEE HABITAT FOR HUMANI	\$0	\$0	\$0	4046	
2821317000	3352	N	VEL R PHILLIPS	AV	RESIDENTIAL PROPERTIES RESOU	\$7,100	\$107,800	\$114,900	3960	3,960
2821401000	3365	N	2ND	ST	KRISTIN ZIETLOW	\$7,200	\$63,800	\$71,000	4059	4,059
2821402000	3363	N	2ND	ST	CHAROLETTE L SMITH TOD	\$7,600	\$79,700	\$87,300	4305	4,305
2821403000	3357	N	2ND	ST	TONNY OCHIDO	\$7,900	\$55,700	\$63,600	4551	4,551
2821530000	3218	N	3RD	ST	MAURICE A HAMPTON	\$9,400	\$0	\$9,400	5700	5,700
2821566100	200	W	CONCORDIA	AV	MARANATHA KING OF KINGS & LO	\$0	\$0	\$0	14700	
2821609100	3223	N	3RD	ST	MAY L CRENSHAW	\$13,800	\$65,400	\$79,200	9000	9,000
2821610000	3229	N	3RD	ST	JESSE ANDERSON	\$11,800	\$61,400	\$73,200	7500	7,500
2821611000	3235	N	3RD	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	7495	7,495

2821615000	3244	N	MARTIN L KING JR	DR	CITY OF MILWAUKEE	\$0	\$0	\$0	6814	6,814
2821616000	3240	N	MARTIN L KING JR	DR	CITY OF MILWAUKEE	\$0	\$0	\$0	9452	9,452
2821617000	3232	N	MARTIN L KING JR	DR	HEART LOVE PLACE INC	\$3,300	\$0	\$3,300	6584	6,584
2821637000	3222	N	JULIA	ST	EEI REAL ESTATE HOLDINGS	\$9,400	\$0	\$9,400	5700	5,700
2821648110	3252	N	DR WILLIAM FINLAYSON	ST	3214 JULIA LLC	\$9,800	\$50,500	\$60,300	6000	6,000
2821660112	3261	N	MARTIN L KING JR	DR	STEELE LAKESHORE LP	\$33,200	\$341,400	\$374,600	24474	
2821677100	515	W	RING	ST	WATSON ALLEN	\$8,500	\$51,000	\$59,500	5000	5,000
2821678100	3249	N	DR WILLIAM FINLAYSON	ST	ANNETTE RAGSDALE	\$13,800	\$66,900	\$80,700	9000	9,000
2821680000	3235	N	DR WILLIAM FINLAYSON	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	6999	6,999
2821681000	3227	N	DR WILLIAM FINLAYSON	ST	RYAN SROCK	\$11,200	\$100,500	\$111,700	7000	7,000
2821684000	3211	N	DR WILLIAM FINLAYSON	ST	BEVERLY WILSON	\$11,200	\$47,500	\$58,700	7000	7,000
2821685000	3205	N	DR WILLIAM FINLAYSON	ST	BEVERLY WILSON	\$11,200	\$86,300	\$97,500	7000	7,000
2821686100	3169	N	DR WILLIAM FINLAYSON	ST	DEIDRIA BARNES	\$13,000	\$89,400	\$102,400	8400	8,400
2821688000	3163	N	DR WILLIAM FINLAYSON	ST	MICHELLE C MORGAN	\$0	\$0	\$0	4571	
2821690121	3153	N	DR WILLIAM FINLAYSON	ST	WADES LEGACII PROPERTY MANAG	\$14,700	\$99,800	\$114,500	9660	9,660
2821691000	3147	N	DR WILLIAM FINLAYSON	ST	TROY SANTOS	\$8,400	\$81,300	\$89,700	4900	4,900
2821692000	3143	N	DR WILLIAM FINLAYSON	ST	JOHN L TUCKER TOD	\$8,200	\$0	\$8,200	4760	4,760
2821693000	3139	N	DR WILLIAM FINLAYSON	ST	MARGARETTA BURRELL	\$8,200	\$47,200	\$55,400	4760	4,760
2821694000	3133	N	DR WILLIAM FINLAYSON	ST	PATRICIA L MINER TOD	\$8,200	\$51,000	\$59,200	4760	4,760
2821695000	3129	N	DR WILLIAM FINLAYSON	ST	PATRICIA L MINER TOD	\$8,200	\$79,000	\$87,200	4760	4,760
2821696000	3123	N	DR WILLIAM FINLAYSON	ST	NIKITA U DICKERSON	\$0	\$0	\$0	7000	7,000
2821706000	3223	N	JULIA	ST	GWENDOLYN D HORTON	\$5,800	\$72,500	\$78,300	3000	
2821718000	3116	N	DR WILLIAM FINLAYSON	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	7933	7,933
2821719000	3122	N	DR WILLIAM FINLAYSON	ST	DELILAH A DELOACH	\$11,400	\$95,600	\$107,000	7150	7,150
2821722000	3130	N	DR WILLIAM FINLAYSON	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	6244	6,244
2821723000	3136	N	DR WILLIAM FINLAYSON	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	5577	5,577
2821727110	3160	N	DR WILLIAM FINLAYSON	ST	MIKE ARGEROPOULOS	\$20,700	\$90,900	\$111,600	14168	14,168
2821806000	3262	N	1ST	ST	LOVE ANIGHORO	\$6,200	\$13,300	\$19,500	3268	3,268
2821807000	3258	N	1ST	ST	TERRANCE WALKER	\$0	\$0	\$0	3268	
2821809000	114	E	RING	ST	MARY F GRAHAM	\$7,700	\$55,800	\$63,500	4370	
2821810000	118	E	RING	ST	DOROTHY CARTER REV TRUST	\$7,000	\$61,000	\$68,000	3838	
2821815100	3230	N	1ST	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3854	3,854
2821817100	3222	N	1ST	ST	MARGARET WILLIAMS TOD	\$8,900	\$64,800	\$73,700	5320	

2822322000	221	W	RANDOLPH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	4302	4,302
2822323000	3432	N	3RD	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	7062	7,062
2822324000	3436	N	3RD	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3745	3,745
2822505000	3263	N	RICHARDS	ST	CITY OF MILW HOUSING AUTH	\$0	\$0	\$0	3599	
2822511000	3260	N	PALMER	ST	MILWAUKEE HABITAT FOR HUMANI	\$0	\$0	\$0	4199	
2822518000	3261	N	PALMER	ST	TERRELL H CISTRUNK	\$7,800	\$81,600	\$89,400	4480	4,480
2822521000	143	E	CONCORDIA	AV	LOUIS RUPERT	\$12,000	\$69,300	\$81,300	7620	7,620
2822527000	3221	N	PALMER	ST	FOUNTAINHEAD CONTRACTING LLC	\$8,500	\$45,200	\$53,700	5040	5,040
2822530000	145	E	RING	ST	DANNY T MILLER	\$27,400	\$51,300	\$78,700	19260	
2822535000	3215	N	RICHARDS	ST	DENISE LAMAR EVERETT	\$8,200	\$85,300	\$93,500	4800	
2822542000	3224	N	PALMER	ST	MILWAUKEE HABITAT FOR HUMANI	\$0	\$0	\$0	5402	
2822706000	3159	N	RICHARDS	ST	DESIREE CLARK TOD	\$6,600	\$97,600	\$104,200	3600	
2822732000	3160	N	PALMER	ST	MILWAUKEE HABITAT FOR HUMANI	\$0	\$0	\$0	3601	
2822842000	3215	N	2ND	ST	ICRC HOUSING PROJECT NO 3	\$8,800	\$0	\$8,800	5255	5,255
2822871100	3227	N	ACHILLES	ST	DESEREE REDIC NKA DESEREE	\$8,500	\$74,000	\$82,500	4982	
2830882000	3345	N	6TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	7506	7,506
2830890000	3314	N	7TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	9758	9,758
2830892100	3324	N	7TH	ST	CITY OF MILWAUKEE	\$12,100	\$62,500	\$74,600	7688	7,688
2830893000	3326	N	7TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3593	3,593
2830894000	3330	N	7TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	3746	3,746
2830895000	3338	N	7TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	8570	8,570
2830896000	3344	N	7TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	6474	6,474
2830928000	3344	N	6TH	ST	JOHN STOKES	\$10,200	\$39,300	\$49,500	6250	
2830929000	3336	N	6TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	6304	6,304
2830930000	3330	N	6TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	4000	4,000
2830956100	3285	N	6TH	ST	CROSSING JORDAN MINISTRIES	\$0	\$0	\$0	22367	22,367
2830957000	3279	N	6TH	ST	DAWN C ISHAUG	\$11,800	\$73,100	\$84,900	7500	7,500
2830958000	3273	N	6TH	ST	DAWN C ISHAUG NKA	\$11,800	\$0	\$11,800	7500	7,500
2830961110	3261	N	6TH	ST	PENTECOSTAL DELIVERANCE SPIR	\$0	\$0	\$0	14912	
2830962000	3255	N	6TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	5717	5,717
2830967000	3264	N	7TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	4887	4,887
2830970000	3276	N	7TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	4888	4,888
2830971000	3280	N	7TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	4796	4,796

2830977000	623	W	CONCORDIA	AV	PATRICIA P DAVIS	\$6,100	\$50,400	\$56,500	3200	
2831061100	617	W	RING	ST	AQUEELAH S WARREN BUFFORD	\$13,600	\$43,700	\$57,300	7500	
2831063000	3241	N	6TH	ST	DENNIS J GILLON	\$11,800	\$51,300	\$63,100	7500	
2831064100	3235	N	6TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	7506	7,506
2831066000	3229	N	6TH	ST	MELISSA M PORTIS	\$11,800	\$76,500	\$88,300	7500	
2831067000	3221	N	6TH	ST	CHRISTOPHER M MACKLIN	\$11,800	\$51,800	\$63,600	7500	
2831068000	3215	N	6TH	ST	ANGELICA M LOPEZ	\$11,800	\$88,200	\$100,000	7500	
2831069000	3207	N	6TH	ST	MOHAMED A ADEN	\$8,800	\$87,900	\$96,700	5250	
2831070000	3203	N	6TH	ST	CLEM STONE PROPERTIES LLC	\$8,800	\$52,000	\$60,800	5250	5,250
2831071000	3175	N	6TH	ST	KATELYN WILKES	\$8,800	\$47,800	\$56,600	5250	5,250
2831072000	3169	N	6TH	ST	COLT HOLDINGS, LLC	\$8,800	\$51,300	\$60,100	5250	5,250
2831073000	3165	N	6TH	ST	JAMES T MATTHEWS	\$8,800	\$84,400	\$93,200	5250	5,250
2831074110	3159	N	6TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	6001	6,001
2831074120	3157	N	6TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	5250	5,250
2831076000	3151	N	6TH	ST	RESIDENTIAL PROPERTIES	\$8,800	\$80,700	\$89,500	5250	5,250
2831077000	3145	N	6TH	ST	RPRFII A LLC	\$8,800	\$82,300	\$91,100	5250	5,250
2831079100	3137	N	6TH	ST	KALA SANDERS REVOCABLE TRUST	\$14,800	\$81,700	\$96,500	9750	
2831083100	3117	N	6TH	ST	DANA BROWN	\$16,600	\$107,800	\$124,400	11100	
2831084000	3113	N	6TH	ST	LARRY CARNELL	\$8,400	\$84,100	\$92,500	4950	
2831085000	3109	N	6TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	5613	5,613
2831097000	3128	N	7TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	5250	5,250
2831099100	3136	N	7TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	10526	10,526
2831108100	3172	N	7TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	7509	7,509
2831116100	3228	N	7TH	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	7419	7,419
2831122000	519	W	RING	ST	RPRFII A LLC	\$10,800	\$37,900	\$48,700	6750	6,750
2831123000	527	W	RING	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	5263	5,263
2831144000	3122	N	6TH	ST	DEBORAH TURTENWALD	\$16,600	\$85,500	\$102,100	11088	
2831080100	3133	N	6TH	ST	JESSE SANDERS	\$15,800	\$32,000	\$47,800	10500	
2821682100	3217	N	DR WILLIAM FINLAYSON	ST	ROBERT A THOMPSON	\$20,500	\$32,800	\$53,300	14000	14,000
2821726215	3157	N	JULIA	ST	CITY OF MILWAUKEE	\$0	\$0	\$0	5036	5,036
2830889100	3308	N	7TH	ST	ALCUS T THOMPSON	\$18,800	\$28,500	\$47,300	12750	12,750
TOTAL									1,159,408	789,428

Exhibit 3
TERM SHEET
Harambee Homeownership Initiative
TID No. 124

Project

The Harambee Homeownership Initiative (the “Project”) is a targeted and coordinated effort to promote homeownership in the Harambee neighborhood. The Project consists of the construction of 59 single family homes will be constructed and sold for affordable homeownership opportunities (the "Project").

The homes will be developed on scattered site vacant city owned lots located in the area roughly bounded by West & East Burleigh Street, West Randolph Street, North 7th Street and North Buffum Street.

Development Team

The Project is being developed by a collaboration of the Envision Growth, LLC. (“Envision Growth”), Milwaukee Habitat for Humanity, Inc. (“Habitat for Humanity”) and the Community Development Alliance, Inc. (“Community Development Alliance”) (collectively, “Development Collaboration”).

Envision Growth will be developing eight early childhood education homes (“ECE Homes”) for affordable homeownership to employees of early childhood education facilities. Envision Growth was founded in 2019 and is a Milwaukee-based real estate firm focusing on healthy people and communities through real estate development.

Habitat for Humanity will be constructing 51 homes to be sold for affordable homeownership. Habitat for Humanity has a 40-year history of working to create and preserve affordable homeownership opportunities for low income families in Milwaukee. In addition to home building, Habitat for Humanity’s work with prospective homeowners includes coaching and support and homeowners contribute 210-370 hours of sweat equity as part of their homeownership investment. Habitat for Humanity also works to preserve home ownership by providing resources for essential home repairs in their service areas.

The Community Development Alliance is a coalition of residents, neighborhood organizations, funders, implementors, and other allies from the public and private sectors that collaborate on neighborhood improvement efforts in Milwaukee. More recently, it sponsored the creation of a Strategic Affordable Housing Plan for Milwaukee, which identified strategies to increase and preserve homeownership opportunities as well as increase and preserve affordable rental housing opportunities for very low-income households. It is coordinating the efforts of the Development Collaboration, as well as securing grants and raising equity to support the Project.

Project Budget:

Total estimated Project costs are \$17.5 million. Funding for the Project includes American Recovery Act Funds through Wisconsin Department of Workforce Development, donor

contributions, local philanthropy, material donations and volunteer construction services, and sales proceeds. Funding for the Project is being further leveraged through the efforts of the Community Development Alliance, which has secured low interest financing from local philanthropy to support Tax Incremental District No. 124.

Development Schedule

Development will begin the third quarter of 2025, with the staged completion of 59 single family homes through the end of 2029.

Tax Incremental District

The City intends to create a Tax Incremental District ("TID No.124") in an amount up to \$2,850,000 to assist in funding a portion of the costs of the Project as set forth in the Project Plan.

Closing

Closing shall be on or before August 31, 2025.

Funding

The Community Development Alliance ("Project Funder") shall advance up to \$2,850,000 of costs related to the Project (subject to review of the final project budget and funding sources) and shall be repaid for these costs through the Monetary Obligation (as defined below).

Each year, following the deduction of Annual Expenses, 100% of annual incremental tax revenue collected from TID No.124 will be allocated to repay the Project Funder for costs incurred for the Project through payments on the Monetary Obligation, provided that each phase of the Project anticipated for that year and all previous years has reached Substantial Completion. If Substantial Completion of a phase of the Project has not been completed, the City will deposit an amount equal to 100% of the tax incremental revenue actually received by City from TID No.124, less Annual Expenses, into a special fund established for TID No. 124, and release to Project Funder once Substantial Completion such phase has been complete.

All City payments of tax incremental revenue received by City from TID No. 124 shall be subject to annual appropriation. If not appropriated, City shall not expend such tax increments for any other TID No. 124 project costs.

Monetary Obligation

The Monetary Obligation consists of a limited and conditional obligation of the City to repay the Development Collaboration an amount up to \$2,850,000 plus interest on the outstanding balance of the Monetary Obligation at 2.5% per year.

The City may, at any time or from time to time, without notice, penalty, or fee, prepay all or any portion of the Monetary Obligation. In the event that City prepays a portion of the Monetary Obligation, 100% of tax incremental revenue allocated to payment of the Monetary Obligation shall be proportionately reduced to reflect such prepayment. Tax incremental revenue will not be pledged to the payment of the Monetary Obligation, and the Monetary Obligation shall not constitute a general obligation of City or count against its statutory debt limits.

Monetary Obligation Earned

Upon Substantial Completion of the Project (as hereinafter defined), the Development Collaboration shall submit a certification of project completion detailing Project costs with evidence that funding in the amount of the Monetary Obligation has been invested in the Project. Such certification and supporting evidence shall be in a form reasonably acceptable to the City. The amount of the Monetary Obligation shall be deemed earned upon approval of such certification by City's Commissioner of City Development (the "Commissioner").

Design/Consistency with Approved Plan

Plans and specifications for the Project shall be subject to the review and approval of the Commissioner, which review and approval shall not be unreasonably withheld, conditioned or delayed.

Terms of Payments

City payments on the Monetary Obligation will terminate: (i) at the time the Monetary Obligation is fully paid; or (ii) with the payment derived from the 2049 tax levy, payable in 2050, whichever occurs first.

Material Disturbance

If the Project has not achieved Substantial Completion of all phases by June 30, 2030 (unless caused in substantial part by an event of Force Majeure) (a "Material Disturbance"), then City shall have the right (but not the obligation) to reduce the Monetary Obligation to an amount equal to the number of Project homes completed multiplied by \$45,000, using the following procedure:

- (1) City shall give Development Collaboration notice of its intention to terminate further payments on the Monetary Obligation, and Development Collaboration shall have 180 days to cure the Material Disturbance (unless such cure cannot reasonably be completed within such 180-day period, in which event such cure period shall be extended as reasonably necessary for Development Collaboration to pursue the cure to completion, so long as Development Collaboration diligently undertakes such cure and such cure period, as extended, does not exceed 365 days).
- (2) Thereafter, if Development Collaboration has not eliminated the Material Disturbance within the timeframes set forth in subsection (1) above, and if City still intends to terminate payments on the Monetary Obligation, City's Common Council may adopt a resolution determining that the Material Disturbance prevents the substantial realization of the public benefits contemplated as a result of the Project and constitutes just cause for the termination of the Monetary Obligation. In such event, City may thereafter file a certificate with Development Collaboration (attaching the resolution of the Common Council) stating that City has elected to terminate payments on the Monetary Obligation. Upon City's filing of such certificate, the Monetary Obligation would terminate.

Development Collaboration Responsibilities:

The Development Collaboration shall have the following responsibilities:

- Design and develop the Project consistent with City-approved plans.
- Submit final development budget for the Project, financing commitments, and proof that all funding sources have been committed (prior to closing), all of which shall be reasonably acceptable to City.
- Commence construction of the Project by August 31 of 2025 and achieve Substantial Completion of the Project by June 30, 2030 (as hereinafter defined). “Commence construction” shall include grading or any other earthwork activities, or activities related to securing the Project site with construction or temporary fencing.

Human Resources:

The Development Collaboration (and/or the applicable Development Partners) and City will enter into Human Resources Agreements based on the proportionate share of the Monetary Obligation allocated to each partner.

- Due to Habitat for Humanity’s non-profit status, the affordable homeownership focus of the development, and the volunteer model, the Habitat for Humanity Human Resource Agreement will provide for best efforts utilization of certified Small Business Enterprise for 25% of Project construction costs, 25% for purchase of goods and services, and 18% of amounts expended for the purchase of professional services deemed eligible pursuant to SBE Guidelines and provide for best efforts utilization of unemployed and underemployed residents for no less than 40% of the total worker hours expended on construction of the Project.
- The Envision Growth Component Human Resource Agreement will provide for best efforts utilization of certified Small Business Enterprise for 25% of Project construction costs, 25% for purchase of goods and services, and 18% of amounts expended for the purchase of professional services deemed eligible pursuant to SBE Guidelines and provide for best efforts utilization of unemployed and underemployed residents for no less than 40% of the total worker hours expended on construction of the Project.

Tax Exemption

No portion of the Project shall at any time after closing be exempt from real estate taxes. This restriction shall be memorialized by a PILOT Agreement or a permanent covenant which runs with the Project land and may only be released by a resolution adopted by City’s Common Council.

Limits on Development Collaboration Action

Until all obligations under the Development Agreement have been fully discharged, Envision Growth and Habitat for Humanity may not, without City’s consent, which shall not be unreasonably withheld, conditioned or delayed:

- Liquidate or consolidate the Project sites (other than combining or dividing sites for the purpose of creating buildable lots for the Project);
- Merge with another entity;
- Sell, lease or transfer the Project sites other than for sales to owner occupant purchasers in the ordinary course of business;
- Enter into any transaction that would materially adversely affect the ability of

Development Collaboration to complete the Project or fulfill its obligations under the Development Agreement; or

- Assume or guarantee the obligations of any other person or entity that would materially adversely affect the ability of Development Collaboration to complete the Project or fulfill its obligations under the Development Agreement.

Development Agreement:

The Development Collaboration and City shall finalize a draft of a development agreement (“Development Agreement”) containing terms substantially consistent with this Term Sheet and customary for such development agreements, provided all such terms shall be mutually acceptable to Development Collaboration and City. The Development Agreement shall be executed by Development Collaboration and City at closing. The City and Development Collaboration shall cooperate to finalize the Development Agreement within 30 days of Common Council approval of TID #124.

General:

This term sheet does not constitute an agreement between Development Collaboration and the City. The terms set forth and any other requirements necessary for a transaction of this sort shall be incorporated into a Development Agreement to be entered into between Development Collaboration and City. In recognition that there may be adjustments of the dates and descriptions herein as well as administrative approvals which will require the exercise of reasonable discretion on behalf of City, the Commissioner will be authorized under these agreements to exercise such discretion and grant such approvals.

Attachment 1

DEFINITIONS

“Annual Expenses” means \$7,500.

“Force Majeure” means circumstances under which any party is delayed or prevented from the performance of any act required by an agreement by reason of fire, earthquake, war, flood, riot, strikes, labor disputes, pandemic, epidemic, judicial orders, public emergency or regulations, or other causes beyond the reasonable control of the party obligated to perform, then performance of such act shall be excused for the period of such delay, and the time for the performance of any such act shall be extended for a period commensurate with the nature of such delay.

“Human Resources Agreement” means agreements in a form customary for developer-funded tax incremental districts.

“Monetary Obligation” means a limited and conditional obligation of the City to repay Development Collaboration in an amount up to \$2,850,000 plus interest on the outstanding balance at 2.5% per year.

“Project Plan” means the Plan for Tax Incremental District No. 124.

“Substantial Completion” means the completion and receipt of Building Inspection Certificates for the following number of cumulative homes by the following dates:

<i>Phase #</i>	<i>Substantial Completion by:</i>	<i>Cumulative Total Number of Homes</i>
Phase 1	December 31, 2026	20 homes
Phase 2	December 31, 2027	34 homes
Phase 3	December 31, 2028	49 homes
Phase 4	December 31, 2029	59 homes

Exhibit 4
Tax Incremental District #124
Harambee Homeownership Initiative
Economic Feasibility Study
April 25, 2025

Overview

The Harambee Homeownership Initiative (the “Project”) is a targeted and coordinated effort to promote homeownership in the Harambee neighborhood. The Project involves the construction of 59 single-family homes for affordable homeownership opportunities.

The project is being developed by a collaboration of Envision Growth, LLC, Milwaukee Habitat for Humanity, and the Community Development Alliance., which is providing coordination and funding for the project.

Financing Structure

In addition to the proposed TID contribution of \$2,850,00, each component of the project will have its own distinct funding sources.

Total estimated costs for the Project are \$17.5 million. Funding for the Project includes American Recovery Act Funds through the Wisconsin Department of Workforce Development, donor contributions, local philanthropy, material donations and volunteer construction services, and sales proceeds.

The Community Development Alliance Inc. will be providing the underlying financing to support TID No. 124, which has been secured from local philanthropy.

Current Property Value

The property in the district consists of 193 parcels with a total assessed value of \$9,474,600 which is the current base value of the District.

Projected Completed Value

The projected value of the Project upon completion is \$8,286,000.

The estimated assessed value of the Early Childhood Education (ECE) homes component of the Project is \$840,000, based on an estimated per property assessment of \$105,000 which is the target sales price for the eight properties. The estimated assessed value of the Habitat for Humanity homes component of the Project is \$7,446,000, based on an estimated per property assessment of \$146,000 which is the target sales price for the 51 properties.

Construction will be completed on a staged basis:

Year	ECE Homes Completed	Assessed Value ECE Homes	Habitat Homes Completed	Assessed Value Habitat Homes	Total New Annual Assessed Value
2025	8	\$840,000	7	\$1,022,000	\$1,862,000
2026	-	-	7	\$1,022,000	\$1,022,000
2027	-	-	15	\$2,190,000	\$2,190,000
2028	-	-	16	\$2,336,000	\$2,336,000
2029	-	-	6	\$876,000	\$876,000
TOTAL	8	\$840,000	51	\$7,446,000	\$8,286,000

Other Assumptions

- Tax Rate: 2.2216%
- Interest Rate on Payments to Developer: 2.5%.
- Maximum Term of Payments: 25 years
- Annual Appreciation: 1% for homes developed under the Project. In regard to the existing residential properties within the district boundaries, the appreciation rate is 0%.

District Cash Flow and Amortization of the Monetary Obligation

In a “pay-as-you-go” District, the Developer is accepting the risk that the District will generate sufficient incremental value to recapture the \$2,850,000 of costs, plus 2.5% interest, through future incremental revenue.

As shown in the projections in Table 1, forecasted tax incremental revenues are sufficient for the Developer to recover the proposed TID amount of \$2,850,000 plus interest in tax levy year 2049 (budget year 2050).

TID Feasibility - Developer Financed

Assessment		Budget	Base	Projected	TID	Admin		
No.	Year	Year	Value	Value	Incremental Value	Increment	Costs	Net Increment
1	2025	2026	10,500,000	10,500,000	-	-	(7,500)	-
2	2026	2027	10,500,000	12,362,000	1,862,000	41,365	(7,500)	26,365
3	2027	2028	10,500,000	13,402,620	2,902,620	64,483	(7,500)	56,983
4	2028	2029	10,500,000	15,621,646	5,121,646	113,781	(7,500)	106,281
5	2029	2030	10,500,000	18,008,863	7,508,863	166,814	(7,500)	159,314
6	2030	2031	10,500,000	18,959,951	8,459,951	187,943	(7,500)	180,443
7	2031	2032	10,500,000	19,044,551	8,544,551	189,822	(7,500)	182,322
8	2032	2033	10,500,000	19,129,996	8,629,996	191,721	(7,500)	184,221
9	2033	2034	10,500,000	19,216,296	8,716,296	193,638	(7,500)	186,138
10	2034	2035	10,500,000	19,303,459	8,803,459	195,574	(7,500)	188,074
11	2035	2036	10,500,000	19,391,494	8,891,494	197,530	(7,500)	190,030
12	2036	2037	10,500,000	19,480,409	8,980,409	199,505	(7,500)	192,005
13	2037	2038	10,500,000	19,570,213	9,070,213	201,500	(7,500)	194,000
14	2038	2039	10,500,000	19,660,915	9,160,915	203,515	(7,500)	196,015
15	2039	2040	10,500,000	19,752,524	9,252,524	205,551	(7,500)	198,051
16	2040	2041	10,500,000	19,845,049	9,345,049	207,606	(7,500)	200,106
17	2041	2042	10,500,000	19,938,500	9,438,500	209,682	(7,500)	202,182
18	2042	2043	10,500,000	20,032,885	9,532,885	211,779	(7,500)	204,279
19	2043	2044	10,500,000	20,128,214	9,628,214	213,897	(7,500)	206,397
20	2044	2045	10,500,000	20,224,496	9,724,496	216,036	(7,500)	208,536
21	2045	2046	10,500,000	20,321,741	9,821,741	218,196	(7,500)	210,696
22	2046	2047	10,500,000	20,419,958	9,919,958	220,378	(7,500)	212,878
23	2047	2048	10,500,000	20,519,158	10,019,158	222,582	(7,500)	215,082
24	2048	2049	10,500,000	20,619,349	10,119,349	224,808	(7,500)	217,308
25	2049	2050	10,500,000	20,720,543	10,220,543	227,056	(7,500)	219,556
						4,524,762	(187,500)	4,337,262

Annual appreciation	1.010
Discount Rate	2.50%
Base Value	10,500,000
Property Tax rate	2.2215615%
Developer Financed Costs	2,850,000

Exhibit 5

Property Owners

See attached list (next six pages)

Tax Key	Property Address	Owner Name
2810501100	3324 N RICHARDS ST	EARL M MOORE
2810503100	3310 N RICHARDS ST	MADELYN PELLOT VEGA
2810506000	3303 N BUFFUM ST	SEMECA ANDERSON
2810507100	3307 N BUFFUM ST	SEAN MCDANIEL
2810508100	3313 N BUFFUM ST	CITY OF MILWAUKEE
2810509100	3317 N BUFFUM ST	CITY OF MILWAUKEE
2811405000	3223 N BUFFUM ST	CLAUER LLC
2811406000	3229 N BUFFUM ST	ROBERT G ULLRICH
2811407000	3231 N BUFFUM ST	NOBY WISCO LLC
2811408000	3237 N BUFFUM ST	MACY HOLDINGS LLC
2811412000	3224 N BUFFUM ST	CITY OF MILWAUKEE
2811502000	319 E AUER AV	CITY OF MILWAUKEE
2811503000	3167 N BUFFUM ST	DORRIS WASHINGTON SHAW TOD, DOYLE SHAW JR TOD
2811504000	3161 N BUFFUM ST	WILLOW GLEN EQUITY LLC
2811505000	3157 N BUFFUM ST	JSMG HOLDINGS LLC
2811510000	3135 N BUFFUM ST	MILWAUKEE HABITAT FOR HUMANITY INC
2811621000	3326 N RICHARDS ST	MILWAUKEE HABITAT FOR HUMANITY INC
2812406000	3158 N RICHARDS ST	BIG CAT MANAGEMENT 3 LLC
2812407000	3154 N RICHARDS ST	LIAT MAYER
2812408000	3150 N RICHARDS ST	JOSEPH R ANDERSON
2812409000	3148 N RICHARDS ST	JOSEPH R ANDERSON
2812410000	3142 N RICHARDS ST	VANESSA HILTS
2812411000	3138 N RICHARDS ST	ANNIE L WOOLFOLK
2812412000	3134 N RICHARDS ST	MILWAUKEE HABITAT FOR HUMANITY INC
2812506100	3214 N RICHARDS ST	ELLA A HILL, AKA ELLA HUFFIN
2812508000	3219 N BUFFUM ST	REBECCA J LOSS, RODERICK J LOSS
2812509000	3215 N BUFFUM ST	JIMMIE LOCKETT
2812510000	3211 N BUFFUM ST	NOBY WISCO LLC
2812511000	3207 N BUFFUM ST	KARLISHA MURRELL, ,
2812512000	3201 N BUFFUM ST	FERNANDO DELGADILLO, LINDA DELGADILLO
2819971000	3254 N BUFFUM ST	CITY OF MILWAUKEE
2819985000	3260 N RICHARDS ST	MILWAUKEE HABITAT FOR HUMANITY INC
2819991000	3241 N BUFFUM ST	CITY OF MILWAUKEE

2819992000	3245 N BUFFUM ST	3245 BUFFUM LLC
2819993000	3249 N BUFFUM ST	ISRAEL HERNANDEZ, HILDA HERNANDEZ
2819994000	3253 N BUFFUM ST	JEFFERSON LOTZ, VO YEN NHI NGUYEN
2819995000	3259 N BUFFUM ST	RESIDENTIAL PROPERTIES RESOURCES OPZ FUND I LLC
2819996000	3263 N BUFFUM ST	KEELING INV GROUP LLC
2819997000	3267 N BUFFUM ST	CITY OF MILWAUKEE
2819998000	3271 N BUFFUM ST	DAVID CHRISTON
2819999000	3279 N BUFFUM ST	RESIDENTIAL PROPERTIES RESOURCES OPZ FUND I LLC
2820313100	3342 N 1ST ST	CITY OF MILWAUKEE
2820315100	3332 N 1ST ST	JEREMY POLLEY
2820317100	3324 N 1ST ST	CHERISE EASLEY, EDWARD EASLEY
2820352000	130 W CONCORDIA AV	DROR SELA
2820353000	3302 N 2ND ST	NICOLE SPILLERS
2820354000	3306 N 2ND ST	DAF PROPERTIES LLC
2820355000	3310 N 2ND ST	TREVOR HECK
2820356000	3314 N 2ND ST	DEVONJALO SIMMONS
2820357000	3318 N 2ND ST	CITY OF MILWAUKEE
2820358000	3322 N 2ND ST	GERTUDE L MARTIN, JERRY MARTIN
2820359000	3326 N 2ND ST	CITY OF MILWAUKEE
2820377000	127 W CONCORDIA AV	GRACEFUL LIVING LLC
2820378000	3278 N 2ND ST	MILWAUKEE HABITAT FOR HUMANITY INC
2820379000	3272 N 2ND ST	INNER CITY REDEVELOPMENT, CORP (153), C/O OGDEN & CO IN AS AGENT
2820380000	3266 N 2ND ST	RAY C TRUSS
2820381000	3260 N 2ND ST	INNER CITY REDEVELOPMENT, CORP (154), C/O OGDEN & CO IN AS AGENT
2820387000	110 W RING ST	CITY OF MILWAUKEE
2820400100	3212 N 2ND ST	CITY OF MILWAUKEE
2820411000	3368 N 3RD ST	LUIS DELGADILLO
2820412000	3402 N 3RD ST	RISING STAR INVESTMENTS, LLC
2820413000	3406 N 3RD ST	AIESHA L WARD
2820414000	3410 N 3RD ST	ROSE JONES
2820415100	3414 N 3RD ST	BRUCE L MARTIN
2820417000	3422 N 3RD ST	LEE I VINES
2820418000	3353 N 2ND ST	CITY OF MILWAUKEE
2820419000	3345 N 2ND ST	MILWAUKEE HABITAT FOR HUMANITY INC

2820420100	3341 N 2ND ST	JOANNE RAMOS, JESUS ACEVEDO SOTO
2820503100	138 E AUER AV	CITY OF MILWAUKEE
2820504000	144 E AUER AV	2935 21ST LLC
2820713100	3325 N PALMER ST	SPARKLE RILEY
2820714100	3321 N PALMER ST	MILWAUKEE HABITAT FOR HUMANITY INC
2820716100	3313 N PALMER ST	818 MANAGEMENT LLC, C/O JAMES PHELPS JR
2820717000	140 E CONCORDIA AV	TYLER SILVERMAN
2820725000	3260 N ACHILLES ST	MILWAUKEE HABITAT FOR HUMANITY INC
2820726000	3256 N ACHILLES ST	CITY OF MILWAUKEE
2820737000	3224 N ACHILLES ST	CITY OF MILWAUKEE
2820738000	3220 N ACHILLES ST	EASTIN REALTY LLC
2820739000	3216 N ACHILLES ST	JOEL NATARENO
2821101000	3265 N 1ST ST	BELINDA EDWARDS
2821112110	3221 N 1ST ST	TKO HOLDINGS LLC
2821302000	3373 N 2ND ST	IBRAHIM M HAMAD
2821303000	3371 N 2ND ST	MILWAUKEE HABITAT FOR HUMANITY INC
2821305000	3354 N 3RD ST	ADVANCE INVESTORS LLC
2821306100	3358 N 3RD ST	LUIS DELGADILLO
2821314000	3353 N 3RD ST	PRISCILLA WARREN
2821316000	3348 N VEL R PHILLIPS AV	MILWAUKEE HABITAT FOR HUMANITY INC
2821317000	3352 N VEL R PHILLIPS AV	RESIDENTIAL PROPERTIES RESOURCES OPZ FUND I LLC
2821401000	3365 N 2ND ST	KRISTIN ZIETLOW
2821402000	3363 N 2ND ST	CHAROLETTE L SMITH TOD
2821403000	3357 N 2ND ST	TONNY OCHIDO, LILIAN OLANDO
2821530000	3218 N 3RD ST	MAURICE A HAMPTON, MAURICIA HAMPTON
2821566100	200 W CONCORDIA AV	MARANATHA KING OF KINGS & LORD OF LORDS CHURCH OF GOD IN CHRIST INC
2821609100	3223 N 3RD ST	MAY L CRENSHAW
2821610000	3229 N 3RD ST	JESSE ANDERSON
2821611000	3235 N 3RD ST	CITY OF MILWAUKEE
2821615000	3244 N MARTIN L KING JR DR	CITY OF MILWAUKEE
2821616000	3240 N MARTIN L KING JR DR	CITY OF MILWAUKEE
2821617000	3232 N MARTIN L KING JR DR	HEART LOVE PLACE INC
2821637000	3222 N JULIA ST	EEL REAL ESTATE HOLDINGS, HOPE CHRISTIAN HIGH SCHOOL

2821648110	3252 N DR WILLIAM FINLAYSON ST	3214 JULIA LLC, C/O MATT ZACHER
2821660112	3261 N MARTIN L KING JR DR	STEELE LAKESHORE LP
2821677100	515 W RING ST	WATSON ALLEN, ,
2821678100	3249 N DR WILLIAM FINLAYSON ST	ANNETTE RAGSDALE, RICHARD RAGSDALE
2821680000	3235 N DR WILLIAM FINLAYSON ST	CITY OF MILWAUKEE
2821681000	3227 N DR WILLIAM FINLAYSON ST	RYAN SROCK
2821684000	3211 N DR WILLIAM FINLAYSON ST	BEVERLY WILSON
2821685000	3205 N DR WILLIAM FINLAYSON ST	BEVERLY WILSON
2821686100	3169 N DR WILLIAM FINLAYSON ST	DEIDRIA BARNES
2821688000	3163 N DR WILLIAM FINLAYSON ST	MICHELLE C MORGAN
2821690121	3153 N DR WILLIAM FINLAYSON ST	WADES LEGACII PROPERTY MANAGEMENT LLC
2821691000	3147 N DR WILLIAM FINLAYSON ST	TROY SANTOS
2821692000	3143 N DR WILLIAM FINLAYSON ST	JOHN L TUCKER TOD, JOHNNIE R TUCKER TOD
2821693000	3139 N DR WILLIAM FINLAYSON ST	MARGARETTA BURRELL
2821694000	3133 N DR WILLIAM FINLAYSON ST	PATRICIA L MINER TOD
2821695000	3129 N DR WILLIAM FINLAYSON ST	PATRICIA L MINER TOD
2821696000	3123 N DR WILLIAM FINLAYSON ST	NIKITA U DICKERSON
2821706000	3223 N JULIA ST	GWENDOLYN D HORTON
2821718000	3116 N DR WILLIAM FINLAYSON ST	CITY OF MILWAUKEE
2821719000	3122 N DR WILLIAM FINLAYSON ST	DELILAH A DELOACH, ASHLEY S DELOACH
2821722000	3130 N DR WILLIAM FINLAYSON ST	CITY OF MILWAUKEE
2821723000	3136 N DR WILLIAM FINLAYSON ST	CITY OF MILWAUKEE, C/O CITY REAL ESTATE
2821727110	3160 N DR WILLIAM FINLAYSON ST	MIKE ARGEROPOULOS
2821806000	3262 N 1ST ST	LOVE ANIGHORO
2821807000	3258 N 1ST ST	TERRANCE WALKER
2821809000	114 E RING ST	MARY F GRAHAM
2821810000	118 E RING ST	DOROTHY CARTER REV TRUST
2821815100	3230 N 1ST ST	CITY OF MILWAUKEE
2821817100	3222 N 1ST ST	MARGARET WILLIAMS TOD
2822322000	221 W RANDOLPH ST	CITY OF MILWAUKEE
2822323000	3432 N 3RD ST	CITY OF MILWAUKEE
2822324000	3436 N 3RD ST	CITY OF MILWAUKEE
2822505000	3263 N RICHARDS ST	CITY OF MILW HOUSING AUTH
2822511000	3260 N PALMER ST	MILWAUKEE HABITAT FOR HUMANITY INC

2822518000	3261 N PALMER ST	TERRELL H CISTRUNK
2822521000	143 E CONCORDIA AV	LOUIS RUPERT
2822527000	3221 N PALMER ST	FOUNTAINHEAD CONTRACTING LLC
2822530000	145 E RING ST	DANNY T MILLER
2822535000	3215 N RICHARDS ST	DENISE LAMAR EVERETT
2822542000	3224 N PALMER ST	MILWAUKEE HABITAT FOR HUMANITY INC
2822706000	3159 N RICHARDS ST	DESIREE CLARK TOD
2822732000	3160 N PALMER ST	MILWAUKEE HABITAT FOR HUMANITY INC
2822842000	3215 N 2ND ST	ICRC HOUSING PROJECT NO 3, LTD PARTNERSHIP
2822871100	3227 N ACHILLES ST	DESEREE REDIC NKA DESEREE
2830882000	3345 N 6TH ST	CITY OF MILWAUKEE
2830890000	3314 N 7TH ST	CITY OF MILWAUKEE
2830892100	3324 N 7TH ST	CITY OF MILWAUKEE
2830893000	3326 N 7TH ST	CITY OF MILWAUKEE
2830894000	3330 N 7TH ST	CITY OF MILWAUKEE
2830895000	3338 N 7TH ST	CITY OF MILWAUKEE
2830896000	3344 N 7TH ST	CITY OF MILWAUKEE
2830928000	3344 N 6TH ST	JOHN STOKES
2830929000	3336 N 6TH ST	CITY OF MILWAUKEE
2830930000	3330 N 6TH ST	CITY OF MILWAUKEE
2830956100	3285 N 6TH ST	CROSSING JORDAN MINISTRIES
2830957000	3279 N 6TH ST	DAWN C ISHAUG, NKA DAWN C WELLES
2830958000	3273 N 6TH ST	DAWN C ISHAUG NKA, DAWN C WELLS
2830961110	3261 N 6TH ST	PENTECOSTAL DELIVERANCE SPIRITUAL CHURCH
2830962000	3255 N 6TH ST	CITY OF MILWAUKEE
2830967000	3264 N 7TH ST	CITY OF MILWAUKEE
2830970000	3276 N 7TH ST	CITY OF MILWAUKEE, %CITY REAL ESTATE
2830971000	3280 N 7TH ST	CITY OF MILWAUKEE, %CITY REAL ESTATE
2830977000	623 W CONCORDIA AV	PATRICIA P DAVIS
2831061100	617 W RING ST	AQUEELAH S WARREN BUFFORD
2831063000	3241 N 6TH ST	DENNIS J GILLON, BARBARA GILLON-ALLEN
2831064100	3235 N 6TH ST	CITY OF MILWAUKEE
2831066000	3229 N 6TH ST	MELISSA M PORTIS
2831067000	3221 N 6TH ST	CHRISTOPHER M MACKLIN

2831068000	3215 N 6TH ST	ANGELICA M LOPEZ, STUART L TATE
2831069000	3207 N 6TH ST	MOHAMED A ADEN
2831070000	3203 N 6TH ST	CLEM STONE PROPERTIES LLC
2831071000	3175 N 6TH ST	KATELYN WILKES
2831072000	3169 N 6TH ST	COLT HOLDINGS, LLC
2831073000	3165 N 6TH ST	JAMES T MATTHEWS, C/O VERA RUTLEDGE POA
2831074110	3159 N 6TH ST	CITY OF MILWAUKEE
2831074120	3157 N 6TH ST	CITY OF MILWAUKEE
2831076000	3151 N 6TH ST	RESIDENTIAL PROPERTIES, RESOURCES FUND II LLC
2831077000	3145 N 6TH ST	RPRFII A LLC
2831079100	3137 N 6TH ST	KALA SANDERS REVOCABLE TRUST, ALKUNDA SANDERS
2831083100	3117 N 6TH ST	DANA BROWN
2831084000	3113 N 6TH ST	LARRY CARNELL
2831085000	3109 N 6TH ST	CITY OF MILWAUKEE
2831097000	3128 N 7TH ST	CITY OF MILWAUKEE
2831099100	3136 N 7TH ST	CITY OF MILWAUKEE
2831108100	3172 N 7TH ST	CITY OF MILWAUKEE
2831116100	3228 N 7TH ST	CITY OF MILWAUKEE
2831122000	519 W RING ST	RPRFII A LLC
2831123000	527 W RING ST	CITY OF MILWAUKEE
2831144000	3122 N 6TH ST	DEBORAH TURTENWALD
2831080100	3133 N 6TH ST	JESSE SANDERS, JENNIFER W SANDERS
2821682100	3217 N DR WILLIAM FINLAYSON ST	ROBERT A THOMPSON
2821726215	3157 N JULIA ST	CITY OF MILWAUKEE
2830889100	3308 N 7TH ST	ALCUS T THOMPSON

Exhibit 6
City Attorney's Letter

EVAN C. GOYKE
City Attorney

MARY L. SCHANNING
ROBIN A. PEDERSON
NAOMI E. SANDERS
JULIE P. WILSON
Deputy City Attorneys



Milwaukee City Hall Suite 800 • 200 East Wells Street • Milwaukee, Wisconsin 53202-3551
Telephone: 414.286.2601 • TDD: 414.286.2025 • Fax: 414.286.8550

KATHRYN Z. BLOCK
THOMAS D. MILLER
PETER J. BLOCK
PATRICK J. MCCLAIN
ANDREA J. FOWLER
JOANNA FRACZEK
HANNAH R. JAHN
MEIGHAN M. ANGER
ALEXANDER R. CARSON
GREGORY P. KRUSE
ALEX T. MUELLER
ALEXANDER D. COSSI
LISA A. GILMORE
KATHERINE A. HEADLEY
SHEILA THOBANI
STACY J. MILLER
JORDAN M. SCHETTLE
THERESA A. MONTAG
ALEXANDER E. FOUNDOS
TRAVIS J. GRESHAM
KYLE W. BAILEY
JOSEPH M. DOBBS
WILLIAM K. HOTCHKISS
CLINT B. MUCHE
TYLER M. HELSEL
ZACHARY A. HATFIELD
MEGHAN C. MCCABE
CYNTHIA HARRIS ORTEGA
OLUWASEUN CHRIS IBITOYE
KEVIN P. TODT
NATHANIEL E. ADAMSON
JUSTIN J. DREIKOSEN
Assistant City Attorneys

April 25, 2025

Lafayette Crump, Commissioner
Department of City Development
809 North Broadway, 2nd Floor
Milwaukee, WI 53202

Re: Project Plan for Tax Incremental District No. 124
(Harambee Homeownership Initiative)

Dear Commissioner Crump:

Pursuant to your request, we have reviewed the Project Plan for Tax Incremental District No. 124.

Based upon that review, it is our opinion that the Project Plan is complete and complies with the provisions of Wis. Stat. § 66.1105(4)(f).

Very truly yours,

A handwritten signature in black ink, appearing to read "E. Goyke", followed by a long horizontal line extending to the right.

EVAN GOYKE
City Attorney

A handwritten signature in black ink, appearing to read "Alex Carson", written in a cursive style.

ALEXANDER R. CARSON
Assistant City Attorney

ARC/

TID #124: Harambee Homeownership Initiative

Map 1: Boundary and Existing Land Use

Prepared by the Department of City Development Planning Division, 4/25/2025. Source: DCD Planning Division; Information Technology Management Division

0 0.030.05 0.1 0.15 0.2 Miles

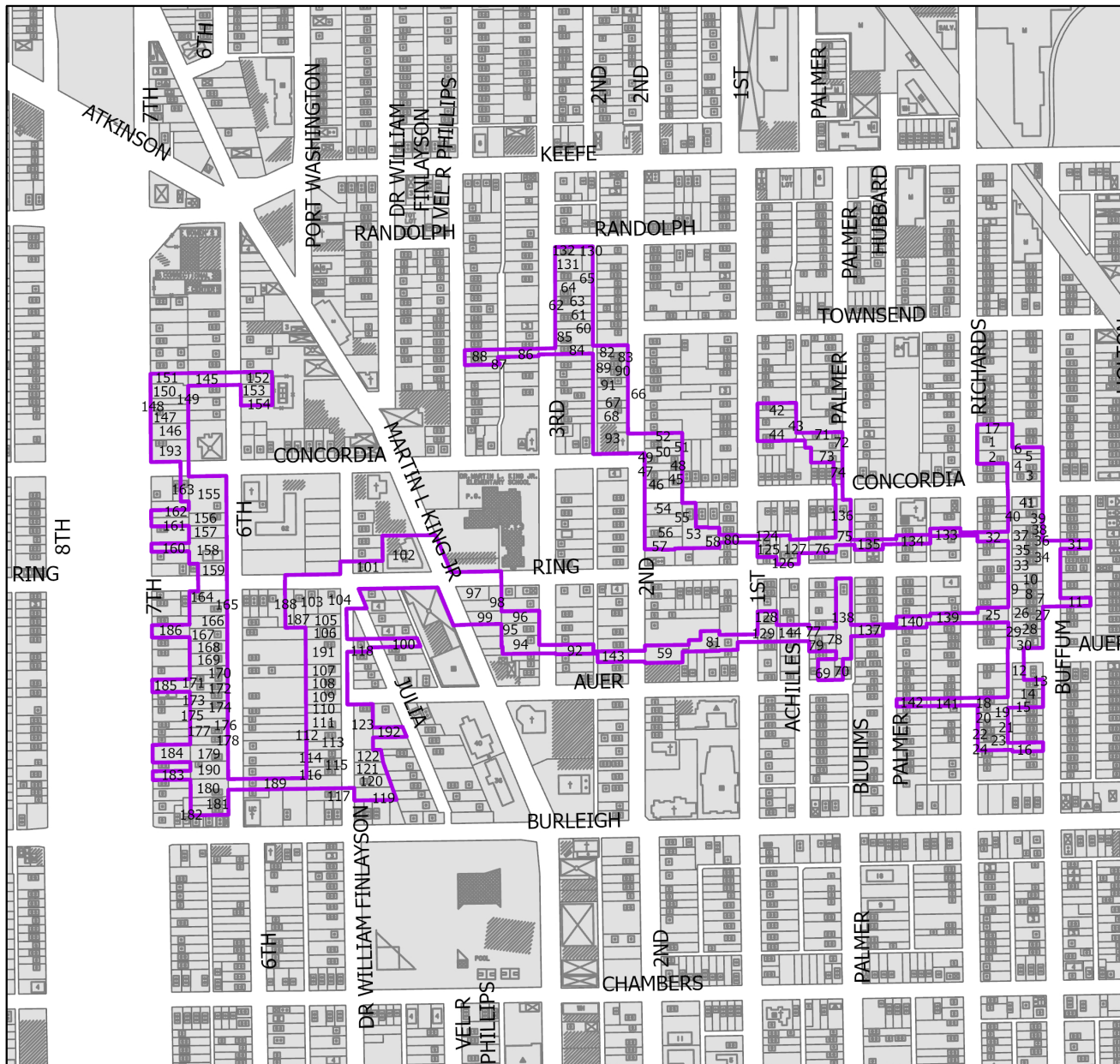


Map Legend

Proposed Harambee TID Boundary

Current Land Use

- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- CONDOMINIUM
- DORMITORY
- ROOMING HOUSE
- HOTEL / MOTEL
- COMMERCIAL WITH RESIDENCE
- COMMERCIAL
- MIXED COMMERCIAL
- OFFICE OR PROFESSIONAL SERVICES
- MANUFACTURING AND WAREHOUSING
- UTILITY COMPANY
- STORAGE TANK
- ACCESSORY BUILDING
- HOSPITAL
- SKILLED CARE FACILITY / GROUP HOME
- PLACE OF WORSHIP
- NON - PUBLIC EDUCATION
- GOVERNMENTAL OR QUASI-PUBLIC BUILDING
- POLICE STATION
- FIRE STATION
- PUBLIC SCHOOL
- PLAYGROUND
- PARK
- CEMETERY
- PARKING
- BASKETBALL COURT
- TENNIS COURT
- FENCE
- ELECTRICAL LINE TRANSMISSION TOWER
- ELECTRICAL LINE
- UNDER CONSTRUCTION

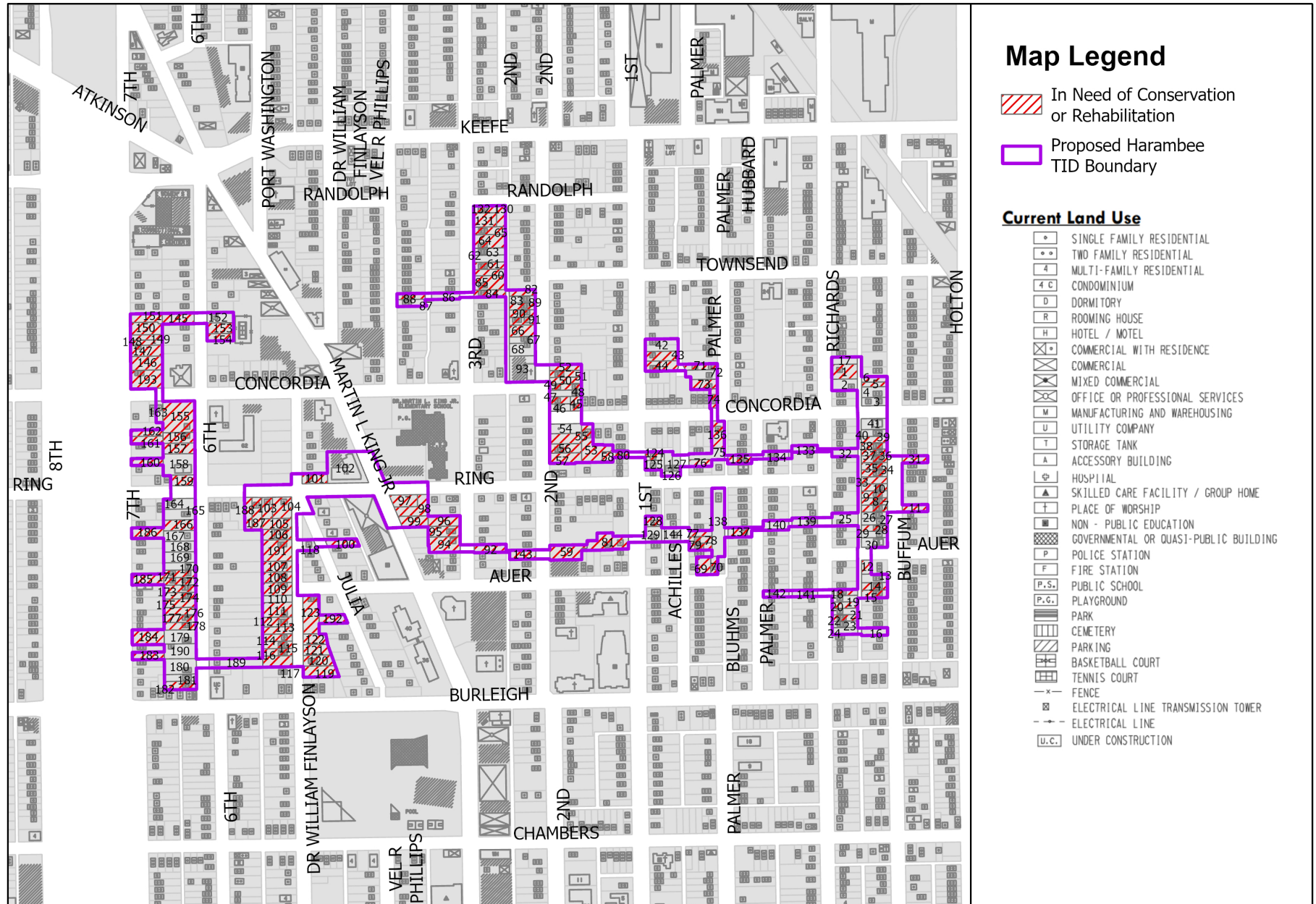


TID #124: Harambee Homeownership Initiative

Map 2: Structure Condition

Prepared by the Department of City Development Planning Division, 4/25/2025. Source: DCD Planning Division; Information Technology Management Division

0 0.03 0.05 0.1 0.15 0.2
Miles

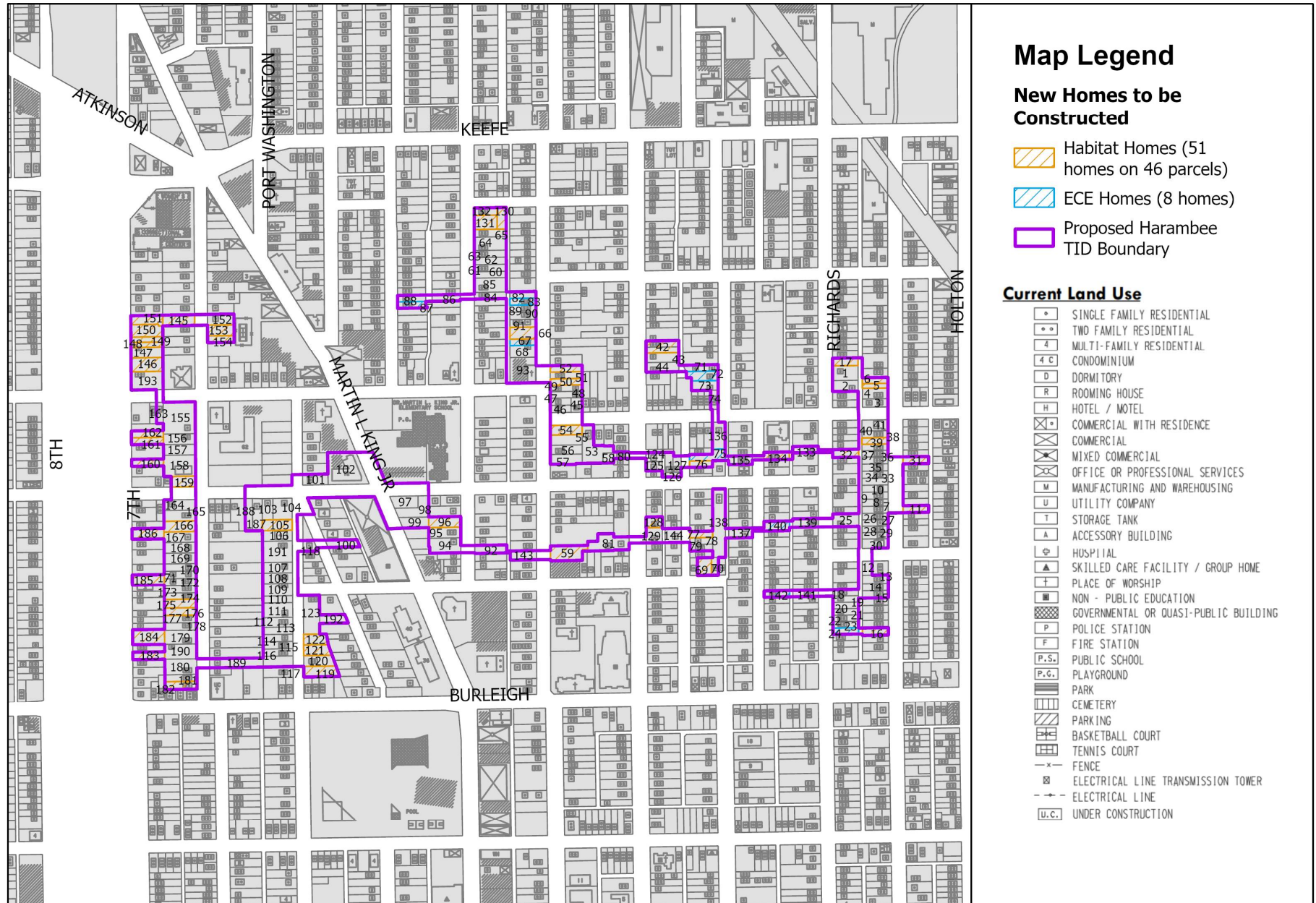


TID #124: Harambee Homeownership Initiative

Map 3: Proposed Uses and Improvements

Prepared by the Department of City Development Planning Division, 4/25/2025. Source: DCD Planning Division; Information Technology Management Division

0 0.03 0.06 0.11 0.17 0.22 Miles

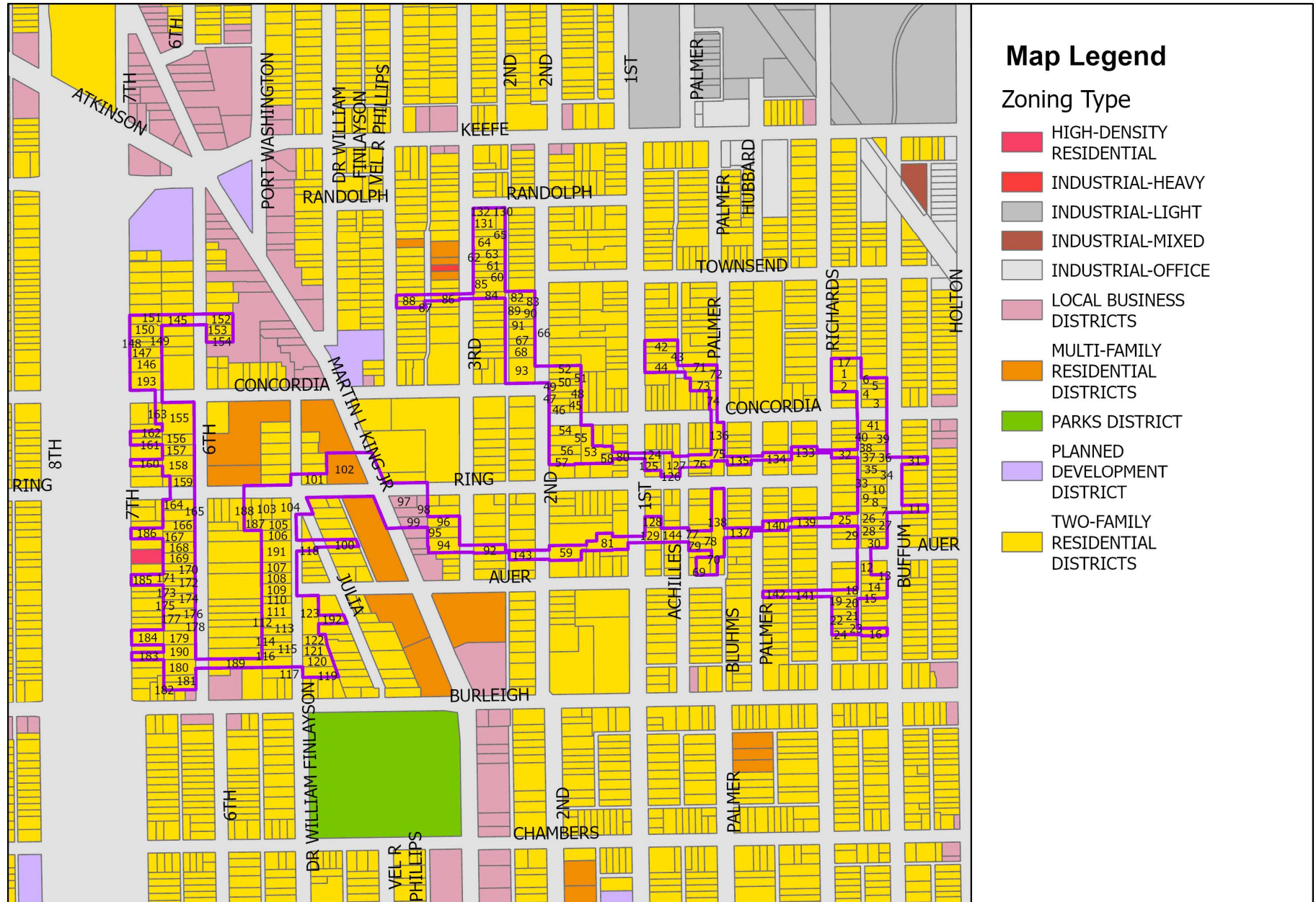


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TID #124: Harambee Homeownership Initiative

Map 4: Existing Zoning

0 0.03 0.06 0.11 0.17 0.22 Miles



TID #124
PROPERTY LIST

No.	Tax Key	Address
1	2810501100	3324 N RICHARDS ST
2	2810503100	3310 N RICHARDS ST
3	2810506000	3303 N BUFFUM ST
4	2810507100	3307 N BUFFUM ST
5	2810508100	3313 N BUFFUM ST
6	2810509100	3317 N BUFFUM ST
7	2811405000	3223 N BUFFUM ST
8	2811406000	3229 N BUFFUM ST
9	2811407000	3231 N BUFFUM ST
10	2811408000	3237 N BUFFUM ST
11	2811412000	3224 N BUFFUM ST
12	2811502000	319 E AUER AV
13	2811503000	3167 N BUFFUM ST
14	2811504000	3161 N BUFFUM ST
15	2811505000	3157 N BUFFUM ST
16	2811510000	3135 N BUFFUM ST
17	2811621000	3326 N RICHARDS ST
18	2812406000	3158 N RICHARDS ST
19	2812407000	3154 N RICHARDS ST
20	2812408000	3150 N RICHARDS ST
21	2812409000	3148 N RICHARDS ST
22	2812410000	3142 N RICHARDS ST
23	2812411000	3138 N RICHARDS ST
24	2812412000	3134 N RICHARDS ST
25	2812506100	3214 N RICHARDS ST
26	2812508000	3219 N BUFFUM ST
27	2812509000	3215 N BUFFUM ST
28	2812510000	3211 N BUFFUM ST
29	2812511000	3207 N BUFFUM ST
30	2812512000	3201 N BUFFUM ST
31	2819971000	3254 N BUFFUM ST
32	2819985000	3260 N RICHARDS ST
33	2819991000	3241 N BUFFUM ST
34	2819992000	3245 N BUFFUM ST
35	2819993000	3249 N BUFFUM ST
36	2819994000	3253 N BUFFUM ST
37	2819995000	3259 N BUFFUM ST
38	2819996000	3263 N BUFFUM ST
39	2819997000	3267 N BUFFUM ST
40	2819998000	3271 N BUFFUM ST
41	2819999000	3279 N BUFFUM ST
42	2820313100	3342 N 1ST ST
43	2820315100	3332 N 1ST ST
44	2820317100	3324 N 1ST ST

45	2820352000	130 W CONCORDIA AV
46	2820353000	3302 N 2ND ST
47	2820354000	3306 N 2ND ST
48	2820355000	3310 N 2ND ST
49	2820356000	3314 N 2ND ST
50	2820357000	3318 N 2ND ST
51	2820358000	3322 N 2ND ST
52	2820359000	3326 N 2ND ST
53	2820377000	127 W CONCORDIA AV
54	2820378000	3278 N 2ND ST
55	2820379000	3272 N 2ND ST
56	2820380000	3266 N 2ND ST
57	2820381000	3260 N 2ND ST
58	2820387000	110 W RING ST
59	2820400100	3212 N 2ND ST
60	2820411000	3368 N 3RD ST
61	2820412000	3402 N 3RD ST
62	2820413000	3406 N 3RD ST
63	2820414000	3410 N 3RD ST
64	2820415100	3414 N 3RD ST
65	2820417000	3422 N 3RD ST
66	2820418000	3353 N 2ND ST
67	2820419000	3345 N 2ND ST
68	2820420100	3341 N 2ND ST
69	2820503100	138 E AUER AV
70	2820504000	144 E AUER AV
71	2820713100	3325 N PALMER ST
72	2820714100	3321 N PALMER ST
73	2820716100	3313 N PALMER ST
74	2820717000	140 E CONCORDIA AV
75	2820725000	3260 N ACHILLES ST
76	2820726000	3256 N ACHILLES ST
77	2820737000	3224 N ACHILLES ST
78	2820738000	3220 N ACHILLES ST
79	2820739000	3216 N ACHILLES ST
80	2821101000	3265 N 1ST ST
81	2821112110	3221 N 1ST ST
82	2821302000	3373 N 2ND ST
83	2821303000	3371 N 2ND ST
84	2821305000	3354 N 3RD ST
85	2821306100	3358 N 3RD ST
86	2821314000	3353 N 3RD ST
87	2821316000	3348 N VEL R PHILLIPS AV
88	2821317000	3352 N VEL R PHILLIPS AV
89	2821401000	3365 N 2ND ST
90	2821402000	3363 N 2ND ST
91	2821403000	3357 N 2ND ST
92	2821530000	3218 N 3RD ST

93	2821566100	200 W CONCORDIA AV
94	2821609100	3223 N 3RD ST
95	2821610000	3229 N 3RD ST
96	2821611000	3235 N 3RD ST
97	2821615000	3244 N MARTIN L KING JR DR
98	2821616000	3240 N MARTIN L KING JR DR
99	2821617000	3232 N MARTIN L KING JR DR
100	2821637000	3222 N JULIA ST
101	2821648110	3252 N DR WILLIAM FINLAYSON ST
102	2821660112	3261 N MARTIN L KING JR DR
103	2821677100	515 W RING ST
104	2821678100	3249 N DR WILLIAM FINLAYSON ST
105	2821680000	3235 N DR WILLIAM FINLAYSON ST
106	2821681000	3227 N DR WILLIAM FINLAYSON ST
107	2821684000	3211 N DR WILLIAM FINLAYSON ST
108	2821685000	3205 N DR WILLIAM FINLAYSON ST
109	2821686100	3169 N DR WILLIAM FINLAYSON ST
110	2821688000	3163 N DR WILLIAM FINLAYSON ST
111	2821690121	3153 N DR WILLIAM FINLAYSON ST
112	2821691000	3147 N DR WILLIAM FINLAYSON ST
113	2821692000	3143 N DR WILLIAM FINLAYSON ST
114	2821693000	3139 N DR WILLIAM FINLAYSON ST
115	2821694000	3133 N DR WILLIAM FINLAYSON ST
116	2821695000	3129 N DR WILLIAM FINLAYSON ST
117	2821696000	3123 N DR WILLIAM FINLAYSON ST
118	2821706000	3223 N JULIA ST
119	2821718000	3116 N DR WILLIAM FINLAYSON ST
120	2821719000	3122 N DR WILLIAM FINLAYSON ST
121	2821722000	3130 N DR WILLIAM FINLAYSON ST
122	2821723000	3136 N DR WILLIAM FINLAYSON ST
123	2821727110	3160 N DR WILLIAM FINLAYSON ST
124	2821806000	3262 N 1ST ST
125	2821807000	3258 N 1ST ST
126	2821809000	114 E RING ST
127	2821810000	118 E RING ST
128	2821815100	3230 N 1ST ST
129	2821817100	3222 N 1ST ST
130	2822322000	221 W RANDOLPH ST
131	2822323000	3432 N 3RD ST
132	2822324000	3436 N 3RD ST
133	2822505000	3263 N RICHARDS ST
134	2822511000	3260 N PALMER ST
135	2822518000	3261 N PALMER ST
136	2822521000	143 E CONCORDIA AV
137	2822527000	3221 N PALMER ST
138	2822530000	145 E RING ST
139	2822535000	3215 N RICHARDS ST
140	2822542000	3224 N PALMER ST

141	2822706000	3159 N RICHARDS ST
142	2822732000	3160 N PALMER ST
143	2822842000	3215 N 2ND ST
144	2822871100	3227 N ACHILLES ST
145	2830882000	3345 N 6TH ST
146	2830890000	3314 N 7TH ST
147	2830892100	3324 N 7TH ST
148	2830893000	3326 N 7TH ST
149	2830894000	3330 N 7TH ST
150	2830895000	3338 N 7TH ST
151	2830896000	3344 N 7TH ST
152	2830928000	3344 N 6TH ST
153	2830929000	3336 N 6TH ST
154	2830930000	3330 N 6TH ST
155	2830956100	3285 N 6TH ST
156	2830957000	3279 N 6TH ST
157	2830958000	3273 N 6TH ST
158	2830961110	3261 N 6TH ST
159	2830962000	3255 N 6TH ST
160	2830967000	3264 N 7TH ST
161	2830970000	3276 N 7TH ST
162	2830971000	3280 N 7TH ST
163	2830977000	623 W CONCORDIA AV
164	2831061100	617 W RING ST
165	2831063000	3241 N 6TH ST
166	2831064100	3235 N 6TH ST
167	2831066000	3229 N 6TH ST
168	2831067000	3221 N 6TH ST
169	2831068000	3215 N 6TH ST
170	2831069000	3207 N 6TH ST
171	2831070000	3203 N 6TH ST
172	2831071000	3175 N 6TH ST
173	2831072000	3169 N 6TH ST
174	2831073000	3165 N 6TH ST
175	2831074110	3159 N 6TH ST
176	2831074120	3157 N 6TH ST
177	2831076000	3151 N 6TH ST
178	2831077000	3145 N 6TH ST
179	2831079100	3137 N 6TH ST
180	2831083100	3117 N 6TH ST
181	2831084000	3113 N 6TH ST
182	2831085000	3109 N 6TH ST
183	2831097000	3128 N 7TH ST
184	2831099100	3136 N 7TH ST
185	2831108100	3172 N 7TH ST
186	2831116100	3228 N 7TH ST
187	2831122000	519 W RING ST
188	2831123000	527 W RING ST

189	2831144000	3122 N 6TH ST
190	2831080100	3133 N 6TH ST
191	2821682100	3217 N DR WILLIAM FINLAYSON ST
192	2821726215	3157 N JULIA ST
193	2830889100	3308 N 7TH ST