

BUSINESS IMPROVEMENT DISTRICT NO. 37

30th STREET INDUSTRIAL CORRIDOR

OPERATING PLAN
FOR 2014

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 Operating Plan for 2014 of 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 Appendices B and C.

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 and environment of the area
- Providing technical assistance and economic development support to businesses
- Attracting new businesses to the area

B. Proposed Activities—2014

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

- Marketing to assist with business recruitment and retention;
- Promotional efforts and events to increase Corridor business visibility;
- Continued enhancements such as graffiti removal, litter clean ups and addressing illegal dumping;
- Continue work with MMSD / DPW on flood mitigation efforts;
- Maintenance of bioretention planters along N. 27th Street per agreement;
- Safety and security initiatives including program staff (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 Debt Service (\$25,000 from reserves) Streetscape Maintenance	\$50,000
Grant Programs Façade & Landscape Safety & Security Program Staff Economic Development	\$50,750
Aesthetic Enhancements Graffiti Removal Litter Clean Ups Abatement of Illegal Dumping Art Project(s)	\$10,000
Bioretention Planters Maintenance and Environmental Improvements	\$5,000
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	\$ 0
TOTAL	\$190,750

Projected Revenues

Assessments	\$165,750
Projected Carry Over Funds from 2013	\$10,000
TOTAL	\$175,750

Reserve Funds

Reserve Fund for Capital Improvements This amount will decrease by \$25,000 in 2014	\$250,000
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D. Financing Method

It is proposed to raise approximately \$165,752 through BID assessments (see Appendix B). Expenses exceeding the assessments may be covered by 2013 carry over revenues and using \$25,000 of the reserve for streetscape debt service. 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 2014 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 2014 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, 2013, the property in the proposed district had a total assessed value of over \$60 million. Appendix B shows the projected BID assessment for each property included in the district.

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.

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

Tax Key	Address	Property Classification	Total Property Assessment	BID #37 Assessment
2460001000	4104 N 34TH	Local Commercial	215,000	604.31
2460004000	3336 W CAPITOL	Local Commercial	168,300	473.05
2460007000	4060 N 34TH	Local Commercial	275,000	772.95
2460008100	4130 N 35TH	Local Commercial	339,000	952.84
2460403100	4030 N 29TH	Local Commercial	850,000	2,389.13
2460407100	3008 W CAPITOL	Local Commercial	379,000	1,065.27
2460412100	3100 W CAPITOL	Local Commercial	149,000	418.80
2460422000	2728 W CAPITOL	Local Commercial	214,000	601.50
2460431100	3350 W HOPKINS	Local Commercial	152,000	427.23
2460431200	3364 W HOPKINS	Local Commercial	88,600	300.00
2460432000	3341 W HOPKINS	Local Commercial	39,900	300.00
2460451000	3040 W CAPITOL	Local Commercial	687,000	1,930.98
2469894000	4260 N 35TH	Local Commercial	173,000	486.26
2469895100	4320 N 35TH	Local Commercial	384,400	1,080.45
2469896111	4330 N 35TH	Local Commercial	324,100	910.96
2469898111	4350 N 35TH	Local Commercial	285,000	801.06
2469975100	3374 W HOPKINS	Local Commercial	191,000	536.85
2469985000	4170 N 35TH	Local Commercial	89,400	300.00
2470302000	4125 N 35TH	Local Commercial	40,000	300.00
2470319100	4065 N 35TH	Local Commercial	258,900	727.70
2470321000	3500 W CAPITOL	Local Commercial	144,100	405.03
2470322000	3518 W CAPITOL	Local Commercial	13,700	300.00
2470323000	3524 W CAPITOL	Local Commercial	179,200	503.68
2471201000	4275 N 35TH	Local Commercial	139,200	391.25
2471301000	4247 N 35TH	Local Commercial	214,000	601.50
2479997000	4335 N 35TH	Local Commercial	111,000	311.99
2479998000	4349 N 35TH	Local Commercial	167,000	469.39
2680802000	3735 N 35TH	Local Commercial	169,000	475.02
2681202000	3955 N 35TH	Local Commercial	36,100	300.00
2681203000	3945 N 35TH	Local Commercial	164,100	461.24
2681206000	3913 N 35TH	Local Commercial	65,900	300.00
2681207000	3909 N 35TH	Local Commercial	33,600	300.00
2681223000	3501 W CAPITOL	Local Commercial	223,000	626.79
2681225100	3861 N 35TH	Local Commercial	147,000	413.18
2681229000	3813 N 35TH	Local Commercial	39,400	300.00
2681230000	3801 N 35TH	Local Commercial	74,300	300.00
2681701000	3525 N 35TH	Local Commercial	128,900	362.30
2690301100	3651 N 27TH	Local Commercial	399,000	1,121.49
2690302110	2744 W HOPKINS	Local Commercial	39,300	300.00
2690431000	3940 N 35TH	Local Commercial	548,800	1,542.53

2690433000	3600 N 35TH	Local Commercial	1,723,000	4,842.90
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	1,694.03
2860001000	3270 N 32ND	Local Commercial	6,900	300.00
2860003110	3267 N 32ND	Local Commercial	160,000	449.72
2860110000	3147 N 31ST	Local Commercial	8,600	300.00
2860111000	3139 N 31ST	Local Commercial	80,400	300.00
2860113210	3100 W BURLEIGH	Local Commercial	80,300	300.00
2860119000	3243 N 32ND	Local Commercial	70,200	300.00
2860121100	3200 W AUER	Local Commercial	122,000	342.91
2860281000	3381 N 27TH	Local Commercial	26,600	300.00
2860282000	2711 W TOWNSEND	Local Commercial	72,900	300.00
2860283000	2721 W TOWNSEND	Local Commercial	61,200	300.00
2860485000	3416 W FOND DU LAC	Local Commercial	101,100	300.00
2860486000	3412 W FOND DU LAC	Local Commercial	10,100	300.00
2860487000	3408 W FOND DU LAC	Local Commercial	80,000	300.00
2860647000	3200 W SENATOR	Local Commercial	1,800	300.00
2860676000	3207 W SENATOR	Local Commercial	49,300	300.00
2860760111	3167 N 30TH	Local Commercial	199,000	559.34
2860768100	3118 N 31ST	Local Commercial	2,600	300.00
2860769100	3126 N 31ST	Local Commercial	79,500	300.00
2860770110	3130 N 31ST	Local Commercial	85,700	300.00
2860772100	3156 N 31ST	Local Commercial	24,200	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	21,400	300.00
2860812122	3343 N 30TH	Local Commercial	157,000	441.29
2860812127	3101 W TOWNSEND	Local Commercial	50,600	300.00
2860812132	3295 N 30TH	Local Commercial	2,400	300.00
2861151000	3204 N 32ND	Local Commercial	101,000	300.00
2861152000	3230 N 32ND	Local Commercial	17,700	300.00
2870301110	3363 N 35TH	Local Commercial	143,400	403.06
2870303100	3351 N 35TH	Local Commercial	58,000	300.00
2870304000	3343 N 35TH	Local Commercial	166,000	466.58
2870412000	3500 W FOND DU LAC	Local Commercial	466,000	1,309.80
2870413100	3520 W FOND DU LAC	Local Commercial	52,000	300.00
2870414100	3528 W FOND DU LAC	Local Commercial	78,100	300.00
2870619000	3433 N 35TH	Local Commercial	89,700	300.00

2870620000	3427 N 35TH	Local Commercial	68,000	300.00
2879970000	3417 N 35TH	Local Commercial	34,800	300.00
2879999000	3517 W TOWNSEND	Local Commercial	74,200	300.00
3090001110	3330 W FOND DU LAC	Local Commercial	46,100	300.00
3090002000	3205 W BURLEIGH	Local Commercial	146,000	410.37
3090003000	3157 W BURLEIGH	Local Commercial	42,100	300.00
3090010111	3110 W FOND DU LAC	Local Commercial	148,100	416.27
3090010211	3140 W FOND DU LAC	Local Commercial	53,100	300.00
3090505110	2881 N 32ND	Local Commercial	85,000	300.00
3090507110	2819 N 32ND	Local Commercial	574,000	1,613.36
3090632000	3025 N 30TH	Local Commercial	158,000	444.10
3090633000	3019 N 30TH	Local Commercial	31,700	300.00
3090634000	3011 N 30TH	Local Commercial	31,500	300.00
3090635100	3005 N 30TH	Local Commercial	50,000	300.00
3090646000	3015 W CHAMBERS	Local Commercial	17,700	300.00
3090679000	2879 N 30TH	Local Commercial	18,800	300.00
3090681000	3000 W FOND DU LAC	Local Commercial	209,000	587.44
3090684000	3030 W FOND DU LAC	Local Commercial	110,000	309.18
3090685000	3040 W FOND DU LAC	Local Commercial	38,700	300.00
3090689000	3021 W LOCUST	Local Commercial	900	300.00
3090901000	3076 N 34TH	Local Commercial	102,000	300.00
3090909000	3342 W FOND DU LAC	Local Commercial	73,100	300.00
3090916000	3225 W BURLEIGH	Local Commercial	25,400	300.00
3091133111	2900 W CENTER	Local Commercial	380,300	1,068.92
3091202000	2876 N 32ND	Local Commercial	14,900	300.00
3091208000	3212 W CENTER	Local Commercial	134,000	376.64
3260147000	2636 N 30TH	Local Commercial	2,000	300.00
3260148100	2644 N 30TH	Local Commercial	108,000	303.56
3260501110	2431 N 30TH	Local Commercial	152,300	428.08
3260501121	3010 W MEINECKE	Local Commercial	17,100	300.00
3260502000	2577 N 30TH	Local Commercial	140,000	393.50
3260503100	2549 N 30TH	Local Commercial	54,900	300.00
3260504100	2545 N 30TH	Local Commercial	53,300	300.00
3260510000	3020 W CLARKE	Local Commercial	16,000	300.00
3260511000	2679 N 30TH	Local Commercial	79,600	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	Local Commercial	19,800	300.00

	PEMBERTON			
3260527111	2671 N 30TH	Local Commercial	222,000	623.98
3260536000	3100 W MEINECKE	Local Commercial	128,300	360.62
3260537000	3100 W MEINECKE	Local Commercial	128,200	360.34
3260538100	3040 W MEINECKE	Local Commercial	185,100	520.27
3261268100	2424 N 30TH	Local Commercial	127,000	356.96
3261271000	2932 W MEINECKE	Local Commercial	2,000	300.00
3490706100	2028 N 31ST	Local Commercial	41,800	300.00
3490708000	2000 N 31ST	Local Commercial	27,400	300.00
3490710110	1952 N 31ST	Local Commercial	99,000	300.00
3491008120	2100 N 30TH	Local Commercial	51,700	300.00
3491038100	3013 W NORTH	Local Commercial	142,200	399.69
3491040100	2221 N 30TH	Local Commercial	337,400	948.34
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	376.64
3491755100	2001 N 30TH	Local Commercial	81,700	300.00
3492002100	3041 W NORTH	Local Commercial	217,000	609.93
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	57,500	300.00
3492009100	2116 N 31ST	Local Commercial	70,000	300.00
2460009100	3420 W CAPITOL	Manufacturing	1,487,200	4,180.13
2469984000	4160 N 35TH	Manufacturing	109,300	307.21
2469994100	4143 N 27TH	Manufacturing	1,614,600	4,538.22
2469998120	4235 N 30TH	Manufacturing	4,847,800	5,000.00
2469998210	4201 N 27TH	Manufacturing	1,346,700	3,785.22
2681208000	3901 N 35TH	Manufacturing	100,500	300.00
2860004100	3257 N 32ND	Manufacturing	70,500	300.00
2860103100	3221 N 31ST	Manufacturing	141,700	398.28
2860120000	3235 N 32ND	Manufacturing	57,200	300.00
2860677000	3206 W BURLEIGH	Manufacturing	94,700	300.00
2860767110	3002 W BURLEIGH	Manufacturing	239,100	672.05
2860793100	3232 N 31ST	Manufacturing	131,800	370.46
2860812123	3315 N 30TH	Manufacturing	60,100	300.00
2860812125	3329 N 30TH	Manufacturing	6,200	300.00
2860812128	3299 N 31ST	Manufacturing	247,900	696.78
2860812129	3351 N 30TH	Manufacturing	22,800	300.00
2860812130	3296 N 31ST	Manufacturing	203,300	571.42
2860812131	3100 W CONCORDIA	Manufacturing	447,700	1,258.37
2860812133	3295 N 30TH	Manufacturing	135,400	380.57
2869996112	3277 N 32ND	Manufacturing	218,400	613.87
2869996113	3282 N 35TH	Manufacturing	1,010,000	2,838.85
2869997100	3295 W TOWNSEND	Manufacturing	180,600	507.62

2869999110	3150 W BURLEIGH	Manufacturing	239,300	672.61
2870616000	3453 N 35TH	Manufacturing	81,800	300.00
2870617100	3445 N 35TH	Manufacturing	78,800	300.00
2871144110	3319 N 35TH	Manufacturing	236,900	665.86
3090007000	3258 W FOND DU LAC	Manufacturing	273,100	767.61
3090008000	3232 W FOND DU LAC	Manufacturing	170,200	478.39
3090009100	3218 W FOND DU LAC	Manufacturing	358,200	1,006.81
3090606111	3033 W BURLEIGH	Manufacturing	507,100	1,425.33
3090638100	2979 N 30TH	Manufacturing	48,800	300.00
3090641100	2965 N 30TH	Manufacturing	61,800	300.00
3090907110	3048 N 34TH	Manufacturing	8,100	300.00
3090910100	3048 N 34TH	Manufacturing	89,700	300.00
3091203000	2848 N 32ND	Manufacturing	19,000	300.00
3091204000	2828 N 32ND	Manufacturing	138,000	387.88
3260509000	3000 W CLARKE	Manufacturing	118,700	333.63
3260530100	2450 N 32ND	Manufacturing	60,400	300.00
3260628113	2700 W NORTH	Manufacturing	3,018,000	5,000.00
3260855000	2477 N 32ND	Manufacturing	18,300	300.00
3269998113	2600 N 32ND	Manufacturing	1,737,400	4,883.38
3491008112	2206 N 30TH	Manufacturing	162,600	457.03
3491759100	1945 N 30TH	Manufacturing	134,600	378.33
2460404000	2910 W CAPITOL	Special Mercantile	998,000	2,805.12
2460405000	2930 W CAPITOL	Special Mercantile	288,900	812.02
2460421000	2710 W CAPITOL	Special Mercantile	1,136,000	3,193.00
2460442000	3410 W HOPKINS	Special Mercantile	1,394,000	3,918.17
2469983000	3411 W HOPKINS	Special Mercantile	33,400	300.00
2469995112	4041 N 27TH	Special Mercantile	473,000	1,329.48
2469995200	4051 N 27TH	Special Mercantile	93,200	300.00
2469996000	4044 N 31ST	Special Mercantile	234,000	657.71
2470320100	4041 N 35TH	Special Mercantile	1,105,000	3,105.87
2681204100	3931 N 35TH	Special Mercantile	795,000	2,234.54
2690101100	2725 W CAPITOL	Special Mercantile	1,772,000	4,980.63
2860109100	3161 N 31ST	Special Mercantile	120,000	337.29
2860112000	3131 N 31ST	Special Mercantile	13,500	300.00
2860812124	3305 N 30TH	Special Mercantile	50,000	300.00
2869994000	3380 N 35TH	Special Mercantile	332,000	933.17
2869995000	3354 N 35TH	Special Mercantile	276,000	775.76
2870416110	3536 W FOND DU LAC	Special Mercantile	1,228,000	3,451.59
2879998110	3381 N 35TH	Special Mercantile	773,000	2,172.70
3090501000	2769 N 32ND	Special Mercantile	251,000	705.50

3090502000	2727 N 32ND	Special Mercantile	25,000	300.00
3090503000	2758 N 33RD	Special Mercantile	364,800	1,025.36
3090604000	3057 N 30TH	Special Mercantile	11,700	300.00
3090642000	2947 N 30TH	Special Mercantile	51,000	300.00
3090678111	3042 W LOCUST	Special Mercantile	52,300	300.00
3091201000	3115 W FOND DU LAC	Special Mercantile	472,000	1,326.67
3091205000	2784 N 32ND	Special Mercantile	205,200	576.76
3091206000	2748 N 32ND	Special Mercantile	630,000	1,770.77
3099999110	3401 W FOND DU LAC	Special Mercantile	1,025,000	2,881.01
3251441000	2328 N 27TH	Special Mercantile	3,100,000	5,000.00
			60,162,100	165,751.60

Appendix C

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
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
2680801000	3743 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