

**Historic King Drive
Business Improvement District
(BID #8)**

2003 Operating Plan

**2745 N. Dr. Martin Luther King, Jr. Drive
Suite #200
Milwaukee, WI 53210
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Annual Report

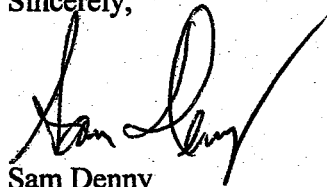
Over the course of 2002, the Historic King Drive Business Improvement District continued to see growth in the BID. The opening of the new Ponderosa across from the Ameritech King Commerce Center and the addition of Wong's Wok is hopefully a sign of further economic growth in the northern half of the district. The southern half of the district continued its strong growth with the addition of Eat 3's within the former Sander's Superbowl site. Several buildings have begun to change hands as developers begin to speculate on two events that will change the southern half forever-- the demolition of the Park East Freeway and the construction of the Harley Davidson Museum. The Park East Freeway project is scheduled for completion in June, 2004. The Harley Davidson project is scheduled for completion by 1st Quarter, 2005.

The housing market continued its growth with the Stumpf & Langhoff Company Building (formerly the Safer Liquor Building) currently under construction and the opening of Reservoir Lofts, an upscale condominium project. Cobblers Loft Condominium project announced the development of additional units within the Brewer's Hill neighborhood due to demand. The Mandel building was sold to New Land Development for future housing as well.

The King Drive BID continued to sponsor special events in order to promote the King Drive area to potential developers, retailers, and to the City of Milwaukee at large. This year's Schlitz Park/Brewer's Hill Cycling Challenge had its largest international field. The future of the bike race is a challenge for 2003 as we seek additional sponsorship. More than 5,000 spectators were present as these riders competed on what is now being called, "The Toughest Short Course" on the tour.

Throughout 2002, the King Drive BID maintained its status as the place to watch. Property values within the BID increased by over 28%. While the number of major projects was down, efforts to focus on improving current businesses increased. By making these smaller businesses stronger, the BID has strengthened its base. This stronger base has already begun to produce major benefits for the area at large. The Board of Directors for the King Drive Business Improvement District is looking forward to 2003, its tenth anniversary.

Sincerely,



Sam Denny
Chairman of the Board
Historic King Drive BID #8

**Historic King Drive Business Improvement District
BID Number 8
Year Ten Operating Plan**

Introduction

In 1984, the Wisconsin Legislature created Sec. 66.608 of the Statutes enabling cities to establish Business Improvement Districts (BIDs) upon the petition of least one-property owner within the proposed district. The purpose of the law is "... *to allow businesses within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities.*" On September 17, 1992, the Common Council of the City of Milwaukee by Resolution File Number 920644, created Business Improvement District Number 8 (Historic King Drive) and adopted its initial operating plan.

Section 66.608 (3) (b), Wis. Stats. requires that a BID Board of Directors "...*shall annually consider and make changes to the operating plan. The Board shall then submit the operating plan to the local legislative body for its approval.*" The Board of Directors of Historic King Drive Business Improvement District Number 8 submits this 2003 Operating Plan in fulfillment of the statutory requirement.

This plan proposes a continuation of activities described in the initial (July 1992) BID Operating Plan. Therefore, it incorporates by reference the Year 1 Operating Plan as adopted by the Common Council of the City of Milwaukee. In the interest of brevity, this plan details the elements that are required by Sec. 6.608, Wis. Stats., and any proposed changes for 2002. It does not repeat the background information that is contained in the Year 1 Operating Plan nor includes the Business Improvement District statute, original petitions or the City of Milwaukee Attorney's Statement.

Relationship To Milwaukee's Comprehensive Plan & Orderly Development of the City

No changes in District planning/zoning have occurred since adoption of the 2002 Operating plan.

District Boundaries

The Boundaries of the District are displayed in Appendix A. A complete listing of District properties both assessed and exempt is provided in Appendix B.

Proposed Operating Plan

Plan Objective

The objective of the Business Improvement District No. 8 is to develop, redevelop, maintain, operate and promote the area of Historic King Drive.

Proposed Activities

The principal activities to be engaged in by Business Improvement District No. 8 during its tenth year of operations are to include but not limited to operating a district office to promote new

development and the increase value of present improvements by providing staffing, equipment, supplies and resources to:

- Respond to questions about available space for lease or purchase;
- Coordinate and support volunteers to promote private and public financing of District development activities;
- Coordinate business recruitment and business development;
- Provide informational materials regarding business and property opportunities;
- Encourage increased police protection and safety programs;
- Maintain maintenance program;
- Publish and distribute District information and promotional materials;
- Initiate publicity and media coverage of District activities;
- Promote the unique historical significance and commercial mix of the District;
- Encourage design-sensitive renovations of buildings in the District;
- Plan and coordinate special events; and
- Review and implement redevelopment plan.

Proposed 2003 Budget

REVENUES

BID Assessment	\$149,460
City of Milwaukee	21,000
Special Events Sponsorships	<u>25,000</u>
TOTAL REVENUES	\$195,460

EXPENSES

Salaries/Administrative

Executive Director Salary	\$51,000
Professional Board Liability Insurance	3,000
Workers Compensation	400
Lease	4,800
Health Insurance	1,400
Pension Plan	<u>1,200</u>
	\$69,800

Office Rental

Rent	\$13,000
Utilities	3,000
All Risk Business Operating Insurance	<u>500</u>
	\$16,500

General Expenses

Postage	\$ 800
Stationary/Office Product	3,000
Telephone	3,000
Training	<u>5,000</u>
	\$11,800

Accounting/Auditing Services

Quarterly Accounting Services	\$ 2,000
Annual Audit	<u>3,000</u>
	\$ 5,000

Public Safety & Appearance		
Graffiti Removal Services	3,000	
Area Maintenance	<u>\$20,000</u>	
	\$23,000	
Marketing and Promotions		
Website Maintenance	12,360	
Bike Race	22,000	
Town Hall Meetings	<u>3,000</u>	
	\$45,000	
Business Assistance & Real Estate		
Grant Program	<u>\$40,000</u>	
TOTAL EXPENSES		<u>\$195,460</u>
SURPLUS/(DEFICIT)		- 0 -

Financing Method

The proposed expenditures will be financed from funds collected from the BID assessments, voluntary private contributions and public grants. The estimated assessed value of BID-eligible properties within the District is \$110,795,100. Approximately, \$149,460 or about fifty-eight percent of the BID budget will be raised through BID assessments. An additional \$21,000 or ten percent from the City of Milwaukee's contribution will serve as a second component of the BID's budget. The City of Milwaukee has provided this contribution since the BID's inception.

The BID Board of Directors shall have the authority and responsibility to prioritize expenditures, and to revise the budget as necessary during the year to match the funds available.

Method of Assessment

Assessment Rate and Method

The principle behind the assessment methodology is that each parcel's owner should pay for District development in proportion to the benefits derived. Obviously, not every parcel within the District will benefit equally, but it is assumed that development of the District will produce at least some minimum benefit for all parcels. Thus, a \$125 minimum assessment has been applied to taxable properties. Additionally, a cap of \$1,500 or maximum assessment per parcel is applied.

The use of a minimum and maximum value is designed to reflect the expected benefits to the area by the BID. Since most of the proposed BID activities are district-wide and not property specific, the proposed minimum assessment is designed to spread a level of cost to all properties within the District. Above this minimum level, it is believed that there will be some additional benefits received based upon the value of the property. However, these benefits are not necessarily directly proportional to value. Therefore, a cap of \$1,500 is proposed since no one large property stands to gain significantly more benefits than other properties.

BID-eligible properties are assessed in the following manner:

- An unimproved tax parcel is assessed at a rate of \$4/1,000 of assessed value up to a maximum BID Assessment of \$1,500. No minimum assessment is applied to unimproved parcels.
- There is a \$125 minimum assessment on all BID-eligible improved tax parcels valued at \$10,000 or less.
- For improved tax parcels valued over \$10,000, the assessment is \$125 plus \$4/1,000 assessed value for the amount over \$10,000, up to a maximum of \$1,500.

Excluded and Exempt Property

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

- Sec 66.608 (1) (f): *"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 for in the BID plan because it is assumed that they will benefit from development in the District."*
- Sect 66.608 (5) (a): *"Property known to be used exclusively for residential purposes will not be assessed."*

City Role In District Operation

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

- Provide assistance as appropriate to the BID Board of Directors;
- Monitor and apply for outside funding which could be used in support of the District;
- Collect BID assessments and maintain them in a segregated account;
- Disburse all funds of the District, no earlier than January 31, 2003 and no later than March 31, 2003. Disbursement of the full amount assessed by the District shall be made without reference to the amount of assessments collected by the City by the date of disbursement;
- Obtain a copy of the annual audit from the **BID** Board of Directors as required per Sec. 66.608 (3) (c) of the BID law prior to September 1 of the following year;
- Provide the Board of Directors through the Tax Commissioner's office on or before July 1 of each plan year with the official City of Milwaukee records on the assessed value of each tax key number within the district as of January 1 of each plan year and provide an update immediately prior to preparation of tax bills for purpose of calculating the actual BID assessments for the following plan year; and
- Encourage the State of Wisconsin, County of Milwaukee and other units of government to support the activities of the District.

The presentation of this plan to the City of Milwaukee shall be deemed a standing order of the Board of Directors under Sec. 66.60 8 (4) Wis. Stats. to disburse the BID assessments without

necessity of an additional disbursement agreement, disbursement method or accounting method. Budget authority made under this plan shall be shown in the City's budget as a line item.

Business Improvement District No. 8 Board of Directors

The current BID No. 8 Board of Directors is comprised as follows:

Term Expiring 2004

- Steve Bialk
- Samuel Denny
- J. Allen Stokes
- Chuck Coakley
- Bezelee Martin

Term Expiring 2003

- Robert Ferriday III
- Fletcher Crawford
- Sherman Hill
- David Rotter
- Suhail Sarsour
- Daniel Zens
- Jai Barber
- Stacy Hasan

As stated in BID No. 8's bylaws, the Board of the Directors will be composed of fifteen board members of whom 12 shall be owners of commercial property and/or operators of businesses within the District boundaries. The remaining 3 board positions shall be open to representatives that function within the environs of the District. If the Board size increases to more than 15, all additional Board members must be commercial property owners and/or operators of businesses within the District.

Contracting with BID #8

Any contracting with the BID shall be exempt from the requirements of Sec 62.15, Wis. Stats. because such contracts shall not be for the construction of improvements or provision of materials. If the BID does contract for the construction of improvements or provisions of material, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required under Sec 66.608 (3) (c) Wis. Stats., shall be deemed to fulfill the requirements of Sec 62.15 (14) Wis. Stats. The BID Board of Directors and the City of Milwaukee shall comply with the provisions of Sec. 66.60 before the City inserts assessments for this BID plan onto the tax bills for the parcels assessed thereunder, only to the extent required by law, to create a lien on the parcels assessed.

Severability And Expansion

The Historic King Drive BID No. 8 was created under authority of Sec. 66.608 of the Statutes of the State of Wisconsin.

Should any court find any portion of this statute invalid or unconstitutional said decision will not invalidate or terminate the Business Improvement District, and this plan shall be amended to conform to the law without need of re-establishment.

Should the Wisconsin State Legislature amend the statute to narrow or broaden the process of a Business Improvement District so as amongst other things to exclude or include as assessable properties a certain class or classes of properties, then this BID plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual budget approval and without necessity to undertake any other act.

All the above is specifically authorized under Section 66.608 (3) (b).

Future Year's Operating Plans

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 the initial operating plan.

Section 66.608 (3) (a) of the BID law requires the BID Board of Directors and the City of Milwaukee to annually review and make changes as appropriate in the District plan. Therefore, this document focuses upon Year Eight activities. Information on specific assessed value, budget amount and assessment amount is based on Year Nine conditions.

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

2002 Assessment Figures									
TAXKEY	CKDG	C-A-	ADDRESS	OWNER	EXEMPT	IN/OU	MFRV	TOTAL	BID ASSMT
PARCEL	DG	CLASS			0-EXM	1-IN	-IMPR	VALUE	@\$4/\$1000 \$125 MIN \$1500 MAX
3130018110	7	N. MLK DR - 2767	RACM		0	1	0	\$0	\$0.00
3130020100	0	4 N. MLK DR - 2745	Martin Luther King Center LLC		1	1	1	\$814,000	\$1,500.00
3130031000	4	2 N. MLK DR - 2737	J E D INVESTMY CORP		1	1	1	\$57,400	\$314.60
3130032000	X	N. MLK DR - 2731	CITY OF MILWAUKEE		1	1	0	\$0	\$0.00
3130033000	5	N. MLK DR - 2727	RACM		1	1	0	\$0	\$0.00
3130034000	0	2 N. MLK DR - 2721	CHRISTOPHER FRIEND		1	1	1	\$3,900	\$125.00
3130035000	6	2 N. MLK DR - 2719	GUS KELLY		1	1	1	\$44,000	\$261.00
3130037000	7	2 N. MLK DR - 2703	PROFESSOR WILLIAMS		1	1	1	\$62,900	\$336.60
3130038000	2	2 N. MLK DR - 2701	PROFESSOR WILLIAMS		1	1	1	\$69,300	\$362.20
3130046110	X	4 W. CENTER - 406	AMOCO OIL CO.		1	1	1	\$362,800	\$1,500.00
3130156100	0	2 N. MLK DR - 2841	E KOWALSKI		1	1	1	\$28,600	\$199.40
3130158000	5	2 N. MLK DR - 2851	IAMEL SABSOUR		1	1	1	\$63,400	\$338.60
3130159110	4	2 W. LOCUST - 311	SALEM SABSOUR		1	1	1	\$92,400	\$454.60
3130312100	8	2 N. MLK DR - 2826	GARFIELD FOUNDATION		1	1	1	\$296,000	\$1,269.00
3130407000	8	N. MLK DR - 2831	CITY OF MILWAUKEE		0	1	0	\$0	\$0.00
3130919000	1	2 W. CENTER - 436	436-40 W CENTER ST		1	1	1	\$61,100	\$329.40
3131141000	0	2 N. MLK DR - 2700	MICHEAL P. RYAN		1	1	1	\$72,000	\$373.00
3131142000	6	N. MLK DR - 2708	A TASTE OF PHILLY, INC.		1	1	1	\$30,200	\$205.80
3131143000	1	2 N. MLK DR - 2710	L C MARTIN		1	1	1	\$58,500	\$319.00
3131144100	3	2 N. MLK DR - 2714	CHRISTOPHER FRIEND		1	1	1	\$69,800	\$364.20
3131146000	8	2 N. MLK DR - 2722	MELODY WILLIAMS		1	1	1	\$31,000	\$209.00
3131147000	3	2 N. MLK DR - 2728	MELODY WILLIAMS		1	1	0	\$2,300	\$125.00
3131366100	0	4 N. MLK DR - 2860	BURGER KING CORP		1	1	1	\$344,000	\$1,461.00
3131901000	1	N. MLK DR - 2821	CITY OF MILWAUKEE		0	1	0	\$0	\$0.00
3131902000	7	2 N. MLK DR - 2817	RUBEN STANFELLE		1	1	1	\$52,000	\$293.00
3131903000	2	2 N. MLK DR - 2813	EARL H. JOHNSON		1	1	0	\$2,300	\$125.00
3131904000	8	2 N. MLK DR - 2809	ARNOLD WILKINS		1	1	1	\$46,800	\$272.20
3131905000	3	2 N. MLK DR - 2805	CITY OF MILWAUKEE		1	1	0	\$0	\$0.00
3131906000	9	2 N. MLK DR - 2801	T & P PROPERTIES		1	1	1	\$49,000	\$281.00
3132341000	6	N. MLK DR - 2774	RACM		0	1	0	\$0	\$0.00

3132342000	1	N. MLK DR - 2730	GREAT WEALTH LLC	1	1	1	\$250,000	\$1,085.00
3220049000	1	2 N. MLK DR - 2532	JAMES H JACKSON	1	1	1	\$47,300	\$274.20
3220050000	7	2 N. MLK DR - 2536	BACHAN SINGH	1	1	1	\$25,100	\$185.40
3220051100	9	N. MLK DR - 2540	RACM	0	1	0	\$0	\$0.00
3220054000	7	N. MLK DR - 2556	RACM	1	1	1	\$0	\$0.00
3220058000	0	N. MLK DR - 2578	RACM	0	1	1	\$0	\$0.00
3220059000	6	8820 N. 02ND - 2675	JEFFREY BROWN	0	1	1	\$300	\$125.00
3220075000	3	2 N. MLK DR - 2634	BESSIE MARIE GRAY	1	1	1	\$30,700	\$207.80
3220079000	5	2 W. CENTER - 233	PATIALA INC.	1	1	1	\$153,600	\$699.40
3220758000	6	2 N. MLK DR - 2366	JOHN SEYMORE	1	1	1	\$21,200	\$169.80
3220759000	1	2 N. MLK DR - 2368	Delma Nimal Hasan	1	1	1	\$140,000	\$645.00
3220760000	7	2 N. MLK DR - 2372	MIDWEST FLOORING	1	1	1	\$66,000	\$349.00
3220761000	2	2 N. MLK DR - 2378	BRUCE L MARTIN	1	1	1	\$88,600	\$439.40
3220760100	2	2 N. MLK DR - 2400	MS KING LLC	1	1	1	\$821,000	\$1,500.00
3220781000	1	2 N. MLK DR - 2434	TINY MAE MARTIN	1	1	1	\$64,700	\$343.80
3220782000	7	N. MLK DR - 2438	RACM	0	1	0	\$0	\$0.00
3220783000	2	N. MLK DR - 2442	CITY OF MILWAUKEE	0	1	0	\$0	\$0.00
3220784000	8	2 N. MLK DR - 2448	CITY OF MILWAUKEE	1	1	1	\$0	\$0.00
3220784000	8	N. MLK DR - 2448	CITY OF MILWAUKEE	0	1	0	\$0	\$0.00
3220785000	3	2 N. MLK DR - 2452	VERNON TOWNSEND	1	1	1	\$88,200	\$437.80
3220786000	9	2 N. MLK DR - 2456	ANDREW ALEXANDER & VI	1	1	1	\$66,700	\$351.80
3220789100	1	4 N. MLK DR - 2460	H & K PARTNERS, LLC	1	1	1	\$400,000	\$1,500.00
3220901000	2	2 N. MLK DR - 2673	TS INVESTMENTS LLC	1	1	1	\$53,200	\$297.80
3220904000	9	2 N. MLK DR - 2661	MEYER JACOBS TRUST	1	1	1	\$41,500	\$251.00
3220908100	7	N. MLK DR - 2615	RACM	0	1	1	\$0	\$0.00
3220938100	8	2 W. CENTER - 405	EYEPOP CENTER CORP	1	1	1	\$231,000	\$1,009.00
3220972000	X	2 N. 05TH - 2676	HENRY SHARKEY	1	1	1	\$79,600	\$403.40
3220973000	5	2 W. CENTER - 423	NOLAN TAYLOR	1	1	1	\$45,100	\$265.40
3221053000	1	2 N. MLK DR - 2579	SHEVAN JOSEPH	1	1	1	\$32,100	\$213.40
3221059000	4	2 N. MLK DR - 2543	THERESA KATHERINE	1	1	1	\$65,500	\$347.00
3221060000	X	N. MLK DR - 2537	CITY OF MILWAUKEE	1	1	1	\$0	\$0.00
3221062100	7	2 N. MLK DR - 2523	FREDS ORNAMENTAL DOORS	1	1	1	\$78,600	\$399.40
3221064000	1	N. MLK DR - 2517	CITY OF MILWAUKEE	0	1	0	\$0	\$0.00
3221065000	7	N. MLK DR - 2513	CITY OF MILWAUKEE	0	1	0	\$0	\$0.00
3221067000	8	N. MLK DR - 2501	RACM	0	1	0	\$0	\$0.00
3221088000	2	2 N. MLK DR - 2475	MASJID SULTAN MUHAMMAD	1	1	1	\$116,000	\$549.00

3221089000	8	2	N. MLK DR - 2469	ALICIA IRBY-LOVE	1	1	1	\$93,600	\$459.40
3221090110	7		N. MLK DR - 2459	RACM	0	1	1	\$0	\$0.00
3221095111	2	3	N. MLK DR - 2435	ZENS HOSIERY	1	1	1	\$132,900	\$616.60
3221097000	1	2	N. MLK DR - 2425	MARIO TOLOMEI	1	1	1	\$74,900	\$384.60
3221098000	7	3	N. MLK DR - 2417	ZENS MANUFACTURING INC	1	1	1	\$11,100	\$129.40
3221099000	2	2	N. MLK DR - 2411	NELSON NASH & SADIE ANN	1	1	1	\$104,000	\$501.00
3221100100	2		N. MLK DR - 2403	ZENS MANUFACTURING INC	1	1	0	\$24,000	\$181.00
3221200100	6	4	N. NORTH - 408	BACHAN SINGH	1	1	1	\$405,000	\$1,500.00
3221201000	5	2	N. NORTH - 430	NORTHSIDE INVESTMT CORP	1	1	1	\$541,000	\$1,500.00
3221218110	1	2	N. MLK DR - 2373	KING SQUARES	1	1	1	\$246,000	\$1,069.00
3221224112	0	4	N. MLK DR - 2349	INNER CITY REDEVELOP CORP	1	1	1	\$1,283,000	\$1,500.00
3221232000	4	2	N. NORTH - 324	MERCANTILE THRIFT	1	1	1	\$430,000	\$1,500.00
3221233000	X	2	N. NORTH - 338	SUNG J. RHEE	1	1	1	\$85,200	\$425.80
3530190111	7	2	N. MLK DR - 2220	KING CENTER LLC	1	1	1	\$991,000	\$1,500.00
3530192000	6	7	N. NORTH - 211	MOUNT ZION REDEVELOPMENT CORP	1	1	1	\$378,100	\$1,500.00
3530203100	0	2	N. MLK DR - 2200	HISTORIC KING PLACE LIMITED	1	1	1	\$1,981,000	\$1,500.00
3530205000	5	2	N. NORTH - 331	BEZELBEE MARTIN & LENA	1	1	1	\$242,000	\$1,053.00
3530206000	0	2	N. NORTH - 319	BEZELBEE MARTIN & LENA	1	1	1	\$354,000	\$1,500.00
3530207000	6	2	N. MLK DR - 2241	GEORGE SHAY	1	1	1	\$310,000	\$1,325.00
3530208000	1	2	N. MLK DR - 2235	O.C. WHITE SOUL CLUB	1	1	1	\$230,000	\$1,005.00
3530209000	7		N. 04th Street - 2238	BEZELBEE MARTIN	1	1	1	\$36,200	\$229.80
3530210000	2		N. MLK DR - 2227	RACM	0	1	0	\$0	\$0.00
3530211000	8		N. MLK DR - 2225	RACM	0	1	0	\$0	\$0.00
3530212000	3		N. MLK DR - 2219	RACM	0	1	0	\$0	\$0.00
3530213000	9	4	N. 04TH - 2212	CMK INC	1	1	1	\$112,500	\$535.00
3530214000	4	2	N. MLK DR - 2215	ANTHONY RIM	1	1	1	\$90,300	\$446.20
3530215000	X	2	N. MLK DR - 2213	ANTHONY RIM	1	1	1	\$139,000	\$641.00
3530217100	7	2	N. MLK DR - 2201	WEST STATE STREET, LLC	1	1	1	\$648,000	\$1,500.00
3530219110	5	2	N. NORTH - 435	BEZELBEE MARTIN	1	1	1	\$605,300	\$1,500.00
3530221000	9	2	N. NORTH - 411	ALBERT GRANT JR.	1	1	1	\$75,300	\$386.20
3530294112	0	4	N. MLK DR - 2153	CMK INC	1	1	1	\$380,000	\$1,500.00
3530297000	7	2	N. MLK DR - 2107	MARK S. KIVLEY	1	1	1	\$397,000	\$1,500.00
3530298000	2		N. MLK DR - 2101	BREWERS HILL APARTMENTS	1	1	1	\$0	\$0.00
3530541110	7		N. MLK DR - 2044	TRUS DEVELOPMENT	1	1	1	\$50,800	\$288.20
3530562100	3	2	N. MLK DR - 2034	JAMES FEITZER	1	1	1	\$90,700	\$447.80
3530563000	2	2	N. MLK DR - 2028	BRIAN PETERSON	1	1	1	\$85,900	\$428.60

3530569100	1	2 N. MLK DR. - 2010	CROWN HARDWARE	1	1	1	\$156,000	\$709.00
3530577100	5	2 N. MLK DR. - 2000	KIVLEY INVESTMENTS LLC	1	1	1	\$163,000	\$737.00
3530579000	X	2 N. MLK DR. - 2053	C WESTMORELAND	1	1	1	\$145,000	\$665.00
3530582100	2	2 N. MLK DR. - 2045	MLWAWKEE MLK LLC	1	1	1	\$28,800	\$200.20
3530584100	3	2 N. MLK DR. - 2039	MLWAWKEE MLK LLC	1	1	1	\$696,000	\$1,500.00
3530585000	2	2 N. MLK DR. - 2013	CROWN HARDWARE	1	1	1	\$185,000	\$825.00
3530586000	8	2 N. MLK DR. - 2007	CONSTANCE D. KINAMEL REV. TRUST	1	1	1	\$273,000	\$1,177.00
3530587000	3	3 W. BROWN - 334	YOUNG WOMENS CHRISTIAN ASSOC.	1	1	1	\$0	\$0.00
3530588000	9	2 N. MLK DR. - 2001	SIMIE FEIN	1	1	1	\$145,000	\$665.00
3530664000	1	2 N. MLK DR. - 1951	YOUNG WOMENS CHRISTIAN ASSOC.	1	1	1	\$44,500	\$263.00
3530665000	7	2 N. MLK DR. - 1947	GRADY THOMAS	1	1	1	\$34,500	\$223.00
3530667000	8	2 N. MLK DR. - 1945	YWCA	1	1	1	\$24,000	\$181.00
3530668000	3	2 N. MLK DR. - 1941	YWCA	1	1	1	\$14,600	\$143.40
3530669000	9	2 N. MLK DR. - 1937	VINCENT B AWOSIKA	1	1	1	\$56,100	\$309.40
3530674000	6	2 W. RESERVOIR - 338	RALPH FLEBE	1	1	1	\$71,900	\$372.60
3530677110	6	W. RESERVOIR - 326	YOUNG WOMENS CHRISTIAN ASSOC.	1	1	1	\$0	\$0.00
3530678110	1	N. MLK DR. 1915	YOUNG WOMENS CHRISTIAN ASSOC.	1	1	1	\$0	\$0.00
3530683100	1	N. MLK DR. - 1950	CARLA ALLISON	1	1	1	\$124,000	\$581.00
3530684000	0	N. MLK DR. - 1948	RACM	0	1	0	\$0	\$0.00
3530685000	6	N. MLK DR. - 1944	RACM	0	1	0	\$0	\$0.00
3530686000	1	N. MLK DR. - 1940	RACM	0	1	0	\$0	\$0.00
3530690000	3	N. MLK DR. - 1936	NCON COMMUNICATIONS CORP INC	1	1	1	\$110,000	\$525.00
3530691000	9	N. MLK DR. - 1934	NELLIE GILLIAM	1	1	1	\$200,300	\$886.20
3530692000	4	2 N. MLK DR. - 1926	R J NOVOTNY	1	1	1	\$87,200	\$433.80
3530695000	0	2 N. MLK DR. - 1920	FEBCO REFRIGERATION	1	1	1	\$112,000	\$533.00
3530696000	6	2 N. MLK DR. - 1914	ARTHUR W MARBURG	1	1	1	\$67,000	\$353.00
3530701100	1	W. Reservoir - 230	NORTH SHORE BANK	1	1	1	\$610,500	\$1,500.00
3530704000	8	W. RESERVOIR - 204	BENITA BELL	1	1	1	\$154,700	\$703.80
3530831000	9	N. MLK DR. - 1848	RACM	0	1	0	\$0	\$0.00
3530833110	3	2 N. MLK DR. - 1832	NOEL & RILLA WILLIAMS	1	1	1	\$95,500	\$467.00
3530833120	0	N. MLK DR. - 1846	RACM	1	1	1	\$0	\$0.00
3530837100	8	2 N. MLK DR. - 1830	HOWARD SPECTOR	1	1	1	\$137,700	\$635.80
3530842000	9	N. MLK DR. - 1818	STRIVE MEDIA INSTITUTE	1	1	1	\$533,000	\$1,500.00
3530845000	5	2 N. MLK DR. - 1810	Green Book LTD	1	1	1	\$82,700	\$415.80
3530846000	0	2 N. MLK DR. - 1806	JOHNNIE JACKSON	1	1	1	\$138,400	\$638.60
3530848100	8	W. VINE-222	MICHELLE DUCKERT	1	1	1	\$249,900	\$1,084.60

3530851100	4	N. MLK DR - 1849	THE ODELLIAN GROUP LLC	1	1	1	\$1,059,000	\$1,500.00
3530852100	X	2 N. 04TH - 1848	RESERVOIR LOFTS	1	1	1	\$1,600,000	\$1,500.00
3530855000	X	2 N. MLK DR - 1839	ANIANNN INVESTMENTS LLC	1	1	1	\$147,000	\$673.00
3530856000	5	2 N. MLK DR - 1835	ANIANNN INVESTMENTS LLC	1	1	1	\$134,000	\$621.00
3530860000	7	N 4TH - 1814	BEZELLE MARTIN & LENA	1	1	1	\$89,700	\$443.80
3530861000	2	N. MLK DR - 1831	RACM	0	1	0	\$0	\$0.00
3530862000	8	N. MLK DR - 1825	RACM	0	1	0	\$0	\$0.00
3530863000	3	2 N. MLK DR - 1821	BRIAN KOLITZ	1	1	1	\$129,000	\$601.00
3530864100	9	2 N. MLK DR - 1817	DEBRA RASH	1	1	1	\$217,400	\$954.60
3530867000	5	N. MLK DR - 1801	DREAMLAND GROUP LLC	1	1	1	\$751,000	\$1,500.00
3530868000	0	2 W. VZNE - 324	ROBIN SHELOW	1	1	1	\$194,000	\$861.00
3530872000	2	2 N. 04TH - 1800	JEFF MIECH	1	1	1	\$54,500	\$303.00
3530873100	4	N. 04TH - 1845	VINEYARD TERRACE LLC	1	1	1	\$35,000	\$225.00
3530874110	7	W. RESERVATOR - 425	RACM	1	1	1	\$0	\$0.00
3530885100		N. 05TH - 1808	RACM	1	1	1	\$0	\$0.00
3530886100	5	N. 05TH - 1802	RACM	1	1	1	\$0	\$0.00
3530887100	0	W. VZNE - 424	RACM	1	1	1	\$0	\$0.00
3530921000	8	N. 04th Street - 1719	VIRGINIA LEE, LTD	1	1	1	\$63,300	\$338.20
3530923000	9	2 N. MLK DR - 1751	RON BEYER	1	1	1	\$177,000	\$793.00
3530924000	4	2 N. MLK DR - 1739	Brian Peterson	1	1	1	\$283,000	\$1,217.00
3530925000	X	2 N. MLK DR - 1737	GERHARDA SPOHLER	1	1	1	\$77,400	\$394.60
3530940100	8	N. MLK DR - 1740-1750	HAUSMANN SCHOBER LTD PARTNERSHIP	1	1	1	\$864,000	\$1,500.00
3530947000	X	3 N. MLK DR - 1724	THOMAS LIGHT	1	1	1	\$133,000	\$617.00
3530951000	1	2 N. MLK DR - 1718	THOMAS LIGHT	1	1	0	\$40,800	\$248.20
3530954000	8	2 W. VZNE - 117	BOHRER PARTNERSHIP	1	1	0	\$21,600	\$171.40
3530955000	3	2 W. VZNE - 141	BOHRER PARTNERSHIP	1	1	1	\$338,000	\$1,437.00
3530956000	9	2 N. 02ND - 1740	BOHRER PARTNERSHIP	1	1	1	\$42,700	\$255.80
3530959110	9	2 N. 02ND - 1736	MILWAUKEE FORTRESS, LLC	1	1	1	\$113,000	\$537.00
3530959120	6	N 1st - 1735	MILWAUKEE FORTRESS, LLC	1	1	0	\$43,100	\$257.40
3530963100	3	2 N. PALMER - 1751	MILWAUKEE FORTRESS, LLC	1	1	0	\$14,800	\$144.20
3530969000	X	2 N. PALMER - 1741	MILWAUKEE FORTRESS, LLC	1	1	1	\$14,800	\$144.20
3530970000	5	2 N. PALMER - 1737	GREEN BOOK LTD PARTNERSHIP	1	1	1	\$384,000	\$1,500.00
3530973100	8	2 N. PALMER - 1721	TIMOTHY J. OLSON	1	1	1	\$96,500	\$471.00
3531112100	4	W. VZNE - 325	NED GUYETTE	1	1	1	\$132,000	\$613.00
3531331000	9	N. 04TH - 1736	VINEYARD TERRACE LLC	1	1	1	\$190,600	\$847.40
3531332000	4	N. 04TH - 1740	VINEYARD TERRACE LLC	1	1	1	\$180,500	\$807.00
3531333000	X	W. VZNE - 335	VINEYARD TERRACE LLC	1	1	1	\$214,000	\$941.00

3610105100	X	4	E. PLEASANT - 100	MILWAUKEE FORTRESS, LLC	1	1	1	\$1,377,000	\$1,500.00
3610108110	3	4	W. PLEASANT - 100	BREWERY WORKS	1	1	1	\$478,000	\$1,500.00
3610110110	4	2	W. VINE - 225	UNITED WAY	1	1	1	\$598,000	\$1,500.00
3610120100	1	2	W. WALNUT - 300	MALONE'S FINE SAUSAGE	1	1	1	\$477,400	\$1,500.00
3610122000	6	2	N. 04TH - 1715	DILON BINDERY	1	1	0	\$10,800	\$128.20
3610126100	4	2	W. WALNUT - 416	LESLIE GRINKER	1	1	1	\$104,000	\$501.00
3610129000	4	N. 4TH - 1703	LEWELL LIVING TRUST	DILON BINDERY	1	1	1	\$31,200	\$209.80
3610130000	X	2	N. 04TH - 1711	R. ALLYN ZEHETNER	1	1	0	\$3,400	\$125.00
3610161100	5	2	N. 04TH - 1647	THEODORE NASH	1	1	1	\$184,000	\$821.00
3610165100	7	2	N. 04TH - 1631	ALLAN & DONNA COLE	1	1	1	\$115,200	\$545.80
3610173110	8	2	N. 04TH - 1615	BREWERY WORKS	1	1	1	\$288,000	\$1,237.00
3610184112	4	4	N. RIVER CENTER - 1505	BREWERY WORKS	1	1	1	\$30,190,000	\$1,500.00
3610198000	0	4	N. MLK DR. - 1509	MASON FAMILY LTD PARTNERSHIP	1	1	1	\$97,300	\$474.20
3610199100	2	2	W. COURT - 315	MED. LLC	1	1	1	\$357,000	\$1,500.00
3610202100	7	2	W. CHERRY - 324	STEVEN MACAIONE	1	1	1	\$420,300	\$1,500.00
3610203000	6	2	N. MLK DR. - 1501	JAMES LINDSTEDT	1	1	1	\$542,000	\$1,500.00
3610264000	9	3	W. CHERRY - 405	JAMES LINDSTEDT	1	1	0	\$192,000	\$853.00
3610265100	0	3	N. 04TH - 1433	REGGIES II LLC	1	1	0	\$216,000	\$949.00
3610273000	8	2	N. 04TH - 1425	REGGIES II LLC	1	1	0	\$104,000	\$501.00
3610276000	4	2	N. 04TH - 1417	REGGIES II LLC	1	1	0	\$91,400	\$450.60
3610278100	1	2	N. 04TH - 1401	MILWAUKEE PLATING COMPANY	1	1	0	\$39,300	\$242.20
3610279100	7	2	W. CHERRY - 319	MILWAUKEE PLATING COMPANY	1	1	1	\$146,700	\$671.80
3610287100	0	3	N. 04TH - 1434	R. C. SCHMIDT JR.	1	1	1	\$312,800	\$1,336.20
3610291111	8	2	N. 04TH - 1422	RON COLLISON	1	1	1	\$218,000	\$957.00
3610292100	8	2	N. 04TH - 1414	JAMES L. WIECHMANN	1	1	1	\$129,000	\$601.00
3610297100	5	2	N. 04TH - 1402	COMMERCE CENTER POWER LLC	1	1	0	\$28,400	\$198.60
3610304110	9	2	W. CHERRY - 201	BREWERY WORKS	1	1	1	\$1,325,300	\$1,500.00
3610308100	3	4	N. COMMERCE - 1450	BREWERY WORKS	1	1	1	\$13,500	\$139.00
3610310110	1	4	N. COMMERCE - 1430	RIVERFRONT POWER LLC	1	1	0	\$98,600	\$479.40
3610314110	3	4	N. COMMERCE - 1330	BREWERY WORKERS CREDIT	1	1	1	\$16,109,000	\$1,500.00
3610317100	2	4	N. MLK DR. - 1345	STR INVESTMENT CO.	1	1	1	\$469,600	\$1,500.00
3610318000	1	2	N. 04TH - 1350	STR INVESTMENT CO.	1	1	1	\$78,200	\$397.80
3610319000	7	2	N. 04TH - 1344	STR INVESTMENT CO.	1	1	1	\$275,000	\$1,185.00
3610324111	6	2	N. 04TH - 1334	STR INVESTMENT CO.	1	1	1	\$46,600	\$271.40

3610326000	5	2 N. MLK DR. - 1333	BRIAN MOSEHART	1	1	1	\$168,000	\$757.00
3610327000	0	2 N. MLK DR. - 1331	MATTHEW & HEATHER WEGLARZ	1	1	1	\$172,000	\$773.00
3610328111	8	3 N. MLK DR. - 1301	JAMES L. WIECHMANN	1	1	0	\$590,600	\$1,500.00
3610330112	7	2 N. 04TH - 1300	ROADSTER LLC	1	1	1	\$548,000	\$1,500.00
3610332000	8	2 W. VLIET - 419	PAUL RIESEN III	1	1	1	\$111,000	\$529.00
3610344100	X	2 N. 04TH - 1303	ROTTER INVESTMENT	1	1	1	\$556,000	\$1,500.00
3611831000	9	4 W. GALENA - 235	BREWERY WORKS	1	1	1	\$1,630,200	\$1,500.00
3611841100	X	4 N. 02ND - 1610	BREWERY WORKS	1	1	1	\$7,925,000	\$1,500.00
3611842000	9	4 W. PLEASANT - 111	SCHLITZ PARK ASSOCIATES I	1	1	1	\$3,350,000	\$1,500.00
3611844000	X	4 W. PLEASANT - 101	SCHLITZ PARK ASSOCIATES II	1	1	1	\$3,169,000	\$1,500.00
3611852110	7	4 N. 02ND - 1542	SCHLITZ PARK ASSOCIATES II	1	1	1	\$127,000	\$593.00
3611861100	9	3 W. WALNUT - 325	SCHLITZ PARK ASSOCIATES III	1	1	1	\$2,018,200	\$1,500.00
3611871000	7	4 N. MLK DR. - 1631	BREWERY WORKS	1	1	1	\$168,000	\$757.00
3611891000	6	2 N. MLK DR. - 1407	GROHMANN INDUSTRIES INC	1	1	1	\$616,000	\$1,500.00
3611951000	1	W. CHERRY - 230	BREWERY WORKS	1	1	1	\$375,700	\$1,500.00
3611952000	7	W. CHERRY - 210	BREWERY WORKS	1	1	1	\$304,200	\$1,301.80
3611953000	2	4 W. GALENA - 205	BREWERY WORKS	1	1	1	\$473,000	\$1,500.00
3611954000	8	W. PLEASANT - 215	SCHLITZ PARK ASSOCIATES II LTD	1	1	1	\$2,807,000	\$1,500.00
3611961000	6	W. PLEASANT - 201	BREWERY WORKS	1	1	1	\$811,900	\$1,500.00
3611962000	1	N. 2ND - 1500	SCHLITZ PARK ASSOCIATES I	1	1	1	\$400,000	\$1,500.00
			SUMMARY:					
			Total Assessed Value:				\$110,795,100	
			Total BID Assessment:					\$149,460.00
			% increase in value since 2001				86,556,334	28.00%