

Robert B. Monnat
Chief Operating Officer
MANDEL GROUP, INC.
111 East Wisconsin Avenue | Suite 1700
Milwaukee, WI 53202

Mr. Monnat joined Mandel Group in April, 1999, as Senior Vice President. He was previously affiliated with Mandel Group and its predecessor, Trammell Crow Residential, from May, 1989 through September, 1994. He is responsible for coordinating and overseeing the activities of Mandel Group's three primary disciplines - development, construction and property management. Typical projects for which Mr. Monnat provides oversight and direction include residential and mixed-use developments comprised of residential, commercial and civic uses. Recent developments in which Mr. Monnat has participated include East Pointe Commons in downtown Milwaukee; Trostel Square on the Milwaukee River; Gaslight Lofts in the Historic Third Ward; and Norhardt Crossing in Brookfield.

From September, 1994 to March, 1999 Mr. Monnat was Vice President of WISPARK Corporation, the real estate subsidiary of Wisconsin Energy Corporation. In his capacity at WISPARK he focused on development of business park, commercial and build-to-suit transactions. During his tenure with WISPARK he completed the development of Westridge Business Park, a 185 acre business park which now houses over 1.4 million square feet of manufacturing and office space; developed speculative and build-to-suit transactions for WISPARK's account totaling over 400,000 square feet; and directed the conceptual planning work for Pabst Farms, a 1,600 acre planned community being developed in Waukesha County along the I-94 corridor.

Prior to his return to Milwaukee in 1989, Mr. Monnat was the Midwest Director of Development for a national real estate developer. He was responsible for large-scale, mixed-use developments comprised of office, retail, hotel, residential, and recreation components. Mr. Monnat graduated from the School of Architecture & Urban Planning at the University of Wisconsin-Milwaukee with a BARCH degree in 1979. He attended the MARCH program from 1980-82. Mr. Monnat volunteers time in various community efforts including the Dean's Advisory Council, School of Architecture and Urban Planning at UW-Milwaukee; Land Development Committee, Milwaukee Economic Development Corporation (vice chairman); Targeted Commercial Investment Fund Committee, Department of City Development, City of Milwaukee; Milwaukee Protestant Home Board of Directors; and the Milwaukee Kickers.

**BUSINESS
IMPROVEMENT
DISTRICT NO. 2**

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May 5, 2004

The Honorable Tom Barrett
Office of the Mayor
200 East Wells Street
Milwaukee, WI 53202

Dear Mayor Barrett:

As Chair of the Business Improvement District No. 2 Board, I am pleased to recommend the following for appointment or reappointment to the board for a three year term, beginning in 2004:

Frank Krejci for reappointment with a term expiring on 2/21/07.
Mr. Krejci's qualifications are on file from previous appointment to this board.

Bob Monnat for appointment with a term expiring on 1/25/07.
Mr. Monnat is the Chief Operating Officer of the Mandel Group, Inc. The Mandel Group is a BID No. 2 property owner, owning one large residential complex on Milwaukee Street and another on Erie Street, in the early stages of development. Mr. Monnat's resume is enclosed.

Due to health issues, Herman Weingrod, whose term expires on 1/25/04, has resigned from the board pending appointment of his replacement. Mr. Monnat would take his seat on the board.

If you have any questions or need additional information, please call me at 273-1173. Thank you for your consideration.

Sincerely,

Einar Tangen, Chair
Business Improvement District No. 2

enclosure

cc: Alderman Bob Bauman
Ron San Felippo, Vice-Chair, BID No. 2

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