

BUSINESS IMPROVEMENT DISTRICT NO. 15
MILWAUKEE RIVERWALK
2016 OPERATING PLAN

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I. INTRODUCTION

On March 31, 1994 the Common Council of the City of Milwaukee (the "Common Council") approved the creation of Business Improvement District No. 15 (the "BID") and the initial Operating Plan for the BID. The objective of the initial Operating Plan was to establish a development scheme and funding mechanism for the construction of a series of riverwalks and related amenities along the Milwaukee River in downtown Milwaukee (the "Riverwalk System"). Subsequent to the creation of the BID, the BID and the City of Milwaukee entered into a Riverwalk Development Agreement dated as of May 23, 1994 (and the parties have subsequently entered into a series of amendments thereto) to further implement the development of the Riverwalk System consistent with the framework established in the initial Operating Plan. (The May 23, 1994 Riverwalk Development Agreement and all amendments thereto are collectively referred to as the "Development Agreement").

Section 66.1109(3)(b), Wisconsin Statutes, requires that a business improvement district board "shall annually consider and make changes to the operating plan.....the board shall then submit the operating plan to the local legislative body for approval." The board of the BID (the "Board") hereby submits this 2016 Operating Plan in fulfillment of its statutory requirement.

This Operating Plan proposes a continuation and expansion of the activities described in the initial BID Operating Plan. Therefore, it incorporates by reference the initial Operating Plan as adopted by the Common Council. In the interest of brevity, this Operating Plan emphasizes the elements which are required by section 66.1109, Wis. Stats., and does not repeat the background information that is contained in the initial Operating Plan.

II. DISTRICT BOUNDARIES

Boundaries of the BID are shown on Exhibit A of this Operating Plan. A listing of the properties included in the BID is provided in Exhibit B. Section 66.1109(1)(b), Wisconsin Statutes, provides that the boundaries of a business improvement district shall include parcels that are contiguous to the district but that were not included in the original boundaries of the district because the parcels were tax-exempt when the boundaries of the district were initially determined and such parcels subsequently became taxable. Two properties shown on Exhibit B fall into the category of properties described under section 66.1109(1)(b) and were added to the BID and assessed for the first time under the 2012 Operating Plan. Accordingly, the boundaries of the BID shown on Exhibit A vary from the boundaries of the BID shown in Operating Plans prior to the 2012 Operating Plan, when these two properties were added to the BID by operation of law. The two

properties that were so added to the BID are (1) 1122 North Edison Street (Tax Parcel No. 392-1209-100); and (2) 1150 North Water Street (Tax Parcel No. 392-292-2000).

III. DEVELOPMENT OF PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to complete the improvements described in Exhibit C of this Operating Plan. These improvements will increase public access to the Milwaukee River and promote, attract, stimulate and revitalize commerce and industry within the City. In particular, these improvements will further the City policies identified in the initial Operating Plan for the BID.

B. Proposed Activities

A description of the improvements to be completed by the BID, including both those improvements already commenced or undertaken and those improvements that remain to be completed, is set forth in Exhibit C of this Operating Plan. Much of the work is dependent upon obtaining easements and/or other access rights from owners of property within the BID and upon the City agreeing to finance those portions of the Riverwalk System originally contemplated by the Development Agreement but not completed within the time frame set forth therein. Accordingly, the Board may alter the schedule of the work as it deems necessary or appropriate.

C. Financing Method

The actual and estimated costs for each of the BID's completed and proposed development activities are set forth on Exhibit C of this Operating Plan (the "Development Costs"). The BID and the City will share the Development Costs in accordance with the terms of the Development Agreement. The Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

The BID's share of the Development Costs will be obtained through the issuance of bonds and/or other sources. These funds will be loaned to the BID and the BID will repay the loan through annual assessments against the assessable properties within the BID. The assessments for Development Costs first commenced in 2000 in accordance with the BID's 2000

Operating Plan and appeared on the property tax bills of the assessable properties within the BID toward the end of 2000. Interest on funds advanced to the BID prior to commencement of the annual assessments for Development Costs has accrued. To the extent that certain Development Costs will be incurred in 2016 or later years, the assessments for such Development Costs will be deferred until completion of the construction to which such Development Costs are attributable. During such period of deferral, interest will accrue. The interest rate charged to the BID is the interest rate paid on the funds raised to finance the loan to the BID. If the City subsequently refinances all or parts of any funds it loans to the BID at a lower interest rate, such interest rate savings shall be passed through to the BID. The proposed terms of the City's loan to the BID, including the estimated annual payments due the City throughout the life of the loan, were set forth on Appendix F of the initial Operating Plan for the BID and were revised and restated on subsequent Operating Plans. The current repayment schedule that reflects the foregoing is attached to Exhibit D.

The loan from the City to the BID will constitute a long-term contractual obligation of the BID, necessitating the continuous existence of the BID for at least the term of the loan.

In addition to the assessments necessary to repay the funds borrowed by the BID, the BID will incur annual operating expenses for the administration of the BID and for operational, maintenance and repair costs (including energy costs and a maintenance/replacement reserve fund) of any elevator/lift components of the Riverwalk System that may be installed and located on privately owned project segments. Such elevator lift components shall remain the property of the BID. In addition, the Board has elected to make a \$15,000 contribution toward the cost of restoring and modernizing the Cork Marcheschi - designed sculpture on the wall of the Empire Building facing the Riverwalk System immediately north of Wisconsin Avenue. The estimated annual operating expenses for 2016 are \$97,410.00, to pay for the foregoing elevator lift costs, sculpture restoration contribution and for accounting, administrative and legal expenses likely to be incurred in connection with the management and administration of the BID.

The Board may also make Improvement Loans or enter into Maintenance Agreements as provided in Article IV.B.1 of this Operating Plan. Any funds so expended for the benefit of specific property owners will be recouped (including any interest allocable thereto) from special assessments against such property owners in the year following expenditure and repaid to the lender.

Pursuant to the 11th and 12th Amendments to the Development Agreement, the City and the Board agreed to increase the Development Costs to make certain improvements benefiting the Riverwalk System as a whole. These improvements include a new riverwalk segment linking the BID's Riverwalk System to the riverwalk system developed by Business Improvement District No. 2 in the Historic Third Ward as well as the installation of a signage program and the construction of other amenities along various parts of the Riverwalk System (collectively, the "Upgrades and Amenities"). The total cost of the Upgrades and Amenities is set forth on Exhibit C. The BID's aggregate share of the cost for the Upgrades and Amenities is \$210,100 (\$45,100 for the connector segment to the Historic Third Ward Riverwalk System and \$165,000 for the additional amenities to the BID's Riverwalk System).

Pursuant to the 14th Amendment to the Development Agreement, the City and the Board agreed to increase the Development Costs to fund a series of accessibility improvements throughout the Riverwalk System (the "Accessibility Improvements"). As shown on Exhibit C, the total budget for the Accessibility Improvements is \$4,797,473, of which the BID's share is \$910,714.00.

The method of assessing the BID's share of the Development Costs, the BID's share of the Upgrades and Amenities, the BID's share of the Accessibility Improvements, the Improvement Loans, the costs incurred under Maintenance Agreements and annual operating expenses against properties located within the BID is set forth in Article IV of this Operating Plan. Subsequent revisions to this Operating Plan will specify any additional categories and amounts for operating expenses.

D. Organization of BID Board

Upon creation of the BID, the Mayor appointed members to the 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 this Operating Plan; to enter into various contracts; to monitor development activity; to periodically revise this Operating Plan; to ensure 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 composed of at least five members and that a majority of the Board members be owners or occupants of property within the BID.

The Board is structured and operates as follows:

1. Board size - Seven.
2. Composition - At least four members shall be owners or occupants of property within the BID. Any nonowner or nonoccupant 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.
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 records 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 to govern the conduct of its meetings.

E. Relationship to the Milwaukee Riverwalk District, Inc.

The BID is a separate entity from the Milwaukee Riverwalk District, Inc., a private, not for profit corporation exempt from taxation under section 501(c)(3) of the Internal Revenue Code, notwithstanding the fact that members, officers and directors of each may be shared. The Milwaukee Riverwalk District, Inc. shall remain a private organization, not subject to the open meeting law, and not subject to the public records law except for its records generated in connection with the Board. The Milwaukee Riverwalk District, Inc. has contracted with the BID to provide services to the BID, in accordance with this Operating Plan.

IV. METHOD OF ASSESSMENT

A. Annual Assessment Rate and Method

The general principle behind the assessment methodology for this BID is that each property should contribute to the BID in proportion to the benefit derived from the BID. After due consideration, it was determined that the following assessment methods will be applied:

1. The annual assessment for repayment of all of the Development Costs other than the Upgrades and Amenities and Accessibility Improvements identified in subparagraph 3, below, will be levied against each property within the BID in proportion to the current assessed value of each property for real property tax purposes (thus, the amount of a special assessment against a particular property may change from year to year if that property's assessed value changes relative to other properties within the BID), and subject to the following conditions:
 - a. For purposes of this subsection 1, there shall be two categories of properties within the BID.
 - (i) Class 1 Properties. These properties either (i) are not located on the Milwaukee River; or (ii) are located on the Milwaukee River but will not have new riverwalks constructed on their river frontage as part of the BID Operating Plan.
 - (ii) Class 6 Properties. These properties are located on or near the Milwaukee River and will have new riverwalks and/or related amenities constructed on their river frontage or directly benefiting their properties as part of the BID Operating Plan.
 - b. The minimum annual assessment under this subsection 1 for all properties within the BID for the calendar years 2005-2019 shall be as follows:

2005 through 2009	\$485
2010 through 2014	\$510

2015 through 2019

\$535

- c. The maximum annual assessment under this subsection 1 for Class 1 Properties within the BID for the calendar years 2005-2019 shall be as follows:

2005 through 2009

\$6,825

2010 through 2014

\$7,150

2015 through 2019

\$7,425

There is no maximum assessment for Class 6 Properties.

- d. Subject to the minimum and maximum assessments set forth in subparagraphs b and c, above, and adjustments necessitated thereby, Class 1 Properties shall be assessed at approximately 1/6 the rate of Class 6 Properties.

Exhibit B identifies each property included in the BID by category and shows the estimated 2016 Development Costs assessment for each property under this subsection.

2. The annual assessment for BID operating expenses will be levied against each property within the BID in proportion to the current assessed value of each property for real property tax purposes (thus, the percentage of annual assessments for operating expenses allocable to a particular property may change from year to year if that property's assessed value changes relative to other properties within the BID). Exhibit B shows the estimated 2016 assessment for operating expenses for each property within the BID.
3. The annual assessment for the BID's share of the Upgrades and Amenities and the Accessibility Improvements will be levied against each property in the same manner as the annual assessments for BID operating expenses. Exhibit B shows the estimated 2016 Upgrades and Amenities assessment and Accessibility Improvements assessment for each property within the BID.
4. The annual assessments under Maintenance Agreements and Improvement Loans (as such terms are defined in Article IV.B., herein) shall be levied directly against the property benefited by such agreement or loan. The amount of such assessment shall match the

actual annual costs of the BID in providing services or funds; thus, the amount of the assessment will not vary as a result of changes in the benefited property's assessed value. Exhibit B shows the estimated 2016 Maintenance Agreement and Improvement Loan assessments for each property that may be subject to same.

5. As was explained in the 2003 Operating Plan (for calendar year 2002), the annual BID assessments for 2002 were calculated and fixed based upon the City of Milwaukee real property assessments as of August 1 of such year. As was also explained in the 2003 Operating Plan, for calendar year 2003 and subsequent years, the annual BID assessments shall be calculated and fixed based upon the City of Milwaukee real property assessments as of June 1 of such year. No BID assessment for a given year shall be modified for such year as a result of an increase or decrease in the assessed value of a property for such year that occurs after June 1 of the year in which such BID assessment has been levied. However, as noted in subsections 1, 2 and 3, above, the amount of some BID assessments levied against a particular property may change from year to year to the extent that the property's assessed value changes in relation to the assessed values of other properties within the BID.

B. Unique Assessment Categories and Methods

1. The Development Agreement between the City and the BID requires those property owners who will have new improvements constructed on their river frontage or for their benefit to maintain such improvements to a standard acceptable to the City and the Board. If any property owner fails to so maintain its improvements (after expiration of all applicable cure periods), either the City or the BID may perform any necessary work on such improvements and the cost therefor shall be specially assessed directly (and exclusively) against such property owner and the property of such owner. Further, one or more of such property owners may elect to enter into an agreement with the BID pursuant to which the BID shall be responsible for certain maintenance activities (such as cleaning, landscaping, watering of plants) on their respective improvements (a "Maintenance Agreement") or request that the BID make a loan to fund certain upgrades or modifications to their respective improvements (an "Improvement Loan"). If the Board agrees to enter into a Maintenance Agreement or to make an Improvement Loan, the maintenance costs and/or loan repayment shall be specially

assessed directly against the property owners who have requested such services or received such loan and the property of such owner.

2. Any improvements made by property owners within the BID to their properties that will increase access to and use of the Riverwalk System will further the public purposes and objectives set forth in Article III.A. of this Operating Plan. Accordingly, future loans from the City may be available to or through the BID for owners of property located within the BID and adjacent to riverwalks for improvements that enhance the use and enjoyment of the Riverwalk System. In the event such loans become available from the City, the BID may lend such funds to individual property owners who shall repay such funds through special assessments incorporating such terms and conditions as the City requires.

C. Excluded and Exempt Property

The BID law requires specific 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 BID 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 Operating Plan because it is assumed that they will benefit from development in the BID.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Exhibit B, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes at the time of creation of the BID has been excluded from the BID. (Such property may subsequently become part of the BID at such time as it becomes taxable.) Privately owned, tax exempt property adjoining the BID and which is expected to benefit from BID activities may be asked to make a financial contribution to the BID on a voluntary basis.

D. Prepayment and Acceleration of Assessments

1. Any property owner shall be entitled to prepay at any time either:
(a) the then outstanding principal portion (together with accrued interest) of the general BID assessment (i.e., the assessment for Development Costs, including the Upgrades and Amenities and Accessibility Improvements) allocable to such owner's property (with such allocation to be determined by the Board); or (b) as to a recipient of an Improvement Loan, the principal amount (together with accrued interest) of the Improvement Loan. For administrative convenience, no partial prepayments shall be permitted. Any interested owner of property that is subject to general BID assessments may make a written request to the Board for a statement of the outstanding principal portion (together with accrued interest) of the general BID assessment allocable to such property. Upon receipt from a property owner of payment of all principal and accrued interest for either category of assessments identified above, the Board shall prepare and deliver to the respective property owner a written confirmation of payment and satisfaction of assessment in recordable form. The released property shall continue to be assessed for annual BID operating expenses and for any subsequent expenses (capital or otherwise) incurred by the Board pursuant to future operating plans. A schedule of the principal portion, and accrued interest, of the BID's assessment for Development Costs allocable to each assessable property is attached hereto as Exhibit B. The allocations set forth on Exhibit B are effective only for calendar year 2016, and will be revised, at the discretion of the Board, in subsequent operating plans.
2. The entire outstanding principal portion (together with accrued interest) of the general BID assessment (i.e., the assessment for Development Costs, inclusive of the Upgrades and Amenities and Accessibility Improvements) allocable to a particular property (as determined by the Board) and, if applicable, the entire outstanding principal amount (together with accrued interest) of any separate assessment allocable to a particular property shall become immediately due and payable in full in either of the following events:
(a) if the particular property or any portion thereof becomes wholly residential such that the property in its entirety or any portion thereof would not be assessable under subsequent operating plans pursuant to Chapter 66.1109, Wis. Stat.; or (b) if the particular property becomes exempt from general real estate taxes. If either of such accelerated assessments is not paid in full within 15 days following the event giving rise to such acceleration, the Board may commence

any action it deems appropriate to collect same, including initiation of proceedings to foreclose the statutory lien securing such assessments.

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.

This BID is a means of formalizing and funding the public-private partnership between the City and property owners in the River Walk Corridor area 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.

The BID is also compatible with, and intends to follow, the recommendations in applicable comprehensive planning studies such as:

Historic Preservation Planning Recommendations for Milwaukee's Central Business District, September 1993;

Milwaukee Riverlink Guidelines, March 1992;

A Planning Guide for the Middle and Upper Portions of the Milwaukee River, June 1988; and

Planning and Zoning Concepts for Downtown Milwaukee, Spring 1985.

B. City Role in District Operations

The City of Milwaukee has committed to helping private property owners in the BID promote its development. To this end, the City has played a significant role in the creation of the BID and in the implementation of the initial Operating Plan. In furtherance of its commitment, the City will:

1. Provide technical assistance to the BID in the adoption of this and subsequent Operating Plans, and provide such other assistance as may be appropriate.
2. Monitor and, when appropriate, apply for outside funds which could be used in support of the BID.
3. Collect assessments, maintain same in a segregated account, and disburse the monies of the BID.
4. Receive annual audits as required per Section 66.1109(3)(c) of the BID law.
5. Provide the Board, through the Office of Assessment on or before June 1st of each plan year, with the official City records on the assessed value of each tax key number within the BID, as of January 1st of each plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the BID.

VI. FUTURE YEARS OPERATING PLANS

A. Phased Development

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

Section 66.11.09(3)(b) 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 development program, information on specific assessed values, budget amounts and assessment amounts are based solely upon current conditions. Greater

detail about subsequent years' 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 Operating 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 Operating Plan shall be amended to conform to the law without need of re-establishment.

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 Operating 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).

Footnotes

1. Includes \$125,000 for dockwall repairs authorized by Common Council Resolution No. 941733 and \$40,000 for additional enhancements authorized by Common Council Resolution No. 990128
2. This figure includes installation of pedestrian lighting on North Martin Luther King Jr. Drive and on West Cherry Street adjacent to the commerce Street/WEPCO Power Plant block. It also includes design plans for dockwall improvement and a temporary Riverwalk. This temporary Riverwalk will not be constructed as part of the overall project.
3. Includes \$100,000 added by Common Council File No. 950603 to upgrade the Riverbank Plaza plus an additional \$80,000 added by File No. 960465.
4. Includes \$100,000 added by the Common Council File No. 950603 to upgrade the Fine Arts Building.
5. Includes \$100,000 for dockwall repairs added by Common Council File No. 941184.
6. This line includes funds for project signage, building amenities, water taxi stops not included with other segment improvements and general project contingency funds.
7. Added by Common Council File No. 950957.
8. In addition to the budget shown, \$495,400 was previously approved for the segment per Common Council File No. 940926. Of this total, \$336,000 will be provided through a Federal Grant and \$159,400 will be provided by the City. The total budget for this segment is \$933,702.
9. The budget for each of the individual project components has been adjusted to reflect actual and expected costs as of September 1, 1997.
10. Includes \$1,278,000 added per amendment number 7 (Common Council File No. 970824). Of this amount, \$871,035 is for project up-grades to be paid back to the City by benefited property owners. The remaining \$406,965 reflects increases in base project costs and will be split 78% City and 22% BID 15. The \$871,035 for project up-grades was subsequently reduced by \$200,000 (see footnote #13).
11. Includes \$75,000 added per amendment number 7 (Common Council File No. 970824). This \$75,000 addition will be used as a building amenity grant in the multi-owner block.
12. These funds were established per amendment number 9 (Common Council File No. 000690).

13. This figure includes \$200,000 transferred from the multi-owner block budget. The \$200,000 was allocated 78% City, 22% BID.
14. Includes \$62,000 added per amendment number 10 (Common Council File No. 011165). This \$62,000 will be used to fund Change Order #8 for the Highland Avenue Bridge (pressure switches).
15. These funds were established per amendment number 11 (Common Council File No. 031225) and amendment number 12 (Common Council File No. 040010). Included in the \$660,000 total is a \$250,000 State of Wisconsin Stewardship Grant.
16. The \$90,200 private share will be split equally between BID #15 (Downtown Riverwalk) and BID #2 (Historic Third Ward Riverwalk). The amount to be paid back to the City by BID #15 under the terms of this development agreement is \$45,100.
17. These funds were established per amendment number 11 (Common Council File No. 031225).
18. These funds were established per amendment number 13 (Common Council File No. 051694). Includes a total amount of \$1.5 million, with \$330,000 to be paid back to the City by BID #15 under the terms of this development agreement.
19. These funds were established per amendment number 14 (Common Council File No.). Includes the \$1.5 million established per amendment number 13 (Common Council File No. 051694), with an additional \$3,297,473 for a total project amount of \$4,797,473. The total amount to be paid back to the City for this project by the BID #15 under the terms of this development agreement is \$910,714.

CITY OF MILWAUKEE BID #15

Calculation of the 2015

Riverwalk Capital Assessment

Proposed Assessments
Minimum Payment \$535
Max Class 1 Pymt \$7,425
Annual Debt Svc. \$306,123
Annual Collector Svc \$4,419
Annual System Enhanc \$17,831
Annual Operating Cost \$97,410

Taxkey	Chk Dgt	Assessment Factor	Property Address	Owner Name	Current Assessment	Assessment/ Agreement/ Class 1 ratio of 5 to 1 0.15667	Proposed Debt Assessments	Proposed Operating Assessments	Debt Payments Upgrades & Amenities	Final Proposed Assessments	Individual Loan Payments Base Debt	Amount of Total Debt Payment In Full
3,610,184,112	4	1	1505 N RIVERCENTER	SCHLITZ RIVERCENTER LLC	34,174,000	5,685,867	7,425	5,134	1,173	13,731	0	41,869
3,921,197,000	x	1	1127 N WATER	1127 N WATER STREET LLC	411,000	88,500	535	62	14	611	0	2,464
3,921,200,000	4	1	1116 N WATER	1119 N WATER LLC	1,297,000	216,167	535	185	45	774	0	2,703
3,922,552,100	8	1	1101 N MARKET	SSG PROPERTIES LLC	4,247,000	707,833	2,631	638	146	3,415	0	12,715
3,921,208,000	8	1	1101 N WATER	ROBERT C SCHMIDT JR	331,333	1,516	289	68	7,203	1,883	0	7,203
3,921,194,100	x	1	1135 N WATER	D & D REALTY ON WATER LLC	1,174,000	185,667	535	175	40	752	0	2,668
3,922,572,100	2	1	1114 N WATER	SSG PROPERTIES LLC	212,167	535	191	44	770	0	0	2,866
3,921,127,100	2	1	1214 N WATER	BMO HARRIS BANK NA	372,500	1,638	335	77	2,050	0	0	7,608
3,922,131,000	8	1	1245 N WATER	PAGET ON WATER LLC	573,000	153,000	535	147	34	715	0	2,617
3,921,195,000	4	1	1128 N WATER	WATER STREET INVESTMENTS LTD P	812,000	102,000	535	92	21	846	0	2,518
3,921,189,100	2	1	145 E JUNEAU	D & D REALTY ON WATER LLC	35,400	5,900	535	5	1	542	0	2,362
3,921,192,000	2	1	1139 N WATER	D & D REALTY ON WATER LLC	292,000	49,867	535	44	10	589	0	2,432
3,922,133,100	5	1	1233 N WATER	PAGET ON WATER LLC	347,000	57,833	535	52	12	589	0	2,446
3,920,203,000	0	1	840 N OLD WORLD THIRD	840 N OLD WORLD THIRD STREET LLC	682,000	113,667	535	102	23	681	0	2,537
3,920,302,000	0	1	104 E MASON	CITY HALL SQUARE PROPERTIES LLC	7,769,000	1,284,833	4,339	1,158	285	5,762	0	21,162
3,920,401,110	2	1	788 N WATER	K&K MCKINNEY PROPERTIES LLC	10,369,000	1,728,167	5,652	1,558	356	7,565	0	27,652
3,920,411,000	3	1	753 N WATER	DERMOND ASSOCIATES LLC	901,000	150,167	535	135	31	701	0	2,586
3,920,604,110	8	1	100 E WISCONSIN	CW WISCONSIN AVENUE LLC	72,362,000	12,058,867	7,425	10,868	2,483	20,777	0	52,161
3,922,932,000	2	1	731 N WATER	COMPASS PROPERTIES 731 NORTH V	7,855,000	1,308,333	4,412	1,180	270	5,881	0	21,520
3,921,187,110	8	1	1128 N EDISON	1144 EDISON LLC	1,732,000	288,867	1,390	260	59	1,708	0	6,579
3,920,605,111	x	1	111 E WISCONSIN	BROOK B&K MIDWEST LLC	21,083,000	3,513,833	7,425	3,167	723	11,316	0	38,338
3,920,707,111	4	1	778 N WATER	BMO HARRIS BANK NA	19,793,000	3,286,833	7,425	2,873	679	11,078	0	37,880
3,921,183,100	x	1	113 E JUNEAU	113 IRISH LLC	444,000	74,000	535	67	15	617	0	2,473
3,922,132,000	3	1	1241 N WATER	DENNIS J & LAUREN L WED TR MIC	159,000	26,500	535	24	5	564	0	2,386
3,922,137,000	0	1	1217 N WATER	SURVIVORS TRUST C/UT THOMAS DE	120,000	20,000	535	18	4	557	0	2,385
3,922,136,000	5	1	1221 N WATER	WARD & KENNEDY CO	1,215,000	202,500	535	183	42	759	0	2,680
3,922,513,000	4	1	761 N WATER	TAP PROPERTIES LLC	455,000	75,833	535	68	16	519	0	2,478
3,922,431,000	9	1	740 N PLAKINTON	RIVER BANK PLAZA LLC	4,326,000	721,000	2,670	650	148	19,282	15,824	82,497
3,922,441,000	3	1	123 E WELLS	CITY HALL SQUARE PROPERTIES LLC	4,021,000	670,167	2,519	604	138	3,281	0	12,163
3,922,511,000	3	1	767 N WATER	PACHEFSKY PROP LLC	342,000	57,000	535	51	12	598	0	2,445
3,922,512,000	9	1	765 N WATER	DAVID D VOIGHT	182,000	30,333	535	27	6	569	0	2,402
3,922,531,000	2	1	771 N WATER	CHAMAS HOLDINGS LLC	984,000	164,000	535	148	34	717	0	2,618
3,922,514,000	x	1	759 N WATER	DEAN N JENSEN	302,000	50,333	535	45	10	591	0	2,434
3,922,423,000	5	1	1010 N WATER	BEVERLY HILLS PROPERTIES I MODE	833,000	138,833	535	125	29	688	0	2,577
3,970,331,000	0	1	101 W WISCONSIN	IVORY RETAIL/OFFICE OPERATING CO	505,000	84,167	535	76	17	628	0	2,489
3,970,332,000	0	1	101 W WISCONSIN	IVORY RETAIL/OFFICE OPERATING CO	3,408,000	568,000	2,217	512	117	2,846	0	10,868
3,970,333,000	6	1	101 W WISCONSIN	CSM MILW DOWNTOWN LLC	23,861,000	3,978,833	7,425	3,584	819	11,828	0	39,087
3,970,334,000	1	1	101 W WISCONSIN	AMERICAN SOCIETY FOR QUALITY IN	9,885,000	1,649,167	5,418	1,486	340	7,244	0	26,495
3,922,424,000	0	1	100 N WATER	AAP PROPERTIES LLC	24,700,000	4,118,867	7,425	3,711	848	11,383	0	39,313
3,922,401,000	5	1	815 N WATER	HALES CORNERS DEV CORP	3,371,000	561,833	2,199	506	116	2,821	0	10,578
3,922,138,000	6	1	1215 N WATER	SURVIVORS TRUST C/UT THOMAS DI	231,000	38,500	535	35	8	578	0	2,415
3,922,143,000	3	1	144 E JUNEAU	LYLE C MESSINGER TOD	291,000	48,500	535	44	10	589	0	2,431

CITY OF MILWAUKEE BID #15

Calculation of the 2015

Riverwalk Capital Assessment

Proposed Assessments/	
Minimum Payment	\$535
Max Class 1 Pymt	\$7,425
Annual Debt Svc.	\$306,123
Annual Conductor Svc	\$4,419
Annual System Enhanc	\$17,831
Annual Operating Cost	\$97,410

Taxkey	Chk Dgt	Assessment Factor	Property Address	Owner Name	Current Assessment	Assessment/ Agreement Class 1 ratio of 6 to 1 0.16667	Proposed Debt Assessments Base Debt	Proposed Operating Assessments	Debt Payments Upgrades & Amortization Debt	Final Proposed Assessments Base Debt	Individual Loan Payments	Amount of Total Debt Payment In Full
3,922,135,000	1	1	1213 N WATER	FORTNEY FORTNEY & FORTNEY LLC	485,000	82,867	535	75	17	827	0	2,487
3,922,140,000	7	1	1209 N WATER	FORTNEY FORTNEY & FORTNEY LLC	428,000	71,353	535	64	15	814	0	2,468
3,922,141,000	2	1	1207 N WATER	C/O BIECK MANAGEMENT INC.	747,000	124,500	535	112	26	873	0	2,554
3,922,142,000	8	1	146 E JUNEAU	LYLE C MESSINGER	352,000	58,667	535	53	12	800	0	2,448
3,922,143,111	8	1	1232 N EDISON	1232 NORTH EDISON LLC	767,000	127,833	535	115	28	877	0	2,560
3,922,146,100	6	1	134 E JUNEAU	ROSSI & ROSSI LLC	544,000	90,667	535	82	19	835	0	2,500
3,922,361,000	9	1	107 E KILBOURN	HUB MILW CENTER PROP LLC	49,521,000	8,253,500	7,425	7,439	1,699	16,583	0	46,006
3,922,150,111	3	1	1201 N EDISON	1201 NORTH EDISON LLC	867,000	144,500	535	130	30	895	0	2,587
3,922,301,100	8	1	250 E KILBOURN	MORTGAGE GUARANTY INSURANCE I	25,047,000	4,174,500	7,425	3,763	859	12,047	0	39,407
3,922,352,000	X	1	135 E KILBOURN	MARCUS WILLI	15,312,000	2,552,000	7,425	2,300	535	10,251	0	36,782
3,911,992,000	5	1	201 W CHERRY	RIVERBEND PLACE LLC	58,738,000	9,456,393	7,425	8,523	1,947	17,865	0	47,951
3,970,335,000	7	1	101 W WISCONSIN	IVORY RETAIL/OFFICE OPERATING CO	5,639,000	939,667	3,317	847	193	4,358	0	16,109
3,610,525,000	6	1	1023 N OLD WORLD THIRD	EVOLUTION REAL ESTATE LLC	1,173,000	195,500	535	176	40	751	0	2,669
3,610,437,000	9	1	1103 N OLD WORLD THIRD	OLD WORLD DEV LLC	1,223,833	203,833	535	184	42	761	0	2,683
3,610,435,000	4	1	316 W HIGHLAND	FRED USINGER, INC	98,800	16,487	535	15	3	553	0	2,379
3,610,519,100	0	1	1037 N OLD WORLD THIRD	G VICTOR MADER & MARIE A MADER	1,572,000	262,000	1,311	236	54	1,601	0	6,188
3,610,521,000	5	1	1033 N OLD WORLD THIRD	1033 OLD WORLD 3RD LLC	1,279,000	213,167	535	192	44	771	0	2,698
3,610,522,000	0	1	1029 N OLD WORLD THIRD	TOM AND PATTY LLC	512,000	85,333	535	77	18	629	0	2,491
3,610,524,000	1	1	1021 N OLD WORLD THIRD	RICHARD WAGNER	235,000	39,167	535	35	8	578	0	2,416
3,610,431,000	6	1	1109 N OLD WORLD THIRD	MCNUITY HOLDINGS LLC	367,000	61,167	535	55	13	603	0	2,452
3,610,527,000	8	1	1015 N OLD WORLD THIRD	BUCK BRADLEY LLC	1,597,000	251,167	1,278	226	52	1,557	0	6,030
3,610,525,000	3	1	1013 N OLD WORLD THIRD	THOMAS P EHR & YVETTE R EHR RRRI	244,000	40,667	535	37	8	580	0	2,418
3,610,525,000	9	1	1009 N OLD WORLD THIRD	LENRAK LLC	405,000	67,500	535	61	14	610	0	2,462
3,610,530,000	4	1	1005 N OLD WORLD THIRD	TAIRI PULLUM TOD	291,000	48,500	535	44	10	589	0	2,431
3,610,531,110	3	1	332 W STATE	JOURNAL SENTINEL INC	1,017,000	169,500	535	153	35	723	0	2,627
3,610,432,000	1	1	1105 N OLD WORLD THIRD	CARMELINO R CAPATI & CONCEPCIO	257,000	42,833	535	39	9	582	0	2,422
3,610,430,000	0	1	1113 N OLD WORLD THIRD	HIGHLAND BEACH SURFERS INC	116,000	19,333	535	17	4	9,347	8,791	41,045
3,611,844,000	X	1	101 W PLEASANT	101 WEST PLEASANT LLC	5,124,200	854,033	3,064	770	176	4,009	0	14,855
3,610,429,000	5	1	1117 N OLD WORLD THIRD	FRED USINGER, INC	117,000	19,500	535	18	4	557	0	2,384
3,610,421,000	1	1	1137 N OLD WORLD THIRD	RRD REAL EST HOLDINGS I LLC	337,000	56,167	535	51	12	597	0	2,444
3,610,425,000	3	1	1129 N OLD WORLD THIRD	MILW RIVER HOTEL-P LLC	299,000	49,833	535	45	10	590	0	2,433
3,610,425,000	9	1	1123 N OLD WORLD THIRD	CARMELINO CAPATI JR & CONCEPCIO	809,000	134,833	535	122	28	684	0	2,571
3,610,427,000	4	1	1121 N OLD WORLD THIRD	FRED USINGER INC	66,900	11,483	535	10	2	548	0	2,371
3,610,534,000	6	1	324 W STATE	BRIAN E O'LEARY	106,000	18,000	535	16	4	555	0	2,382
3,610,535,000	7	1	322 W STATE	SANDRA STONE RUFFALO	718,000	119,667	535	108	25	667	0	2,546
3,610,536,000	1	1	316 W STATE	JOHN HINKEL BUILDING LLC	73,500	12,250	535	11	3	549	0	2,373
3,610,437,000	2	1	1001 N OLD WORLD THIRD	JOHN HINKEL BUILDING LLC	677,000	112,833	535	102	23	660	0	2,535
3,610,776,114	9	1	105 W MICHIGAN	TOMME REALTY INC	15,480,000	2,580,000	7,425	2,325	531	13,754	3,472	52,098
3,610,538,000	8	1	1003 N OLD WORLD THIRD	PULLUM TAIRI	196,000	32,667	535	29	7	571	0	2,406
3,610,531,000	3	1	830 N PLANKINTON	ROBERT E JOHN	195,000	32,500	535	29	7	571	0	2,405
3,610,535,000	5	1	808 N PLANKINTON	ROBERT E JOHN	259,000	43,000	535	39	9	583	0	2,422
3,611,801,110	9	1	1104 N OLD WORLD THIRD	RFP OFFICE LLC	7,827,000	1,271,167	4,299	1,146	262	5,706	0	20,962

CITY OF MILWAUKEE BID #15

Calculation of the 2015 Riverwalk Capital Assessment

Proposed Assessments	
Minimum Payment	\$535
Max Class 1 pymt	\$7,425
Annual Debt Svc.	\$306,123
Annual Collector Seg	\$4,419
Annual System Enhanc	\$17,831
Annual Operating Cost	\$97,410

Taxkey	Chk Dgt	Assessment Factor	Property Address	Owner Name	Current Assessment	Assessment/ Agreement Class 1 ratio of 6 to 1 0.18667	Proposed Debt Assessments	Proposed Operating Assessments	Debt Payments Upgrades & Amenities Debt	Final Proposed Assessments	Individual Loan Payments Base Debt	Amount of Total Debt Payment In Full
3,610,625,000	0	1	208 W WELLS	LOTS OF LUCK LLC	693,000	115,500	535	104	24	693	0	2,540
3,612,001,000	4	1	235 W GALENA	STOCKHOUSE LLC	7,538,000	1,256,333	4,255	1,132	259	5,648	0	20,744
3,611,841,110	7	1	1610 N 2ND	1610 N 2ND STREET LLC	7,674,000	1,279,000	4,322	1,153	293	5,738	0	21,078
3,611,842,000	8	1	111 W PLEASANT	SCHULTZ PARK ASSOCIATES I LIMITED	3,109,200	518,200	2,069	467	107	2,643	0	9,939
3,610,629,000	2	1	840 N PLANKINTON	GAZEX INVESTMENTS LLC	1,417,000	236,167	1,234	213	49	1,496	0	5,810
3,610,630,000	8	1	834 N PLANKINTON	ROBERT E JOHN	352,000	58,867	535	53	12	600	0	2,448
3,610,624,000	5	1	808 N OLD WORLD THIRD	SIXTH PROPERTY LLC	2,581,000	448,500	1,853	404	92	2,360	0	8,618
3,610,622,000	4	1	823 N 2ND	CHALET AT THE RIVER LLC	6,281,000	1,046,833	3,635	944	216	4,784	0	17,678
3,610,571,100	4	1	330 W KILBOURN	JOURNAL SENTINEL INC	1,131,000	188,500	535	170	38	744	0	2,658
3,610,630,000	3	1	830 N OLD WORLD THIRD	AMARAWAN PHOUNGPHOL 2009 REV	1,133,000	188,833	535	170	39	744	0	2,658
3,610,619,000	8	1	836 N OLD WORLD THIRD	GIORGIO GINO FAZZARI	252,000	42,000	535	38	8	582	0	2,421
3,610,621,100	5	1	822 N OLD WORLD THIRD	MVP MILWAUKEE OLD WORLD LLC	505,000	84,167	535	76	17	628	0	2,489
3,610,618,115	7	1	302 W WELLS	NOBLE I MILWAUKEE, LLC 2000 MONA	626,100	104,350	535	94	21	651	0	2,522
3,610,603,116	3	1	333 W KILBOURN	NOBLE I MILWAUKEE, LLC 2000 MONA	30,563,700	5,094,283	7,425	4,592	1,049	13,065	0	40,895
3,610,559,111	4	1	333 W STATE	JOURNAL SENTINEL INC	9,078,500	1,513,083	5,015	1,364	312	6,690	0	24,503
3,620,202,000	7	1	843 N PLANKINTON	THANKS-A-Lot LLC	798,000	133,000	535	120	27	582	0	2,568
3,612,002,000	X	1	205 W GALENA	STOCKHOUSE LLC (Prev #3611852110	358,700	59,783	535	54	12	601	0	2,450
3,611,994,100	4	1	215 W PLEASANT	SCHULTZ PARK ASSC II LTD PARTNER	1,197,000	199,500	535	180	41	756	0	2,678
3,611,962,100	1	1	1500 N 2ND	THE BREWERY WORKS (Prev #361196	1,225,500	204,250	535	184	42	761	0	2,683
3,620,472,000	3	1	101 E PLEASANT	SCHULTZ PARK ASSOCIATES I LP (Prev	1,930,600	321,767	1,488	290	66	1,844	0	7,063
3,611,852,121	2	1	1254 N MARTIN L KING JR	CLF TW MILWAUKEE LLC	26,824,000	4,470,867	7,425	4,030	920	12,375	0	39,888
3,611,993,000	0	1	1330 N MARTIN L KING JR	BREWERY WORKS INC	1,438,000	239,667	1,245	216	49	1,510	0	5,861
3,611,991,100	6	1	1420 N MARTIN L KING JR	COMMERCE POWER LLC	1,546,700	256,783	1,285	231	53	1,580	0	6,112
3,611,802,100	7	1	1124 N OLD WORLD THIRD	MILWAUKEE RIVER HOTEL-P LLC	1,933,300	322,217	1,489	280	66	1,846	0	7,070
3,620,472,000	7	1	1220 N OLD WORLD THIRD	MILW BLOCK 10 PROP LLC	18,543,000	3,090,500	7,425	2,786	636	10,847	0	37,653
3,611,852,121	2	1	1542 N 2ND	SCHULTZ PARK ASSOC II LP	292,000	48,667	535	44	10	589	0	2,432
3,612,101,000	8	1	1141 N OLD WORLD THIRD	MILWAUKEE MODERNE LLC	888,000	148,000	535	133	30	698	0	2,582
3,612,102,000	3	1	1141 N OLD WORLD THIRD	MILWAUKEE MODERNE LLC	1,383,000	230,500	1,217	208	47	1,473	0	5,727
3,921,209,100	1	1	1122 N EDISON ST	EDISON STREET PARTNERS	885,000	147,500	535	133	30	698	0	2,591
3,922,931,000	7	1	735 N WATER	COMPASS PROPERTIES NORTH WAT	19,029,000	3,171,500	7,425	2,859	653	10,937	0	37,784
3,922,941,000	1	1	1111 N WATER	PRETZEL BOYS LLC	749,000	124,833	535	113	26	673	0	2,655
3,612,153,000	0	1	210 E KNAPP	BMO HARRIS BANK NA	1,300,500	216,750	535	195	45	775	0	2,703
3,922,651,110	8	1	1150 N WATER	MILWAUKEE SCHOOL OF ENGINEERIN	574,700	95,783	535	86	20	641	0	2,508
3,612,151,000	0	1	1305 N BROADWAY	MILWAUKEE SCHOOL OF ENGINEERIN	1,202,200	200,367	535	181	41	757	0	2,677
					825,165,500	104,164,250	229,961	93,814	21,451	373,413	28,087	1,303,404
3,610,539,110	7	6	1044 N OLD WORLD THIRD	HIGHLAND BEACH SURFER INC	2,152,000	2,152,000	6,907	323	74	7,304	0	30,955
3,610,540,111	0	6	1030 N OLD WORLD THIRD	FRED USINGER INC	3,090,100	3,090,100	9,884	464	106	10,255	0	43,423
3,610,642,111	5	6	710 N PLANKINTON	TOWNE REALTY INC	7,105,000	7,105,000	21,572	1,067	244	24,245	1,363	102,779

Riverwalk Capital Assessment

Annual Debt Svc	\$305,123
Debt Assessment Ratio	0.0024016211
Min Assessment	\$222,766
Annual Operating Costs	\$97,410
Annual Conector Segment/System Enhancement Assessment	\$22,250
Debt - Conector Segment/System Enhancement - Assessment Ratio*	0.0000343153
Operating Assessment Ratio*	0.0001502222
*Based upon full assessment value of	648,436,400

9/24/2015

CITY OF MILWAUKEE BID #15

Calculation of the 2015

Riverwalk Capital Assessment

Proposed Assessments	\$535
Minimum Payment	\$7,425
Max Class 1 Pymt	\$306,123
Annual Debt Svc	\$4,419
Annual Connector Seg	\$17,031
Annual System Emainc	\$97,410
Annual Operating Cost:	

OPTION TO PAYOFF DEBT IN FULL

Taxkey	Chk Dgt	Assessment Factor	Property Address	Owner Name	Current Assessment	Assessment/ Agreement Class 1 ratio of 6 to 1 0.16667	Proposed Debt Assessments Base Debt	Individual Loan				Percentage Total Debt				Amount of Total Debt			
								Base Debt	Payments	Total Debt	Base Debt	Payments	Total Debt	Base Debt	Payments	Total Debt	Base Debt	Payments	Total Debt
3,610,164,112	4	1	1505 N RIVERCENTER	SCHLITZ RIVERCENTER LLC	34,174,000	5,695,867	7,425	0	7,425	1,95%	7,425	1,173	32,655	9,214	41,869				
3,921,197,000	x	1	1127 N WATER STREET LLC	1127 N WATER STREET LLC	411,000	535	535	0	535	0.14%	535	14	2,353	111	2,464				
3,921,200,000	4	1	1119 N WATER LLC	1119 N WATER LLC	1,297,000	216,167	535	0	535	0.14%	535	45	2,353	350	2,703				
3,922,562,100	8	1	1101 N MARKET	SSG PROPERTIES LLC	4,247,000	707,833	2,631	0	2,631	0.69%	2,631	146	11,570	1,145	12,715				
3,921,208,000	8	1	1101 N WATER	ROBERT C SCHMIDT JR	311,333	1,516	535	0	535	0.40%	535	68	2,353	536	7,203				
3,921,194,100	x	1	1135 N WATER	D & D REALTY ON WATER LLC	1,174,000	195,687	535	0	535	0.14%	535	40	2,353	317	2,669				
3,922,672,100	2	1	1114 N WATER	SSG PROPERTIES LLC	1,273,000	212,167	535	0	535	0.14%	535	44	2,353	343	2,696				
3,922,127,100	2	1	1214 N WATER	BMO HARRIS BANK NA	372,500	1,638	535	0	535	0.43%	535	77	2,353	603	7,806				
3,922,131,000	8	1	1245 N WATER	PAGET ON WATER LLC	978,000	163,000	535	0	535	0.14%	535	34	2,353	254	2,617				
3,921,196,000	4	1	1125 N WATER	WATER STREET INVESTMENTS LTD PT	612,000	102,000	535	0	535	0.14%	535	21	2,353	165	2,518				
3,921,186,100	2	1	145 E JUNEAU	D & D REALTY ON WATER LLC	35,400	5,900	535	0	535	0.14%	535	1	2,353	10	2,362				
3,921,192,000	2	1	1139 N WATER	D & D REALTY ON WATER LLC	262,000	48,657	535	0	535	0.14%	535	10	2,353	79	2,432				
3,922,133,100	5	1	1233 N WATER	PAGET ON WATER LLC	347,000	57,833	535	0	535	0.14%	535	12	2,353	94	2,446				
3,920,302,000	2	1	840 N OLD WORLD THIRD	840 N OLD WORLD THIRD STREET LLC	682,000	113,657	535	0	535	0.14%	535	23	2,353	184	2,537				
3,920,401,110	2	1	789 N WATER	K&K MCKINNEY PROPERTIES LLC	10,369,000	1,728,167	5,652	0	5,652	1.49%	5,652	356	24,856	2,796	27,652				
3,920,411,000	3	1	753 N WATER	DERWOND ASSOCIATES LLC	901,000	150,167	535	0	535	0.14%	535	31	2,353	243	2,596				
3,920,604,110	6	1	105 E WISCONSIN	CW WISCONSIN AVENUE LLC	73,352,000	12,058,667	7,425	0	7,425	1.95%	7,425	2,483	32,654	19,507	52,161				
3,922,932,000	2	1	731 N WATER	COMPASS PROPERTIES 731 NORTH W	7,856,000	1,309,333	4,412	0	4,412	1.16%	4,412	270	18,402	2,118	21,520				
3,921,187,110	9	1	1125 N EDISON	1144 EDISON LLC	288,667	1,390	535	0	535	0.27%	535	59	2,353	467	6,578				
3,920,605,111	x	1	111 E WISCONSIN	BREOF BNK MIDWEST LLC	21,083,000	3,513,833	7,425	0	7,425	1.95%	7,425	723	32,654	5,884	38,538				
3,920,707,111	4	1	778 N WATER	BMO HARRIS BANK NA	19,793,000	3,298,833	7,425	0	7,425	1.95%	7,425	679	32,654	5,337	37,990				
3,921,183,100	x	1	113 E JUNEAU	113 IRISH LLC	444,000	74,000	535	0	535	0.14%	535	15	2,353	120	2,473				
3,922,132,000	3	1	1241 N WATER	DENNIS J B LAUREN L WIED TR MICH	158,000	26,500	535	0	535	0.14%	535	5	2,353	43	2,398				
3,922,137,000	0	1	1317 N WATER	SURVIVORS TRUST CAUT THOMAS DEI	120,000	20,000	535	0	535	0.14%	535	4	2,353	32	2,385				
3,922,136,000	5	1	1231 N WATER	WARD & KENNEDY CO	202,500	535	535	0	535	0.14%	535	42	2,353	328	2,480				
3,922,513,000	4	1	761 N WATER	TAP PROPERTIES LLC	455,000	75,833	535	0	535	0.14%	535	16	2,353	123	2,478				
3,922,431,000	8	1	740 N PLANKINTON	RIVER BANK PLAZA LLC	4,328,000	721,000	2,670	15,824	16,493	4.88%	16,493	148	81,330	1,166	82,497				
3,922,441,000	3	1	123 E WELLS	CITY HALL SQUARE PROPERTIES LLC	4,021,000	670,167	2,519	0	2,519	0.66%	2,519	138	11,079	1,084	12,163				
3,922,511,000	3	1	761 N WATER	PACHEFSKY PROP LLC	342,000	57,000	535	0	535	0.14%	535	12	2,353	92	2,446				
3,922,512,000	9	1	765 N WATER	DAVID D VOIGHT	182,000	30,333	535	0	535	0.14%	535	6	2,353	48	2,402				
3,922,531,000	2	1	771 N WATER	CHAMAS HOLDINGS LLC	984,000	164,000	535	0	535	0.14%	535	34	2,353	285	2,616				
3,922,514,000	x	1	759 N WATER	DEAN N JENSEN	302,000	50,333	535	0	535	0.14%	535	10	2,353	81	2,434				
3,922,423,000	5	1	1010 N WISCONSIN	BEVERLY HILLS PROPERTIES I MODER	833,000	138,833	535	0	535	0.14%	535	29	2,353	225	2,577				
3,970,331,000	5	1	101 W WISCONSIN	IVORY RETAIL/OFFICE OPERATING CO	505,000	84,167	535	0	535	0.14%	535	17	2,353	136	2,489				
3,970,332,000	0	1	101 W WISCONSIN	IVORY RETAIL/OFFICE OPERATING CO	3,408,000	589,000	2,217	0	2,217	0.58%	2,217	117	9,749	919	10,668				
3,970,333,000	8	1	101 W WISCONSIN	CSM MILW DOWNTOWN LLC	3,976,833	7,425	7,425	0	7,425	1.95%	7,425	819	32,654	6,433	39,087				
3,970,334,000	1	1	101 W WISCONSIN	AMERICAN SOCIETY FOR QUALITY INC	9,895,000	1,648,167	5,418	0	5,418	1.42%	5,418	340	23,827	2,688	26,515				
3,922,424,000	0	1	1000 N WATER	AAP PROPERTIES LLC	24,700,000	4,116,667	7,425	0	7,425	1.95%	7,425	848	32,654	6,860	39,513				
3,922,401,000	5	1	815 N WATER	HALES CORNERS DEV CORP	3,371,000	581,833	2,199	0	2,199	0.58%	2,199	116	9,669	909	10,578				
3,922,138,000	6	1	1215 N WATER	SURVIVORS TRUST C/UT THOMAS DE	38,500	535	535	0	535	0.14%	535	8	2,353	62	2,415				
3,922,143,000	3	1	144 E JUNEAU	LYLE C MESSINGER TOD	291,000	48,500	535	0	535	0.14%	535	10	2,353	78	2,431				
3,922,138,000	1	1	1213 N WATER	FORTNEY FORTNEY & FORTNEY LLC	496,000	82,667	535	0	535	0.14%	535	17	2,353	134	2,487				
3,922,140,000	7	1	1209 N WATER	FORTNEY FORTNEY & FORTNEY LLC	71,333	535	535	0	535	0.14%	535	15	2,353	115	2,468				
3,922,141,000	2	1	1207 N WATER	GIO BECK MANAGEMENT INC.	747,000	124,500	535	0	535	0.14%	535	26	2,353	201	2,554				
3,922,142,000	8	1	146 E JUNEAU	LYLE C MESSINGER	352,000	59,667	535	0	535	0.14%	535	12	2,353	95	2,448				
3,922,146,111	8	1	1233 N EDISON	1232 NORTH EDISON LLC	767,000	127,833	535	0	535	0.14%	535	26	2,353	207	2,560				
3,922,146,100	6	1	134 E JUNEAU	ROSSI & ROSSI LLC	90,667	535	535	0	535	0.14%	535	19	2,353	147	2,500				
3,922,361,000	9	1	107 E KILBOURN	HUB MILW CENTER PROP LLC	49,521,000	8,253,500	7,425	0	7,425	1.95%	7,425	1,699	32,654	13,352	46,006				
3,922,150,111	3	1	1201 N EDISON	1201 N EDISON LLC	667,000	144,500	535	0	535	0.14%	535	30	2,353	234	2,587				
3,922,301,100	8	1	255 E KILBOURN	MORTGAGE GUARANTY INSURANCE C	25,047,000	4,174,500	7,425	0	7,425	1.95%	7,425	859	32,654	6,753	39,407				
3,922,352,000	x	1	135 E KILBOURN	MARCUS W LLC	15,312,000	2,552,000	7,425	0	7,425	1.95%	7,425	525	32,654	4,128	36,782				
3,611,992,000	5	1	201 W CHERRY	RIVERBEND PLACE LLC	9,456,333	7,425	7,425	0	7,425	1.95%	7,425	7,425	32,654	15,288	47,951				
3,970,335,000	7	1	101 W WISCONSIN	IVORY RETAIL/OFFICE OPERATING CO	5,638,000	939,667	3,317	0	3,317	0.87%	3,317	193	14,589	1,520	16,109				

9/24/2015

CITY OF MILWAUKEE BID #15

Calculation of the 2015

Riverwalk Capital Assessment

Proposed Assessments/
Minimum Payment \$535
Max Class 1 pymt \$7,425
Annual Debt Svc. \$306,123
Annual Connector Svc. \$4,419
Annual System Enhanc \$17,831
Annual Operating Cost \$97,410

OPTION TO PAYOFF DEBT IN FULL

Chk Dgt	Assessment Factor	Property Address	Owner Name	Current Assessment	Assessment/Agreement Class 1 ratio of 6 to 1 0.1667	Proposed Debt Assessments Base Debt	Individual			Total			Percentage			Amount of Total Debt Payments Upgrades & Amenities Debt In Full	Amount of Total Debt Payments Upgrades & Amenities Debt In Full
							Loan	Payments Base Debt	Debt	Payments Base Debt	Debt	Payments Base Debt	Debt	Payments Base Debt	Debt		
6	1	1023 N OLD WORLD THIRD	EVOLUTION REAL ESTATE LLC	1,173,000	195,500	535	0	535	0.14%	40	0.16%	2,353	316	2,669			
9	1	1103 N OLD WORLD THIRD	OLD WORLD DEV LLC	1,223,000	203,833	535	0	535	0.14%	42	0.19%	2,353	330	2,633			
4	1	316 W HIGHLAND	FRED USINGER, INC	98,800	16,467	535	0	535	0.14%	3	0.02%	2,353	27	2,379			
0	1	1037 N OLD WORLD THIRD	G VICTOR MADER & MARIE A MADER	1,572,000	262,000	1,311	0	1,311	0.34%	54	0.24%	5,764	424	6,188			
5	1	1033 N OLD WORLD THIRD	1033 OLD WORLD 3RD LLC	1,279,000	213,167	535	0	535	0.14%	44	0.20%	2,353	345	2,698			
0	1	1029 N OLD WORLD THIRD	TOM AND PATTY LLC	512,000	85,353	535	0	535	0.14%	18	0.08%	2,353	138	2,491			
1	1	1021 N OLD WORLD THIRD	RICHARD WAGNER	235,000	38,167	535	0	535	0.14%	8	0.04%	2,353	63	2,416			
6	1	1109 N OLD WORLD THIRD	MCNUITY HOLDINGS LLC	367,000	61,167	535	0	535	0.14%	9	0.06%	2,353	89	2,452			
8	1	1015 N OLD WORLD THIRD	BUCK BRADLEY LLC	1,507,000	251,167	1,279	0	1,279	0.34%	52	0.23%	5,623	408	6,030			
3	1	1013 N OLD WORLD THIRD	THOMAS P EHR & YVETTE R EHR IRRE	244,000	40,667	535	0	535	0.14%	8	0.04%	2,353	66	2,419			
9	1	1059 N OLD WORLD THIRD	LENRAK LLC	465,000	67,500	535	0	535	0.14%	14	0.06%	2,353	109	2,462			
4	1	1005 N OLD WORLD THIRD	TARI PULLUM TOD	291,000	48,500	535	0	535	0.14%	10	0.04%	2,353	78	2,431			
3	1	332 W STATE	JOURNAL SENTINEL INC	1,017,000	169,500	535	0	535	0.14%	35	0.16%	2,353	274	2,627			
1	1	1105 N OLD WORLD THIRD	CARMELINO R CAFATI & CONCEPCION	257,000	42,833	535	0	535	0.14%	9	0.04%	2,353	89	2,422			
0	1	1113 N OLD WORLD THIRD	HIGHLAND BEACH SURFERS INC	116,000	19,333	535	8,791	9,326	2.45%	4	0.02%	41,013	31	41,045			
x	1	101 W PLEASANT	101 WEST PLEASANT LLC	5,124,200	854,033	3,064	0	3,064	0.81%	176	0.79%	13,474	1,382	14,855			
5	1	1117 N OLD WORLD THIRD	FRED USINGER, INC	117,000	19,500	535	0	535	0.14%	4	0.02%	2,353	32	2,384			
1	1	1137 N OLD WORLD THIRD	RRD REAL EST HOLDINGS I LLC	337,000	56,167	535	0	535	0.14%	12	0.05%	2,353	91	2,444			
3	1	1123 N OLD WORLD THIRD	MILW RIVER HOTEL-P LLC	299,000	49,833	535	0	535	0.14%	10	0.05%	2,353	81	2,433			
9	1	1125 N OLD WORLD THIRD	CARMELINO CAFATI JR & CONCEPCION	809,000	134,833	535	0	535	0.14%	28	0.12%	2,353	218	2,571			
4	1	1121 N OLD WORLD THIRD	FRED USINGER INC	68,900	11,483	535	0	535	0.14%	2	0.01%	2,353	19	2,371			
6	1	324 W STATE	BRIAN E O'LEARY	108,000	18,000	535	0	535	0.14%	4	0.02%	2,353	29	2,382			
1	1	322 W STATE	SANDRA STONE RUFFALO	119,667	535	535	0	535	0.14%	25	0.11%	2,353	164	2,556			
7	1	316 W STATE	JOHN HINKEL BUILDING LLC	73,500	12,250	535	0	535	0.14%	20	0.01%	2,353	20	2,373			
2	1	1001 N OLD WORLD THIRD	JOHN HINKEL BUILDING LLC	677,000	112,833	535	0	535	0.14%	23	0.10%	2,353	183	2,535			
8	1	105 W MICHIGAN	TOWNE REALTY INC	15,460,000	2,580,000	7,425	3,472	10,897	2.86%	531	2.36%	47,625	4,174	52,098			
9	1	1003 N OLD WORLD THIRD	PULLUM TARI	196,000	32,667	535	0	535	0.14%	7	0.03%	2,353	53	2,406			
3	1	830 N PLANKINTON	ROBERT E JOHN	195,000	32,500	535	0	535	0.14%	7	0.03%	2,353	53	2,405			
5	1	808 N PLANKINTON	ROBERT E JOHN	258,000	43,000	535	0	535	0.14%	9	0.04%	2,353	70	2,422			
9	1	1104 N OLD WORLD THIRD	RFF OFFICE LLC	7,827,000	1,271,167	4,269	0	4,269	1.13%	262	1.16%	18,905	2,058	20,962			
0	1	206 W WELLS	LOTS OF LUCK LLC	693,000	115,500	535	0	535	0.14%	24	0.11%	2,353	187	2,540			
4	1	235 W GALENA	STOCKHOUSE LLC	1,295,333	4,265	4,265	0	4,265	1.12%	259	1.16%	18,712	2,032	20,744			
7	1	1610 N 2ND	1610 N 2ND STREET LLC	1,279,000	1,279,000	4,322	0	4,322	1.14%	263	1.16%	19,007	2,069	21,076			
9	1	111 W PLEASANT	SCHLITZ PARK ASSOCIATES I LIMITED	3,109,200	518,200	2,069	0	2,069	0.54%	107	0.48%	9,101	838	9,939			
2	1	840 N PLANKINTON	OZARK INVESTMENTS LLC	1,417,000	238,167	1,234	0	1,234	0.32%	49	0.22%	5,428	382	5,810			
8	1	834 N PLANKINTON	ROBERT E JOHN	352,000	58,967	535	0	535	0.14%	12	0.05%	2,353	95	2,448			
5	1	808 N OLD WORLD THIRD	SIXTH PROPERTY LLC	2,891,000	448,500	1,863	0	1,863	0.69%	92	0.41%	8,493	725	8,918			
4	1	823 N 2ND	CHALET AT THE RIVER LLC	6,281,000	1,045,833	3,655	0	3,655	0.86%	216	0.97%	15,984	1,693	17,677			
1	1	330 W KILBOURN	JOURNAL SENTINEL INC	1,131,000	168,500	535	0	535	0.14%	39	0.17%	2,353	305	2,658			
3	1	830 N OLD WORLD THIRD	AMARAWAN PHOUNGPHOL 2008 REVOC	1,133,000	188,833	535	0	535	0.14%	39	0.17%	2,353	305	2,658			
8	1	836 N OLD WORLD THIRD	GIORGIO GINO FAZZARI	232,000	42,000	535	0	535	0.14%	9	0.04%	2,353	68	2,421			
5	1	822 N OLD WORLD THIRD	MVP MILWAUKEE OLD WORLD LLC	505,000	84,167	535	0	535	0.14%	17	0.08%	2,353	138	2,489			
7	1	302 W WELLS	NOBLE I MILWAUKEE, LLC 2000 MONAF	626,100	104,350	535	0	535	0.14%	21	0.10%	2,353	169	2,522			
3	1	333 W KILBOURN	NOBLE I MILWAUKEE, LLC 2000 MONAF	5,094,283	7,425	7,425	0	7,425	1.95%	1,049	4.71%	32,654	8,241	40,895			
4	1	333 W STATE	JOURNAL SENTINEL INC	9,078,500	1,513,083	5,015	0	5,015	1.32%	312	1.40%	22,055	2,448	24,503			
7	1	843 N PLANKINTON	THANKS-A-Lot LLC	796,000	133,000	635	0	635	0.14%	27	0.12%	2,353	215	2,568			
x	1	205 W GALENA	STOCKHOUSE LLC (Prev #3611892110)	358,700	59,783	535	0	535	0.14%	12	0.05%	2,353	97	2,450			
4	1	215 W PLEASANT	SCHLITZ PARK ASSC, IL LTD PARTNER	1,197,000	199,500	535	0	535	0.14%	41	0.19%	2,353	323	2,676			
1	1	1500 N 2ND	THE BREWERY WORKS (Prev #3611981	1,225,500	204,250	535	0	535	0.14%	42	0.19%	2,353	330	2,683			
3	1	101 E PLEASANT	SCHLITZ PARK ASSOCIATES I LP (Prev	1,930,500	321,767	1,488	0	1,488	0.39%	66	0.30%	6,543	521	7,063			
2	1	1254 N MARTIN L KING JR	CLF TW MILWAUKEE LLC	26,824,000	4,470,667	7,425	0	7,425	1.95%	920	4.14%	32,654	7,332	38,986			
0	1	1330 N MARTIN L KING JR	BREWERY WORKS INC	1,438,000	239,667	1,245	0	1,245	0.33%	49	0.22%	5,674	388	5,961			
6	1	1420 N MARTIN L KING JR	COMMERCE POWER LLC	1,540,700	256,763	1,295	0	1,295	0.34%	53	0.24%	5,097	415	6,112			

Proposed Assessments
Minimum Payment
Max Class 1 pymt
Annual Debt Svc.
Annual Connector Seg
Annual System Enhanc
Annual Operating Cost

Based upon full assessment value of

EXHIBIT "C"

Construction Budget

Project Segment	Budget	Private/BID Share	City Share	City Source
1. Sidewalk (Highland to Edison)	\$ 45,927.00	\$ 10,000.00	\$ 35,927.00	Dwntwn Fund
2. Highland Plaza East	\$ 560,810.00 (note #1)	\$ 183,000.00	\$ 377,810.00	Dwntwn Fund
3. Highland to State - East Side (Rojo)	\$ 596,611.00	\$ 164,000.00	\$ 432,611.00	Dwntwn Fund
4. Highland Pedestrian Bridge	\$ 3,611,883.00 (note #13)	\$ 545,000.00	\$ 3,066,883.00	TID 13 Dwntwn Fund & Bridge Fund
	(note #14)			
5a. Michigan to Clybourn - Eastside (Bank One Parking)	\$ 519,533.00	\$ 155,000.00	\$ 364,533.00	Dwntwn Fund
5b. Michigan to Clybourn - Eastside (connection to 3rd Ward)	\$ 660,000.00	\$ 90,200.00 (note #16)	\$ 569,800.00	Stewardship Grant, Development Fund
6. Wisconsin to Riverbank Plaza	\$ 659,368.00	x	\$ 659,368.00	TID 9
7. Wells to Kilbourn - West side (Multi-Owner)	\$ 1,790,158.00	\$ 1,080,567.00	\$ 709,591.00	Dwntwn Fund
8. State to Highland - West side (Ushgers)	\$ 762,362.00 (note #5)	\$ 302,000.00 (note #5)	\$ 460,362.00	Dwntwn Fund
9. Highland Plaza West	\$ 298,765.00 (note #1)	\$ 86,000.00	\$ 212,765.00	Dwntwn Fund & Bridge Fund
10a. Commerce Street Park & Riverwalk (Perimeter lighting)	\$ 343,381.00 (note #2)		\$ 343,381.00	TID 13
10b. Commerce Street Park & Riverwalk (Wamer Cable Segment)	\$ 2,407,916.00 (note #12)	\$ 529,742.00 (note #12)	\$ 1,878,174.00	TID 41
10c. Commerce Street Park & Riverwalk (Harley Segment)	\$ 1,635,979.00 (note #12)	\$ 359,915.00 (note #12)	\$ 1,276,064.00	TID 41
10d. Commerce Street Park & Riverwalk (Switch House)				TID 41
11. Crosswalk Connections	\$ 362,000.00	\$ 80,000.00	\$ 282,000.00	TID 9 & Dwntwn Fund
12. Mason Street Plaza	\$ 573,565.00	\$ 159,000.00	\$ 414,565.00	Dwntwn Fund
13. Pedestrian Alley - 3rd to 4th Street	\$ 64,889.00	\$ 17,000.00	\$ 47,889.00	Dwntwn Fund
14. Kilbourn to State - West Side (Pete Marquette Park)	\$ 896,152.00	\$ 100,000.00	\$ 796,152.00	Dwntwn Fund
SUBTOTALS	\$ 15,789,299.00	\$ 3,861,424.00	\$ 11,927,875.00	
15. Wells to Kilbourn - East Side (Milwaukee Ctr. Enhancements)	\$ 37,527.00	\$ 22,400.00	\$ 15,127.00	Dwntwn Fund
16. Wisconsin to Michigan - East Side (Bank One Enhancements)	\$ 16,600.00	\$ 16,600.00		Dwntwn Fund
17. Clybourn to Michigan - West Side (Towne Garage Enhancements)	\$ 345,665.00	\$ 67,000.00	\$ 278,665.00	Dwntwn Fund
18. Michigan to Wisconsin - West Side (Marshall Fields Enhance.)	\$ 141,113.00	\$ 51,000.00	\$ 90,113.00	Dwntwn Fund
19. Highland to Junco - West Side (Weissgerber Enhancements)	\$ 128,658.00	\$ 39,000.00	\$ 89,658.00	Dwntwn Fund

20. Wells South - West Side (Riverbank Plaza Enhancements)	\$	292,000.00	(note #3)	\$	209,000.00	(note #3)	\$	83,000.00	Dwntwn Fund
21. Kilbourn to State - East Side (PAC Enhancements)	\$	14,459.00		\$	8,000.00		\$	6,459.00	Dwntwn Fund
22. Fine Arts Building Enhancements	\$	438,302.00	(note #4)	\$	205,414.00	(note #4)	\$	232,888.00	Dwntwn Fund
23. Empire Building & Towne Garage Enhancements	\$	55,000.00	(note #7)	\$	55,000.00	(note #7)	\$	-	Dwntwn Fund
SUBTOTALS	\$	1,469,324.00		\$	673,414.00		\$	795,910.00	
24. Monitoring & Inspections (DPW Engineers)	\$	181,000.00		\$	42,000.00		\$	139,000.00	Dwntwn Fund
25. System Upgrades	\$	750,000.00	(note #17)	\$	165,000.00		\$	585,000.00	Development Fund
26. ADA Improvements	\$	4,797,473.00	(note #18) (note #19)	\$	910,714.00		\$	3,886,759.00	Development Fund, Contingent Borrowing
27. Building Amenities (Signage, etc) (note #6)	\$	238,574.00	(note #11)	\$	57,000.00		\$	181,574.00	Dwntwn Fund & Dev. Opp Fund
SUBTOTALS	\$	<u>6,967,047.00</u>		\$	<u>1,174,714.00</u>		\$	<u>4,792,333.00</u>	
GRAND TOTALS	\$	23,225,670.00		\$	5,799,552.00		\$	17,516,118.00	

Business Improvement District #15 Administrative Costs
2016 Budget Projection

Delivery Service (Various Vendors)	180
Event Panels (Poblock Sign / McDill)	1,800
Auditor (Krause & Associates)	800
Assessment Review and Calculation (VanderBloemen Group)	2,700
D& O and General Liability Insurance	6,680
Legal Services (Reinhart)	1,800
Management & Accounting Services (Colliers International)	12,500
Trellis Maintenance (KEI)	400
Misc./Contingency (includes storage unit rent, office expenses, bank fees)	3,950
Operational and Maintenance Costs for Lifts	18,000
Donation Allowance	15,000
Replacement Reserve	33,600
Total	97,410
Amount Requested for 2016	97,410

**Business Improvement District #15 Administrative Costs
2016 Budget Projection**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Delivery Service (Various Vendors)	15	15	15	15	15	15	15	15	15	15	15	15	180
Event Panels (Poblocki Sign / McDill)	-	-	-	-	-	1,800	-	-	-	-	-	-	1,800
Auditor (Krause & Associates)	-	-	-	-	800	-	-	-	-	-	-	-	800
Assessment Review and Calculation (VanderBloemen Group)	-	-	-	-	-	-	-	-	2,700	-	-	-	2,700
D&O and General Liability Insurance & Reimb. MRD for their Ins.	-	-	-	980	-	-	-	-	5,700	-	-	-	6,680
Legal Services (Reinhart)	300	-	300	-	300	-	300	-	300	-	300	-	1,800
Management & Accounting Services (Colliers International)	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	12,500
Trellis Maintenance (KEI)	-	-	-	-	-	400	-	-	-	-	-	-	400
Misc./Contingency (includes storage unit rent, office expenses, bank fees)	250	250	250	250	250	1,200	250	250	250	250	250	250	3,950
Operational and Maintenance Costs for Lifts	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
Donation Allowance	15,000	-	-	-	-	-	-	-	-	-	-	-	15,000
Replacement Reserve	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	33,600
Totals	20,907	2,807	3,107	3,787	3,907	5,957	3,107	2,807	11,507	2,807	3,107	2,807	97,410

Amount Requested for 2015

**Actual thru July 2015
and Projected August through December 2015**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Delivery Service (Various Vendors)	-	-	-	-	-	-	-	-	-	-	-	-	-
Event Panels (Poblocki Sign / McDill)	-	-	-	-	-	1,821	-	-	-	-	-	-	1,821
Auditor (Krause & Associates)	-	-	-	-	-	775	-	-	-	-	-	-	775
Assessment Review and Calculation (VanderBloemen Group)	-	-	-	-	-	-	-	-	2,900	-	-	-	2,900
D&O and General Liability Insurance & Reimb MRD for their Ins.	72	-	-	-	-	-	-	5,600	-	-	-	-	5,672
Legal Services (Reinhart)	-	-	-	-	-	788	-	250	250	250	250	250	2,038
Management & Accounting Services (Colliers International)	975	1,725	750	904	750	1,046	750	800	1,167	1,167	1,167	1,167	12,368
Trellis Maintenance (KEI)	-	-	-	-	-	-	-	-	350	-	-	-	350
Misc./Contingency (includes storage unit rent, office expenses, bank fees)	-	40	-	37	5	-	-	250	250	250	250	250	1,332
Operational and Maintenance Costs for Lifts	945	1,092	291	2,683	294	1,202	1,270	500	1,500	1,500	1,500	1,500	14,277
Replacement Reserve	-	-	-	-	-	-	-	5,400	5,400	5,400	5,400	5,400	27,000
Totals	1,992	2,857	1,041	3,623	1,049	5,432	2,020	7,400	6,417	3,167	3,167	3,167	68,333

EXHIBIT "D"

Updated
4/7/2008

Repayment schedules - BID 15

<u>Assessment Dates</u>	<u>Total Riverwalk (per prior schedule)</u>		<u>Connector Segment (add new loan - 2005)</u>		<u>New total loan payment Due March 31, 2006 & annually thereafter</u>
Dec. 05	\$344,364	+	\$4,418.77	=	\$348,782.77
Dec. 06	\$347,807	+	\$4,418.77	=	\$352,225.77
Dec. 07	\$351,285	+	\$4,418.77	=	\$355,703.77
Dec. 08	\$354,798	+	\$4,418.77	=	\$359,216.77
Dec. 09	\$358,346	+	\$4,418.77	=	\$362,764.77
Dec. 10	\$361,930	+	\$4,418.77	=	\$366,348.77
Dec. 11	\$365,549	+	\$4,418.77	=	\$369,967.77
Dec. 12	\$369,205	+	\$4,418.77	=	\$373,623.77
Dec. 13	\$372,897	+	\$4,418.77	=	\$377,315.77
Dec. 14	\$376,626	+	\$4,418.77	=	\$381,044.77
Dec. 15	\$380,392	+	\$4,418.77	=	\$384,810.77
Dec. 16	\$384,196	+	\$4,418.77	=	\$388,614.77
Dec. 17	\$388,038	+	\$4,418.77	=	\$392,456.77
Dec. 18	\$391,918	+	\$4,418.77	=	\$396,336.77
Dec. 19	\$395,837	+	\$4,418.77	=	\$400,255.77

Note: Prior Riverwalk schedule prepared by Comptroller's Office provided for graduated payments.
The loan payments for the Time Warner segment of the Riverwalk are included in the above.

Assumptions for new Connector Segment are as follow:

Total loan amount: \$45,100

Interest rate based upon recent discussion with Richard Li regarding City's cost of borrowing
25 basis points added to rate for administrative costs

Interest during construction has not been capitalized as with other Riverwalk BID loans

Fixed annual payments

Maturity is to coincide with the term of the prior Riverwalk BID loan (March 31, 2020)

BID #15 (Downtown Riverwalk) Board Member Sheet

Board Organization: 7 members; majority of members shall be owners/occupants of property within BID; Term= 3 years

<u>Board Member</u>	<u>Title</u>	<u>Start Date</u>	<u>End Date</u>
C. Edward Mordy	Member	4/28/2014	4/28/2017
Dan McCarthy	Member	11/15/2013	11/15/2016
J. Michael Bartels	Member	3/7/2014	3/7/2017
Marnie Noel	Member	10/14/2014	12/4/2017
Joseph Weirick	Member	11/22/2013	11/22/2016
Lisa Tatro	Member	10/14/2014	10/14/2017
Sam Denny	Member	3/6/2014	3/6/2017

