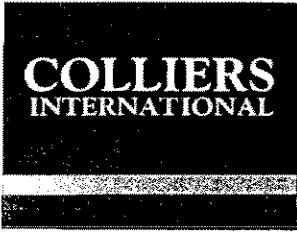


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JAMES T. BARRY
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Real Estate Services Since 1921
Industrial, Office, Commercial, Investment, Consulting

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December 18, 2003
Our 83rd Year

Via Facsimile and Electronic Mail

Members of the Common Council of Milwaukee
City Hall
200 E. Wells St., Rm. 205
Milwaukee, WI 53202

Dear Members of the Common Council:

As property owners in the Park East Redevelopment corridor and the owners of a long-established business in downtown Milwaukee, we write in strong opposition to amending the Park East Redevelopment Plan to include a "Community Benefits Agreement" provision. There is no doubt in our minds that this "Agreement," and similar attempts to over-regulate and restrict development, will impede economic growth in downtown Milwaukee and will stifle efforts to revitalize our City.

We are currently considering plans for a new building on our site on the Milwaukee River. If this "Agreement" is adopted, we will need to seriously reconsider these plans, as well as our plans for keeping our business in downtown Milwaukee.

We strongly encourage the City not to place additional burdens such as specific housing-type requirements, hiring requirements or other such regulations on potential developers. Such burdens will undoubtedly have a deleterious effect on stimulating new development. We, for instance, will not develop our sites unless we can do so on a level playing field and not subject to extraordinary fees, regulations and restrictions. Downtown development is already hard enough given the challenges of high taxes, parking, etc. We need to make the Park East corridor competitive with other development opportunities outside of the City of Milwaukee. If we do not, the Park East corridor will lie fallow for a long time. This will not benefit anyone.



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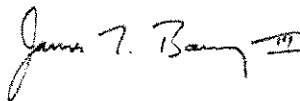
The Council must realize that real estate developers work in a competitive environment. If the cost of development in the City of Milwaukee is too high, or if the regulatory structure imposed upon developers is too burdensome, they will turn away from Milwaukee and develop their buildings in Brookfield or Oconomowoc or Chicago. Businesses and residents will follow suit.

Over the past few years, the Common Council, the Mayor and the Department of City Development have put in place a physical and a regulatory infrastructure that has changed Milwaukee's governmental culture from one of hostility to business and development to a culture in which people agree that the City of Milwaukee is a good place to live and to do business. This, in turn, has helped to reverse the declining trends in the City of Milwaukee's population and tax base.

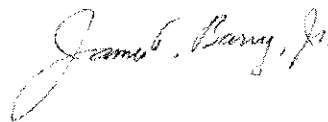
Due to these efforts, we now have people and business moving into Milwaukee, and we are poised to have a lot more in the Park East corridor and elsewhere provided that the proper governmental and regulatory environment remains in place. We are now on the cusp of a great revitalization of downtown Milwaukee (where we work and live). Those who would impose undue burdens on developers threaten to strangle this revitalization in its cradle. Don't let them do it. We have all worked too hard to bring Milwaukee to this point.

Again, we strongly support the Park East Redevelopment Plan and urge its immediate codification and we strongly oppose amending the Plan to include a "Community Benefits Agreement" or similar proposals that would place undue burdens and restrictions on developers.

Sincerely,



James T. Barry, III
President



James T. Barry, Jr.
Chairman