

# **BUSINESS IMPROVEMENT DISTRICT NO. 2**

## **2005 OPERATING PLAN**

September 20, 2004

Submitted by:

The Historic Third Ward Association

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Third Floor

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<b>I.</b>	<b><u>PREFACE</u></b> .....	4
	A. <u>BACKGROUND</u> .....	4
	B. <u>PHYSICAL SETTING</u> .....	4
<b>II.</b>	<b><u>PLAN OBJECTIVES</u></b> .....	5
<b>III.</b>	<b><u>THE DEVELOPMENT PLAN</u></b> .....	8
	A. <u>PURPOSE</u> .....	8
	B. <u>LEGISLATIVE PROCESS</u> .....	8
	C. <u>RELATIONSHIPS TO THE COMPREHENSIVE PLAN AND THE ORDERLY DEVELOPMENT OF THE CITY</u> .....	9
	D. <u>DISTRICT BOUNDARIES</u> .....	10
	E. <u>PUBLIC REVIEW PROCESS</u> .....	10
	i. <u>Changes to the Operating Plan</u> .....	11
	ii. <u>Annual appointment of BID No. 2 Board Members</u> .....	11
<b>IV.</b>	<b><u>2005 DISTRICT DEVELOPMENT PROGRAM</u></b> .....	11
	A. <u>INTRODUCTION: PHASED DEVELOPMENT</u> .....	11
	B. <u>OPERATING BOARD</u> .....	12
	C. <u>2005 DEVELOPMENT PLAN</u> .....	13
<b>V.</b>	<b><u>2005 BUDGET FOR YEAR EIGHTEEN</u></b> .....	15
<b>VI.</b>	<b><u>FINANCING METHOD</u></b> .....	15
<b>VII.</b>	<b><u>METHOD OF ASSESSMENT AND DISBURSEMENT</u></b> .....	16
	i. <u>THE GENERAL ASSESSMENT</u> .....	16
	ii. <u>THE RIVERWALK ASSESSMENT</u> .....	18
	iii. <u>THE DOCKWALL ASSESSMENT</u> .....	18
	IV. <u>RIVERWALK MAINTENANCE ASSESSMENT</u> .....	18
	v. <u>CONTINGENT ASSESSMENTS</u> .....	19
<b>VIII.</b>	<b><u>CITY ROLE</u></b> .....	19
<b>IX.</b>	<b><u>REQUIRED STATEMENTS</u></b> .....	20

<u>X.</u>	<u>BOARD MEMBERS</u> .....	21
<u>XI.</u>	<u>RELATIONSHIP TO HISTORIC THIRD WARD ASSOCIATION</u> .....	21
<u>XII.</u>	<u>SEVERABILITY AND EXPANSION</u> .....	21
<u>XIII.</u>	<u>APPENDICES</u> .....	22
<u>A.</u>	<u>BUSINESS IMPROVEMENT DISTRICT STATUTE</u> .....	23
<u>B.</u>	<u>PETITION FOR CREATION OF BID DISTRICT</u> .....	23
<u>C.</u>	<u>BID BOUNDARIES</u> .....	23
<u>D.</u>	<u>YEAR 18 ASSESSMENT AND METHODOLOGY</u> .....	23
<u>E.</u>	<u>COMMON COUNCIL RESOLUTION CREATING BUSINESS IMPROVEMENT DISTRICT NO. 2</u> .....	23
<u>F.</u>	<u>BID NO. 2 BY-LAWS</u> .....	23
<u>G.</u>	<u>STATEMENT OF CITY ATTORNEY</u> .....	23
<u>H.</u>	<u>DEVELOPMENT OF RIVERWALK PROJECT</u> .....	23
<u>I.</u>	<u>FIRST AMENDMENT TO BID NO. 2 1998 OPERATING PLAN</u> .....	23
<u>J.</u>	<u>RIVERWALK DEVELOPMENT AGREEMENT</u> .....	23
<u>K.</u>	<u>SECOND AMENDMENT TO BID NO. 2 1998 OPERATING PLAN</u> .....	23
<u>L.</u>	<u>DEVELOPMENT OF WATER STREET PARKING STRUCTURE</u> .....	24
<u>M.</u>	<u>THIRD AMENDMENT TO BID NO. 2 1998 OPERATING PLAN</u> .....	24
<u>N.</u>	<u>DOCKWALL DEVELOPMENT LOAN AGREEMENT</u> .....	24
<u>O.</u>	<u>2005 FISCAL YEAR DOCKWALL ASSESSMENTS PER PROPERTY</u> .....	24
<u>P.</u>	<u>FOURTH AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT, FIRST AMENDMENT TO DOCKWALL DEVELOPMENT LOAN AGREEMENT AND THIRD AMENDMENT TO COOPERATION AGREEMENT</u> .....	24
<u>Q.</u>	<u>FIRST AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT FOR MIAD AND FOURTH AMENDMENT TO COOPERATION AGREEMENT FOR 511 E. MENOMONEE AND 151 N. JACKSON ST BLIGHT DESIGNATION PROJECT</u> .....	24
<u>R.</u>	<u>FIFTH AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT</u> .....	24
<u>S.</u>	<u>2005 BUDGET FOR YEAR 18</u> .....	24

# **I. PREFACE**

## **A. BACKGROUND**

In 1984, the State of Wisconsin created 66.608 of the Statutes (Appendix A) enabling Cities to establish Business Improvement Districts (BIDS) upon the petition of at least one property owner within the proposed district. The purpose of the law is "...to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wis. Act. 184, Section 1, legislative declaration.)

The City of Milwaukee created Business Improvement District No. 2 ("BID") and approved its initial operating plan via Common Council Resolution No. 870501, adopted by reference October 6, 1987.

Since 1988 the BID has submitted yearly-amended plans adding and modifying its plan objectives as part of its ongoing management and promotion of the district, including in some instances its financing arrangements and assessment methodologies. This amended Plan shall govern operation of the BID during calendar year 2005.

## **B. PHYSICAL SETTING**

Business Improvement District No. 2 encompasses the Historic Third Ward which occupies a strategic location within the Milwaukee central business district (CBD). It is located adjacent to Interstate 794, just south of the downtown. The Third Ward is within 6 to 8 blocks of Downtown's primary retail shopping district, although separated from it by I-794, an elevated expressway. The importance and proximity of Interstate 794, with its connections to the north, south and west have taken on new significance in light of the pending redesign and rebuild of the Marquette Interchange. The District will be directly affected by the design, cost, schedule and traffic remediation efforts, which will proceed over the next 10-15 years. The Third Ward includes the Summerfest grounds and is adjacent to the emerging Milwaukee Lakeshore State Park and Harbor Island along Lake Michigan. The Third Ward also occupies frontage along the Milwaukee River to the west and south.

The Historic Third Ward contains a large concentration of historic late 19<sup>th</sup> and early 20<sup>th</sup> Century industrial and warehouse buildings, which may be the largest concentration of such buildings in the country. While several individual buildings are outstanding architecturally, it is the overall "ensemble" which gives the Third Ward its special identity. The large number of older multistory buildings located in close proximity, and the interrelationships between buildings and the overall environment give the Third Ward a character and identity unique within the region.

The Third Ward's strategic central location and its physical qualities help support its future role as a high-value commercial and residential area. Wholesaling or other low density light-industrial uses might best be either selectively maintained or eventually phased out, given the area's higher density development potential.

A primary objective of the Plan is to reinforce and enhance the historic image and character of the area through the renovation, rehabilitation and adaptive reuse of existing historic buildings.

The City of Milwaukee worked with the Historic Third Ward to create the first Tax Incremental Financing District within the boundaries of the Third Ward ("TID No. 11") to finance construction of substantial physical public improvements within the Third Ward (the "TID improvements"). In 1988 the City of Milwaukee authorized the creation of a second Tax Incremental Financing District within the Third Ward ("TID No. 34") to assist with the financing of the Riverwalk Project (as hereinafter described). In 2002 the project scope of TID No. 34 was amended to provide additional funds for the Riverwalk Project (as hereinafter described). In 2002 the City transferred a parcel of land at the northeast corner of North Water and St Paul Ave. to the BID as part of its commitment towards creating a Milwaukee Public Market. The City has also, through its Redevelopment Authority, authorized a conduit borrowing mechanism, which allowed the BID to initiate and complete the Third Ward Water Street Parking Structure (as hereinafter described).

## **II. PLAN OBJECTIVES**

### **Purpose**

The specific objective of the BID is to develop, redevelop, maintain, operate, promote, and advertise the area of the Historic Third Ward, identified herein as the "District". It is intended that the Board of the BID shall have all powers authorized by law, and by this Plan including, but not limited to the following powers in carrying out its objectives:

1. To undertake on its own account public improvements and/or to assist in development, underwriting or guaranteeing public improvements within the District.
2. To acquire, improve, lease and sell properties within the District, and otherwise deal in real estate as necessary to promote the economic development of the District and specifically those projects enumerated in the plan objectives as submitted.
3. To plan, implement, operate, maintain and finance a Streetscape improvements plan within the District (the "Streetscape Plan")
4. To plan, finance, construct, operate and maintain a Parking Structure on the northwest corner of North Milwaukee and East Chicago Streets (the "Third Ward Milwaukee Street Parking Structure")

5. To plan, finance, construct, operate and maintain a Parking Structure on the southeast corner of North Water and East Chicago Streets (the "Third Ward Water Street Parking Structure")
6. To plan, finance, construct, operate and maintain a Riverwalk system through the District along the Milwaukee River (the "Riverwalk Project").
7. To plan, finance, construct, operate and maintain and/or assist in the creation of a Public Market on the north side of St. Paul Ave. between N. Water and N. Broadway.
8. To plan, finance and assist the creation of a Public Market District, which includes all those properties within two blocks of the Public Market.
9. To develop a Market District assessment methodology which apportions the cost of creating and maintaining the Public Market and Public Market District not covered by grants and/or donations.
10. To guarantee an agreement with the City, pursuant to which, the BID Board guarantees any shortfalls in TID No. 11 revenues needed to pay expenditures made in the District, in the manner identified in the guaranty agreement.
11. To assess against property in the TID No. 11 area amounts necessary to meet any differences between actual tax incremental revenue realized and the debt service coming due from time to time under the bonds for the TID Improvements.
12. To enter into such agreements and extend such guarantees as necessary to acquire interests in land and property, borrow funds, design, develop and construct the Riverwalk Project.
13. To assess against property in the TID No. 34 area, per the formula described hereafter, those amounts necessary to finance the debt service coming due from time to time under the bonds for the TID Improvements.
14. To enter into loan agreements as necessary with individual Riverwalk property owners on terms agreed upon to finance Riverwalk improvements necessary to the construction of the Riverwalk.
15. To enter into easement agreements as necessary with individual Riverwalk property owners on terms agreed upon as necessary to construct the Riverwalk.
16. To enter into a loan agreement, or agreements, with the City for funds necessary to finance the Riverwalk and/or Riverwalk improvements.
17. To assess against property in the District those amounts necessary to finance the loans and construction costs as described hereafter, connected with the creation of the Riverwalk.
18. To use current and accumulated ramp revenues, as described in the Parking Ramp Cooperation and Development Agreement dated 6/13/94, to first pay normal and customary operation and maintenance costs of the structure, second fund repayment of City of Milwaukee Redevelopment Authority Bonds, issued for the Historic Third Ward Parking Facility Project, third fund an

interest rate stabilization reserve, fourth pay such normal and necessary borrowing expenses such as letter of credit fees, remarketing fees and bank trustee fees.

19. To enter into and maintain an agreement with the City whereby the City agrees to pay half of the letter of credit fees for the Water Street Parking Structure for a period of ten years commencing with the initial date of financing and as described hereafter.
20. To enter into such agreements and to extend such guarantees as necessary to acquire interests in land and property, borrow funds, design, develop and construct the Water Street Parking Structure, the Milwaukee Street Parking Structure, the Third Ward Streetscapes, the Third Ward Riverwalk, the Public Market, the Public Market District and such other projects enumerated in the plan objectives.
21. To assess against property in the BID area, pursuant to the assessment formulas referred to herein, amounts necessary to meet any obligations entered into to acquire interest in land and/or property, borrow funds, design, develop, construct, operate and maintain the Riverwalk Project, the Milwaukee Street Parking Structure, the Water Street Parking Structure, the Streetscape Improvements and such other projects or goals identified in the plan objectives.
22. To take whatever action necessary to protect and maintain its status as a non-taxable governmental entity. As a BID, BID No. 2 is a quasi-governmental entity authorized by state statute; created, governed and appointed by the City through its legislative process, and as such, is for legal and tax purposes, an integral part of the creating municipality, both in terms of its structure and endeavors.
23. To OPERATE, MAINTAIN, LEASE and hold a SPECIAL PRIVILEGE for the ongoing financial and physical obligations of caring for and programming of the TID No. 11-funded Streetscape project.
24. To OPERATE, MAINTAIN, LEASE and hold a SPECIAL PRIVILEGE for the BID No. 2 Parking Structure located at 212 North Milwaukee Street.
25. To OPERATE, MAINTAIN, LEASE and hold a SPECIAL PRIVILEGE for the BID No. 2 Water Street Parking Structure located at the Corners of Water and Chicago Streets.
26. To OPERATE, MAINTAIN, LEASE and hold a SPECIAL PRIVILEGE for the ongoing financial and physical obligations of caring for and programming of the Riverwalk Project.
27. To promote new investment and appreciation in value of existing investments of property in the District.
28. To develop, advertise and promote the existing and potential benefits of the District.
29. To manage the affairs of the District.
30. To apply for, accept and use grants and gifts for these purposes.

31. To contract on behalf of the BID with the Historic Third Ward Association, Inc., and others as necessary to carry out these goals.
32. To elect officers, hire employees and contract out work as are necessary to carry out these goals.
33. To increase police protection and add to the security of the District.
34. To make reimbursements out of its contingency fund for overpayments of BID Assessments.

### **III. THE DEVELOPMENT PLAN**

#### **A. PURPOSE**

Development of the District through creation of the BID was proposed because:

- The BID law provides a mechanism whereby private property owners can work together in conjunction with the City to develop the District.
- The public funding sources used to help promote the District may not be available.
- Continuing unified development efforts may have to be financed largely with private resources.
- The District encompasses both major and relatively small buildings. Some form of cost sharing is necessary because it would not be feasible for a small building owner to economically support individual District development efforts.
- The BID mechanism allows a private form of guarantee for public bonds for the TID Improvements and thus insures that such physical improvements will be built.
- Use of the BID mechanism should help ensure that the entire District will be promoted and developed as expeditiously as possible.
- Business Improvement Districts are quite similar to the traditional special assessment and special charge districts wherein property owners are assessed for improvements or services that benefit them. Unlike the traditional special assessment or special charge districts, however, Business Improvement Districts can be used to finance a wide range of activities, services, and improvements.

#### **B. LEGISLATIVE PROCESS**

Step 1.



The Common Council of the City of Milwaukee created Business Improvement District No. 2 ("BID") and approved its initial operating plan via Common Council Resolution No. 870501, adopted October 6, 1987.

Step 2.

An operating Board composed primarily of property owners with the District was established. Members of the BID Board are appointed by the Mayor, subject to the approval of the Common Council. The Board is an entity of the municipality, which created it, whose actions are subject to the control of the municipality's legislative process. It is subject to the State's open meetings law. Annually the Board submits an annual Operating Plan to the legislative body for approval, which lists its powers, objectives and funding formulas. Once approved the Board is responsible for implementing the Operating Plan. The Board has all powers necessary and convenient to implement the Operating Plan.

Step 3.

The Board negotiates and executes contracts for services to carry out the Plan, or carries out the Plan itself.

Step 4.

The City authorized the creation of two TID's in the District, to finance physical improvement projects. The TID's were used as revenue mechanisms to pay bonds whose proceeds were used to pay for the improvements.

Step 5.

The City collects BID assessments from District property owners to cover budgeted costs of carrying out the Plan, and, as agreed, any shortfall in the annual debt service costs for the TID Improvements not paid for by the tax increment of the TID. The City has also agreed to collect assessments as necessary pursuant to an agreement with the Redevelopment Authority to replenish a debt service reserve account, which was used to finance the Third Ward Water Street Parking Structure. Assessment proceeds not used to satisfy contractual obligations of the BID are then transferred to the BID for its use in carrying out the Operating Plan.

### **C. RELATIONSHIPS TO THE COMPREHENSIVE PLAN AND THE ORDERLY DEVELOPMENT OF THE CITY**

Historic building development became an important component of the City's overall downtown revitalization efforts beginning with the Grand Avenue Mall project. A "Master Plan" of Urban Design and Development Potentials for the Historic Third Ward was prepared with Milwaukee Department of City Development, in September of 1986. This Master Plan identified the need for, and potentials for development in the Third Ward, and suggested the BID method for accomplishing such goals. This Plan is an outgrowth of these recommendations. The City has subsequently

undertaken a number of planning studies involving the District, including a Downtown Master Plan and the development of Architectural Review Design Guidelines. The Downtown Master Plan and Architectural Review Design Guidelines build on the original Third Ward Master Plan by putting the District in context with the City's Downtown and setting up minimum standards, which promote the goals identified in the original Master Plan.

Creation of a Business Improvement District to facilitate District development is consistent with the City's plans and promotes the orderly development of the City in general and the Downtown area in particular.

#### **D. DISTRICT BOUNDARIES**

The Business Improvement District is illustrated by Exhibit D. It includes 475 tax parcels, of which only 208 parcels are assessed. 226 parcels are residential and 41 are either city, county or state, or otherwise exempt. Total (including exempt property) floor area within the district is just over 5,119,887 square feet and total land area is approximately 8,001,677 square feet. The boundaries were established after numerous meetings with District property owners. The boundaries of the District shall be as follows: The eastern boundary shall be the western edge of Lake Michigan; the southern and southwestern boundary shall be the northern and northeastern edge of the Milwaukee River; and the northern and western boundary shall be an irregular line described as follows: commencing on the northern edge of the Milwaukee River and the eastern line of the right-of-way of North 2<sup>nd</sup> Street, extended; thence north along the eastern line of the right of way of North 2<sup>nd</sup> Street, extended, to the northern edge of the right-of-way of St. Paul Avenue; thence east along the northern edge of the right-of-way of St. Paul Avenue to a point on the eastern line of the right-of-way of N. Plankinton Avenue; thence north along the eastern line of the right-of-way line of Interstate Highway 794; thence east along the south and southwest right-of-way line of Interstate Highway 794 to the western edge of the Milwaukee River; thence northeasterly along the western edge of the Milwaukee River to a point on the southern right-of-way line of E. Clybourn Street; thence easterly on E. Clybourn Street to the edge of Lake Michigan. All area and assessment figures stated above were based on City of Milwaukee (DCD) Records as of June 2, 2004 and Property Assessment information from the City of Milwaukee Website.

#### **E. PUBLIC REVIEW PROCESS**

The Wisconsin Business Improvement District law establishes a specific process for reviewing and approving the creation and operation of BID's. In addition to being subject to the open meetings law a BID is required to provide annual audited financial statements to the City. Additions or amendments to a BID's operating Plan must be passed as by the municipality's legislative process. All appointments to a BID board must be nominated by the chief municipal officer and approved by the governing body. All of the statutory requirements to create BID No. 2 were followed and are on file with the City's Legislative Reference Bureau.

i. Changes to the Operating Plan

Specifically the statute allows the BID to change its Operating Plan annually or at other times by amendment, in both cases the process follows the same procedure.

- The Economic Development Committee of the Common Council reviews the proposed changes to the BID Operating Plan at a public meeting and makes a recommendation to the full Council.
- If the Common Council approves it is forwarded to the Mayor for final approval.

ii. Annual appointment of BID No. 2 Board Members

Appointment of BID Board members is provided for under 66.608 (3)(a) Wis. Statutes. The responsibility of the Board shall be as follows:

1. The nominating committee of BID Board No. 2 will forward, as board members terms expire or vacancies occur, a list of potential board members to the office of the Mayor 60 days prior to the expiration of such board member's term or as vacancies occur.
2. The Mayor will appoint members to the District Board with expiring terms at least 30 days prior to the expiration of such board member's term.
3. The Economic Development Committee of the Common Council will review the Mayor's nomination at a public meeting and will make a recommendation to the full Common Council.
4. The Council will act on said recommendation.

## **IV. 2005 DISTRICT DEVELOPMENT PROGRAM**

### **A. INTRODUCTION: PHASED DEVELOPMENT**

It was anticipated that the BID would continue to revise and develop its operating plan annually, in response to changing development needs and opportunities within the District, subject to the purposes and objectives defined herein.

Section 66.608(3)(a) of the Business Improvement District law permits the Board and the City to annually review and make changes as appropriate in the District operating plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year

Eighteen activities for calendar year 2005 (Plan Year), and information on specific land areas, building square footage, assessed values, budget amounts and assessment amounts are based on Year Sixteen conditions.

This 2005 BID Operating Plan will continue to apply the assessment formula against existing land area and square footage facts, as adjusted, to raise funds to meet the next annual budget. The method of assessing shall not be materially altered except with the consent of the City as approved in the Operating Plan.

## **B. OPERATING BOARD**

The Board's primary responsibility will be the implementation of the District operating plan. This will require the Board to negotiate with providers of services and materials to carry out the plan; to enter into various contracts; to monitor development activity; to revise periodically the District plan and to ensure District compliance with the provisions, applicable statutes and regulations.

State law requires that the Board is composed of at least 5 members and that a majority of the Board members be owners or occupants of property within the District.

The BID Board has been structured and is operating as follows:

- Board size - 9 members.
- Composition - at least seven members are owners or occupants of property within the District. Any non-owner or non-occupant appointed to the Board shall be a resident of the City of Milwaukee.
- Term - Appointments to the Board are for a period of 3 years except that initially 3 members were appointed for a period of 2 years, and 3 members were appointed for a period of 1 year, each term ending on March 22 of the applicable year.
- Compensation - None.
- Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings law.
- Record Keeping - Files and records of the Board's affairs shall be kept pursuant to public record requirements.
- Staffing - The Board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
- Meetings - The Board shall meet regularly, at least annually, in keeping with the by-laws attached hereto as Exhibit F. The Board shall adopt rules of order to govern the conduct of its meetings.

- The Board shall submit to the City the results of its annual audit, which shall be conducted by a qualified certified public accountant.

## **C. 2005 DEVELOPMENT PLAN**

### Objectives

The BID shall exercise the powers and objectives identified in Section II of this document, which are hereby incorporated by reference as part of the 2005 Operating Plan.

In addition the BID shall:

1. Maintain the appearance of the neighborhood by working to insure its safety and cleanliness.
2. Develop and implement a master operation and maintenance plan for the two Parking Structures and the Streetscapes. The latter to include completion of scheduled repairs and improvements.
3. Review additional possible funding instruments for Third Ward development.
4. Remit to the City the first payment toward the City loan of \$688,800.
5. Pay the City \$27,500 within 15 days of the completion of the Downtown Milwaukee Riverwalk segment just north of Clybourn which will connect to the Third Ward Riverwalk. See Exhibit R.
6. Comply with reporting and notice requirements of public records law and open meeting law.

In addition, the Business Improvement District has agreed that the Historic Third Ward Association (HTWA) will do the following in 2005:

- Continue to carry out HTWA strategic plan that was updated in January 2002.
- Continue to participate in the implementation of the City of Milwaukee's Master Plan.
- Continue the Graffiti Removal Program. Submit an application for a City of Milwaukee grant, if available.
- Continue to use the "Space Available Listing" as a means of marketing available property in the Third Ward. The "listing" is available on both hard copy and on the HTWA website.
- Continue to promote the MCTS Seasonal Trolley system.
- Maintain the in-house bookkeeping, payroll and monthly financial reporting system that began in 1997.
- Enhance HTWA benefits of membership. Continue to use website as a selling tool. Continue to enhance membership benefits.

- Support the efforts of the “Third Ward Arts Committee” which was formed in 2000. Members include Third Ward theater groups, dance companies, galleries, artists, and MIAD. Their goal is to promote the Ward as a destination spot for the Arts and have the support of not only the Historic Third Ward Association but also including the Wisconsin Department of Tourism and the United Performing Arts Fund.
- Coordinate events, promotion and advertising. Special events will be the 7th Annual Third Ward Jazz Festival: *A Summer Sizzle*, Christmas in the Ward and (4) Gallery Nights and the 2<sup>nd</sup> Annual *Artscape – A Third Ward Sculpture Walk*.
- Continue to work collaboratively with the East Town Association in co-sponsoring Gallery Night. This joint effort began in July 2000 and has been extremely successful in promoting the local merchants and galleries.
- Continue to offer the merchant/business coupon validation program and the monthly parking rates at both the Milwaukee and Water Street Parking Structures.
- In cooperation with Milwaukee World Festival, Inc., continue to address issues including crowd control, traffic, crime and clean up during events, especially during Summerfest.
- Extend the banner program to include Harbor Drive. Maintain all Third Ward banners are 30 x 80, other than those located at the ICC, which are 24x48.
- Continue to hang “Third Ward Art District” banners on existing hardware throughout the Ward, a promotional effort that began in 2000.
- Maintain ongoing involvement with the Collaborative Downtown Association to develop retail and marketing strategies.
- Maintain position on Board of the Alliance for Downtown Parking and Transportation to develop transportation strategies. These include redesign issues of the Park East Freeway and Marquette Interchange, on and off street parking, the connector study, mass transit, etc.
- Maintain ongoing involvement with the BID 21 Downtown Collaborative Marketing Group.
- Continue efforts of our street beautification program with the intent of making the Third Ward the downtown “Flower District.” Continue the hanging flower basket program utilizing 72 poles with 144 baskets.
- Continue to plant flowers in the 22 garbage cans-turned flower containers and the flowers boxes around the mid-block parks. All planters are put out in May, removed in November and stored over the winter months.
- Continue the Snow Removal Program for properties in the historic area.
- Continue supporting the planning and implementation of the Third Ward Riverwalk Project.

- Continue operation of an office for the District to promote new development, including the following services:
  - Respond to questions about available space for leasing or purchase.
  - Promote publicity and media coverage of District activities.
  - Arrange for security and increased police protection, especially during the festival season.
  - Revise, publish and distribute business-to-business directories, brochures, and other promotional materials.
  - Plan and coordinate special events.
  - Prepare and distribute the newsletter *Streetscapes*, introducing new businesses and providing information to all members and constituents.
  - Continue to update the Website on an as-needed basis, ensuring all posted information is accurate and up-to-date. Continue doing mass-emails to all Third Ward businesses for announcing neighborhood news and events.
  - Continue to provide administrative support for the Public Market and Public Market District Projects, act as a fiscal agent for contributions, buying, leasing or otherwise dealing in land when necessary, act as agent for contracted services, apply for and accept on behalf of the Public Market public and/or private grants and/or loans and what ever else is necessary to complete these projects.

## V. 2005 BUDGET FOR YEAR EIGHTEEN

See Exhibit R attached hereto and incorporated herein.

## VI. FINANCING METHOD

The proposed expenditures will be financed from revenues collected from general BID and Private Property assessments for Operating, Riverwalk Construction, Riverwalk Maintenance, Special Assessments and Dockwall Reconstruction. It is estimated that approximately \$494,288 of the budget will be raised through these assessments. Separately from this plan, as part of the City budget process, the City of Milwaukee has been requested to reimburse \$30,000 for bond funds for the Water Street parking structure, contribute \$18,000 in support of the District and \$42,000 for its portion of Riverwalk maintenance fees. If for any reason, the City does not authorize in its budget

process the contribution of exactly \$42,000, then the proposed assessments hereunder shall be changed using the formula set forth herein so that the sum of the City contribution and the assessments total \$584,288.

## **VII. METHOD OF ASSESSMENT AND DISBURSEMENT**

The BID voted on September 10, 2003 to change its Assessment Formula to a value based method which uses the City's Assessed Valuation, as on Jan 1, of the same year, as the determining factor to assess individual property owners of their share of the Assessments.

### **i. THE GENERAL ASSESSMENT**

The variables used to determine the regular annual General Assessments are:

1. Value of the property as of January 1, of the year the Assessment is calculated, as determined by the City Assessors Office.
  
2. The Gross amount of the assessment

The assessment methodology will work as follows:

#### Step 1.

Add up the value of all property subject to BID – 2 Assessment.

#### Step 2.

Divide the amount of the assessment by the total value of the property(see 1 above) to create a valuation factor or mil rate.

#### Step 3.

Multiply the valuation factor times the assessed value of the property to determine the BID – 2 Assessment.

#### Final step



After compliance with the provision of Article IV, herein, the amount of regular assessment and contingent assessment for each parcel shall be submitted to the City of Milwaukee which shall include it as a separate line item on the real estate tax bill for that parcel next issued. The City shall collect such assessment with the taxes as a special charge, and in the same manner as such taxes, and shall turn over all moneys so collected to the BID Board for distribution in accordance with the BID Plan by the 15<sup>th</sup> day of the month following such collection. All BID Assessments shall be held by the City in a segregated account until it is released to the BID Board as provided herein.

Exhibit D lists the total amount to be raised through assessments in 2005 (Year Eighteen) and the projected assessment for each parcel within BID No 2. These assessment figures are estimates. They are based upon the following assumptions:

1. The budget contained herein is adopted.
2. The TID Improvements 2005 bond payments shortfall would be zero.
3. Land and floor areas within the District are not changed from the Tax Commissioner's June 2, 2004 figures.
4. The total number of parcels assessed under the Plan would be parcels identified in Exhibit D.

Assessments will vary if any or all of these assumptions prove incorrect. However, it is unlikely that actual costs, floor areas, land areas and bonding factors will vary enough from assumed conditions to produce significant changes in projected assessments.

Assessments for individual parcels within the BID will be established each year over the life of the District. Thus, as parcels increase or decrease in land area, or increase or decrease their floor area, their assessment obligations will change.

The assessment method is designed to reflect changing conditions with the BID. If potential benefits increase for a particular parcel (e.g., if floor area is added or new construction takes place), the assessment relative to other parcels will increase. If potential benefits decrease (e.g., if a building is demolished), the assessment relative to other parcels will decrease. Any BID Assessments collected by the City before or after the plan year for which the Assessments were made, shall be delivered to the BID Board by the 15<sup>th</sup> of the month following the month during which such sums were collected, and are to be used by the BID Board in the same manner as if received during the applicable Plan Year. This provision is intended to govern BID Assessments prepaid in December prior to the applicable Plan Year, as well as to delinquent and late payments made after the Plan Year.

The Board shall prepare and make available to the public and the City annual reports describing the current status of the BID, including expenditures and revenues, at the same time it submits its amended Plan to the City for the following year. This report shall include an independent certified audit of the implementation of the Plan, which shall be obtained by the City, and which shall be paid for out of the BID budget at a cost of no greater than that shown in the BID budget.

The presentation of this Plan to the City shall be deemed a standing order of the Board under Sec. 66.608(4) Wis. Statutes to disburse the BID Assessments without necessity of an additional disbursement agreement, disbursement method, or accounting method.

Disbursements made under this Plan shall be shown in the City's Budget as a line item. Disbursement procedures will be according to City policy or as agreed in writing.

ii. THE RIVERWALK ASSESSMENT

Those properties identified in Exhibit J "Riverwalk Development Agreement", which are operational, will be assessed per the methodology outlined in the BID No. 2 First Amendment to 1998 Operating Plan, incorporated herein as Exhibit I beginning in 2004 (Plan Year 17).

iii. THE DOCKWALL ASSESSMENT

Those properties whose dockwalls have been completed and which are identified in Exhibit O(1) and Exhibit O(2) will be assessed per their agreements with the BID.

RIVERWALK MAINTENANCE ASSESSMENT

Those properties identified in Exhibit J "Riverwalk Development Agreement", which were operational, were assessed per the methodology outlined in the BID No. 2 First Amendment to 1998 Operating Plan, and such additional Amendments as have succeeded it, incorporated herein as Exhibit I beginning in 2004 (Plan Year 17).

In addition, the BID as a whole shall be assessed for its portion of the Agreement in an amount which reflects a \$60,000 budget for 2005. Analysis indicates that 30% of this cost, or \$18,000, is for maintaining publicly owned portions. The City agreed to provide these funds annually, beginning in 2004 (Plan Year 17) however, the \$18,000 was not included on the total of the BID No. 2 Property Tax Assessments in 2004. Therefore, \$36,000 will be added in the total of City Contribution Riverwalk Maintenance on the BID No. 2 Property Tax Assessments beginning in 2005 (Plan Year 18).

With the addition of the Riverwalk Connector Project identified in Exhibit R "Fifth Amendment to Riverwalk Development Agreement" the City has agreed to fund \$6,000 annually toward maintaining this publicly owned portion, beginning in 2005 (Plan Year 18). Therefore, \$6,000 will also be added to the City Contribution Riverwalk Maintenance on the BID No. 2 Property Tax Assessments beginning in 2005.

#### iv. CONTINGENT ASSESSMENTS

Because bonds have been sold to pay for TID 11 Improvements and this BID was established in part to guaranty those TID Improvements, the BID has to remain in existence for the life of those bonds. If in any year the BID is called on to make up a shortfall between the annual debt service for the TID 11 improvements and the tax increment credit, such amount shall be assessed against those owners in TID No. 11, if any, assessable under 66.608 Wis. Statutes, in the same proportions as Steps One, Two, Three and the Final Step of the regular annual assessment procedure contained herein. As mentioned in the preceding section, a property's share of the annual debt service obligation could vary from year to year depending upon how Gross Building Floor Area and Gross Land Area of a parcel change in TID No. 11, and as the Operating Plan may be amended by the Common Council.

To guarantee the repayment of bond interest for moneys borrowed through RACM, to finance the construction of the Third Ward Water Street Parking Structure, the BID pledged to assess for any shortfall in the debt service reserve account, as described in the BID No. 2 Third Amendment to 1998 Operating Plan, attached hereto as Exhibit M. Any contingent assessment for this purpose shall be paid based on the General BID Assessment methodology.

The actual yearly assessment for each parcel will be established when the Common Council adopts the annual operating plan update. Exhibit D shows the percentage of payment allocated to each parcel in BID No. 2 using the City's June 2, 2004 figures.

### VIII. CITY ROLE

The City of Milwaukee is committed to helping private property owners in the District promote its development. To this end, the City intends to play a significant role in the creation of the District and in the implementation of the development plan. In particular, the City will:

1. Pay the contribution adopted by the City in its budget process, referenced in IV, above, applied against the following parcels of public land

3610926111-9,	3920879110-2,	3922169114-1,	3978004000-2,
3920623110-X,	3921486210-0,	3922178120-5	3978007000-9,
3920624110-5,	3921489100-3,	3922187113-1,	4298001000-1,
3920631110-3,	3921490111-4,	3922187114-X,	4299998000-1,
3920636111-9,	3921492110-7,	3922198100-X	4299999000-7,
3920640000-9,	3921493111-0,	3960001100-X,	
3920757110-9,	3921727100-6,	3970115111-2	
3920778100-6,	3921728000-5,	3970115112-0,	
3920860100-1,	3921732000-7,	3978003000-7,	

2. Encourage the County, State, and Federal Governments to support the activities of the District.
3. Manage and implement the TID No. 11 plan and assume the expense of developing accurate debt service timing estimates.
4. Act as staff to the District through adoption of this plan and provide assistance as appropriate thereafter.
5. Monitor, and when appropriate, apply for outside funds that could be used in support of the District.
6. Collect assessments, maintain in a segregated account and disburse the revenues of the District to BID No.2, along with identification of those BID assessments included in the disbursement.
7. Review annual audits as required per 66.608(3)(c) of the BID law.
8. Provide the Board, through the Tax Commissioner's Office, on or before September 1 of each plan year, the official City records on land area and building square footage for each tax key number within the District, as of January 1 of each plan year, for the purpose of calculating the BID assessments.

## **IX. REQUIRED STATEMENTS**

The Business Improvement District law requires the plan to include several specific statements:

1. Wis. Stats. 66.608(1)(f)(1m): 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 standard formula, because it is assumed that they will benefit from development in the District.
2. Wis. Stats. 66.608 (5)(a): Property known to be used exclusively for residential purposes will not be assessed, such properties will be identified as BID Exempt Properties on Exhibit D, as revised each year.
3. Wis. Stats. 66.608 (1)(f)(5): A legal Opinion from the City of Milwaukee Attorney indicating that the plan complies with all applicable provisions of State law is attached to this section as Exhibit G.
4. This Plan relies on the procedures adopted by the Common Council (Exhibit E) and the City Attorney to review and express an opinion as to its legal sufficiency prior to action by the Common Council to adopt this plan as part of its budget.

## **X. BOARD MEMBERS**

The following have been appointed by the Mayor to the Board and are currently serving as members:

Michael DeMichele  
Michael Gardner  
Frank Krecji  
Robert Monnat  
Scott Sampson  
Ron San Felippo  
Greg Uhen  
Richard Wright  
Einar Tangen

## **XI. RELATIONSHIP TO HISTORIC THIRD WARD ASSOCIATION**

The BID shall be a separate entity from the Historic Third Ward Association, Inc. (HTWA), notwithstanding the fact that members, officers and directors of each may be shared. HTWA 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 its contact with the BID Board, and may, and it is intended, shall, contract with BID to provide services to BID, in accordance with the BID operating plan. Any contracting with HTWA to provide services to BID shall be exempt from the requirements of 62.13, Wis. Statutes 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 provision of materials, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required under 66.608(3)(c), Wis. Statutes, shall be deemed to fulfill the requirements for 62.15(14) Wis. Statutes. The BID Board and the City shall comply with the provisions of 66.60 Wis. Statutes, before the City inserts assessments for this BID plan onto the tax bills for the parcels assessed hereunder, only to the extent required by law, to create a lien on the parcels assessed.

## **XII. SEVERABILITY AND EXPANSION**

This Business Improvement District has been created under authority of Section 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 Business Improvement District Plan should 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

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

### **XIII. APPENDICES**

The following Appendices shall be the same as exhibits A, B, C, D, F and G of the Business Improvement District No. 2 1987 Operating Plan, which are incorporated herein by reference, unless amended by this document:

Business Improvement District Statute – A

By-Laws - F

Petition from Property Owners – B

Statement of City Attorney - G

Bid Boundaries - C

Assessment Methodology - D

- A. BUSINESS IMPROVEMENT DISTRICT STATUTE**
- B. PETITION FOR CREATION OF BID DISTRICT**
- C. BID BOUNDARIES**
- D. YEAR 18 ASSESSMENT AND METHODOLOGY**
- E. COMMON COUNCIL RESOLUTION CREATING BUSINESS IMPROVEMENT DISTRICT NO. 2**
- F. BID NO. 2 BY-LAWS**
- G. STATEMENT OF CITY ATTORNEY**
- H. DEVELOPMENT OF RIVERWALK PROJECT**
- I. FIRST AMENDMENT TO BID NO. 2 1998 OPERATING PLAN**
- J. RIVERWALK DEVELOPMENT AGREEMENT**
  - (1) Description and Timetable for Completion of all Project Segments**
  - (2) Estimate Schedule of Repayments**
  - (3) Estimated 2nd Year Riverwalk Project Assessments Per Property**
  - (4) Estimated Riverwalk Project Budget**
- K. SECOND AMENDMENT TO BID NO. 2 1998 OPERATING PLAN**

**L. DEVELOPMENT OF WATER STREET PARKING STRUCTURE**

**M. THIRD AMENDMENT TO BID NO. 2 1998 OPERATING PLAN**

**N. DOCKWALL DEVELOPMENT LOAN AGREEMENT**

**O. 2005 FISCAL YEAR DOCKWALL ASSESSMENTS PER PROPERTY**

**(1) 301 North Water**

**(2) 333 North Water**

**P. FOURTH AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT, FIRST AMENDMENT TO DOCKWALL DEVELOPMENT LOAN AGREEMENT AND THIRD AMENDMENT TO COOPERATION AGREEMENT**

**Q. FIRST AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT FOR MIAD AND FOURTH AMENDMENT TO COOPERATION AGREEMENT FOR 511 E. MENOMONEE AND 151 N. JACKSON ST BLIGHT DESIGNATION PROJECT**

**R. FIFTH AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT**

**S. 2005 BUDGET FOR YEAR 18**



**BID No. 2 Property Assessments - 2005**

BID No. 2 General Assessments	\$ 404,432.00	
Special Assessments	\$ 17,500.00	
Dockwall Assessments	\$ 39,788.00	
Riverwalk Construction	\$ 21,768.00	
Riverwalk Maintenance	<u>\$ 10,800.00</u>	
	\$ 494,288.00	\$ 494,288.00
City Contribution- 2005	\$ 18,000.00	\$ 18,000.00
City Bond Reimbursement -2005	\$ 30,000.00	\$ 30,000.00
City Contribution-Riverwalk Maintenance-2004	\$ 18,000.00	
City Contribution-Riverwalk Maintenance-2005	\$ 18,000.00	
City Contribution-Riverwalk Maintenance-2005-Connector Project	<u>\$ 6,000.00</u>	
	\$ 42,000.00	\$ 42,000.00
<b>TOTAL DUE FROM ASSESSMENTS &amp; CONTRIBUTIONS</b>		<u><u>\$ 584,288.00</u></u>

2005 BID - 2 Assessments

Tax Key Number	Address Number	Unit	Street	Owner	Gross Land Area Sq. Ft.	Gross Bldg. Area Sq. Ft.	Total Gross Area Sq. Ft.	Land	Improvements	Total	BID - 2 Assessment	Special Assessment	Dockwall Assessment	Riverwalk Construction	Riverwalk Maintenance	Total Assessment
3510923100-7	412 - 420 N.		Penitence Avenue	Walker's Landing Assoc	18,840	18,840	37,680	\$ 282,600	\$ 1,400	\$ 284,000	607.12					\$ 607
3920231100-1	125 - 129 N.		Water Street	Hoffmann Properties, Inc	14,375	33,800	47,675	\$ 316,700	\$ 679,800	\$ 996,500	2,130.28					\$ 2,130
3920232000-0	105 N.		Water Street	Bruce & Joseph Johnson	9,580	5,807	15,197	\$ 287,700	\$ 113,300	\$ 401,000	857.24					\$ 9,099
3920639100-X	401 - 407 N.		Broadway	HTVA	10,140	-	10,140	\$ 304,200	\$ 1,000	\$ 305,200	652.44					\$ 652
3920765100-5	402 - 408 N.		Broadway	400 N. Broadway LLC	10,962	66,640	77,602	\$ 328,900	\$ 2,752,100	\$ 3,081,000	6,586.43					\$ 6,586
3920844212-8	333 N.		Water Street	Paley & Paul, Inc	34,490	-	34,490	\$ 931,200	\$ 1,800	\$ 933,000	1,994.58					\$ 23,206
3920949000-9	301 - 309 N.		Water Street	Water St. Lots LLC	18,250	132,480	150,730	\$ 547,500	\$ 4,852,500	\$ 5,400,000	11,543.89					\$ 23,206
3920949000-9	245 N.		Water Street	River View Lots LLC	6,984	31,824	38,808	\$ 208,500	\$ 1,140,500	\$ 1,350,000	2,885.97					\$ 33,154
3920950000-4	233 - 243 N.		Water Street	The Saddleby LLP	12,144	73,920	86,064	\$ 364,300	\$ 3,735,700	\$ 4,100,000	8,764.81					\$ 15,709
3920951000-X	225 - 229 N.		Water Street	Norah S. Berzock	7,362	32,000	39,362	\$ 220,900	\$ 851,100	\$ 1,072,000	2,281.68					\$ 11,283
3920952000-5	223 N.		Water Street	Demco Wisconsin 4 LLC	3,726	19,440	23,166	\$ 111,800	\$ 1,495,200	\$ 1,607,000	3,435.38					\$ 7,976
3920953000-0	221 N.		Water Street	Hoffmann Properties, Inc	2,760	7,200	9,960	\$ 82,800	\$ 268,200	\$ 351,000	750.35					\$ 750
3920954000-6	217 N.		Water Street	Hoffmann Properties, Inc	2,760	-	2,760	\$ 82,800	\$ 500	\$ 83,300	178.08					\$ 178
3920955000-1	215 N.		Water Street	Hoffmann Properties, Inc	5,520	27,530	33,050	\$ 165,600	\$ 167,400	\$ 333,000	711.87					\$ 712
3920961000-0	102 - 112 N.		Water Street	River Renaissance LLC	23,288	-	23,288	\$ 696,000	\$ 1,000	\$ 699,000	1,494.29					\$ 1,494
3920962000-X	233 E.		Water Street	Harold Sampson	4,680	-	4,680	\$ 140,400	\$ 38,600	\$ 179,000	382.66					\$ 383
3920963000-5	239 E.		Water Street	Hoffmann Properties, Inc	4,620	-	4,620	\$ 138,600	\$ 1,000	\$ 139,600	298.43					\$ 299
3920964000-0	273 E.		Water Street	M.I.A.D.	52,644	241,290	293,934	\$ 210,000	\$ 682,000	\$ 892,000	1,906.88	\$ 8,750.00				\$ 10,657
3920966000-1	177 - 181 N.		Broadway	Elder Building CO.	7,200	21,600	28,800	\$ 216,000	\$ 429,000	\$ 645,000	1,378.85					\$ 1,379
3920967000-7	167 - 173 N.		Broadway	Eugene J. Eder Living Trust	7,200	12,000	19,200	\$ 216,000	\$ 24,000	\$ 240,000	513.06					\$ 513
3920969000-2	159 N.		Broadway	Susan Flaherty Trust	7,200	14,640	21,840	\$ 216,000	\$ 483,000	\$ 699,000	1,494.29					\$ 1,494
3920969000-8	151 N.		Broadway	Susan Flaherty Trust	7,200	-	7,200	\$ 216,000	\$ 1,000	\$ 217,000	463.89					\$ 464
3920970100-X	282 E.		Memnonnee Street	Sampson Investments	32,844	24,660	57,504	\$ 884,000	\$ 100	\$ 884,100	1,889.99					\$ 1,890
3920971000-0	214 - 228 E.		Water Street	Harold Sampson	22,183	86,910	109,093	\$ 665,500	\$ 1,834,500	\$ 2,500,000	5,344.40					\$ 5,344
3920971000-X	239 E.		Water Street	M.P.S. Inc	8,691	4,607	13,298	\$ 280,700	\$ 214,300	\$ 475,000	1,015.44					\$ 1,015
3920971000-3	241 N.		Broadway	Reliable Knitting Works	32,931	111,630	144,531	\$ 589,900	\$ 2,438,500	\$ 3,397,800	7,863.25					\$ 7,863
3920971000-8	221 - 223 N.		Broadway	Loft Quest LLC	19,662	99,450	119,112	\$ 547,500	\$ 7,216,100	\$ 7,800,000	16,874.51					\$ 16,875
3920981000-3	217 N.		Broadway	Island Investment Holdings	5,538	5,530	11,068	\$ 166,100	\$ 513,900	\$ 680,000	1,453.68					\$ 1,454
3920981000-5	211 - 213 N.		Broadway	The Design Workshop LLC	7,200	10,880	14,280	\$ 108,000	\$ 533,000	\$ 641,000	1,370.30					\$ 1,370
3920981000-X	203 N.		Broadway	James J. Rudig	7,200	28,800	36,000	\$ 216,000	\$ 644,000	\$ 860,000	1,838.47					\$ 1,838
3920985000-5	224 - 246 E.		Chicago Street	Robert Rubin	31,625	113,758	145,383	\$ 948,800	\$ 1,861,200	\$ 2,530,000	5,408.53					\$ 5,409

3920987000-6	216 N.	Water Street	Dupah LLC	3,408	12,700	16,100	\$ 102,000	\$ 776,000	\$ 878,000	1,876.55	\$	1,877
3920988000-1	226 N.	Water Street	Jerry A. Mitchell	10,193	39,450	49,643	\$ 306,100	\$ 793,900	\$ 1,100,000	2,351.53	\$	2,352
3920989000-7	230 N.	Water Street	George Bockl & Joseph Bernise	7,980	-	7,980	\$ 239,400	\$ 1,300	\$ 240,700	514.56	\$	515
3920991000-8	250 N.	Water Street	George Bockl & Joseph Bernise	15,697	120,905	136,602	\$ 470,900	\$ 3,157,100	\$ 3,628,000	7,755.79	\$	7,756
3920992000-3	221 E.	Bullfinch Street	Leather Properties LLC	9,302	29,949	39,251	\$ 279,100	\$ 610,900	\$ 890,000	1,902.60	\$	1,903
3920993000-9	231 E.	Bullfinch Street	231 East Bullfinch Partners	9,000	37,500	46,500	\$ 270,000	\$ 1,199,000	\$ 1,469,000	3,140.57	\$	3,140
3920994000-4	343	Broadway	Nelson Development Corporate	7,200	27,966	35,166	\$ 216,000	\$ 763,000	\$ 979,000	2,093.87	\$	2,093
3920995000-X	339 N.	Broadway	Jennaro Bros., Inc	3,300	8,496	11,796	\$ 99,000	\$ 54,000	\$ 153,000	327.08	\$	327
3920996000-5	333 N.	Broadway	Anthony Jennaro	3,300	8,496	11,796	\$ 99,000	\$ 241,000	\$ 340,000	726.64	\$	727
3920997000-0	331 N.	Broadway	A.Jennaro & A.Jennaro Jr	2,888	7,416	10,302	\$ 86,600	\$ 61,400	\$ 148,000	316.39	\$	316
3920998000-6	327 N.	Broadway	A.Jennaro & A.Jennaro Jr	2,888	7,416	10,304	\$ 86,600	\$ 61,400	\$ 148,000	316.39	\$	316
3920999000-1	325 N.	Broadway	A.Jennaro & A.Jennaro Jr	3,690	9,270	12,960	\$ 108,000	\$ 59,600	\$ 167,600	357.01	\$	357
3921001000-9	317 N.	Broadway	Robert & Teresa Gates	5,625	12,416	18,042	\$ 168,800	\$ 307,200	\$ 476,000	1,017.57	\$	1,018
3921002000-8	301 N.	Broadway	Anthony Gaiglino	14,280	38,025	52,305	\$ 428,400	\$ 671,600	\$ 1,100,000	2,351.53	\$	2,352
3921003100-X	228 E.	Bullfinch Street	Graceville LLC	7,857	-	7,857	\$ 235,700	\$ 1,000	\$ 236,700	506.01	\$	506
3921004000-9	302	Water Street	Graceville LLC	4,830	-	4,830	\$ 144,900	\$ 1,000	\$ 145,900	311.90	\$	312
3921005000-X	310 N.	Water Street	Graceville LLC	3,750	-	3,750	\$ 112,500	\$ 1,000	\$ 113,500	242.64	\$	243
3921006000-4	318	Water Street	Garber Properties % Richard R4	14,718	50,400	65,118	\$ 441,500	\$ 2,028,500	\$ 2,470,000	5,280.26	\$	5,280
3921007100-1	328 N.	Water Street	George Bockl & Joseph Bernise	4,897	8,250	13,147	\$ 146,900	\$ 348,100	\$ 495,000	1,058.19	\$	1,058
3921008000-4	330	Water Street	St. Paul Crossing	9,373	113,339	122,712	\$ 281,200	\$ 1,000	\$ 282,200	603.28	\$	603
3921010100-8	342 N.	Water Street	Schultz & Spelman Group	24,312	43,200	67,512	\$ 729,400	\$ 3,227,600	\$ 3,957,000	8,459.11	\$	8,459
3921011000-7	341 N.	Milwaukee Street	Michael J Gardiner Trust	7,200	26,400	33,600	\$ 216,000	\$ 534,000	\$ 750,000	1,603.32	\$	1,603
3921012000-2	335 N.	Milwaukee Street	Michael J Gardiner Trust	7,200	26,400	33,600	\$ 216,000	\$ 1,000	\$ 217,000	483.89	\$	484
3921018000-5	316	Broadway	Jennaro Bros., Inc	9,600	26,400	36,000	\$ 288,000	\$ 1,000	\$ 289,000	617.81	\$	618
3921019100-7	328 N.	Broadway	Michael J Gardiner Trust	4,800	-	4,800	\$ 144,000	\$ 1,000	\$ 145,000	309.97	\$	310
3921022000-7	334	Broadway	Historic Third Ward Assn	4,800	-	4,800	\$ 144,000	\$ 1,000	\$ 145,000	309.97	\$	310
3921023000-2	340	Broadway	Historic Third Ward Assn	4,800	-	4,800	\$ 144,000	\$ 1,000	\$ 145,000	309.97	\$	310
3921024000-4	239 N.	Broadway	Phoenix Building LLC	7,200	5,894	12,884	\$ 216,000	\$ 109,000	\$ 325,000	694.77	\$	695
3921025000-3	219	Milwaukee Street	Herman & Esther Weingrod Tru	12,000	135,100	147,100	\$ 360,000	\$ 1,000	\$ 361,000	771.73	\$	772
3921027000-4	200	Broadway	200 Broadway LLC	24,000	-	24,000	\$ 720,000	\$ 4,117,000	\$ 4,837,000	10,340.34	\$	10,340
3921030000-0	200	Broadway	CFM Bldg. Partnership	16,800	-	16,800	\$ 504,000	\$ 1,000	\$ 505,000	1,079.57	\$	1,080
3921031000-6	333 E.	Chicago Street	Monarch Partners LLC	7,200	33,600	40,800	\$ 216,000	\$ 2,609,000	\$ 2,825,000	6,039.17	\$	6,039
3921034100-9	153 N.	Milwaukee Street	Vulcan Technologies Leasing C	28,793	33,819	62,612	\$ 838,700	\$ 540,000	\$ 1,378,700	2,947.33	\$	2,947
3921036100-X	158 N.	Broadway	Slylight Opera Theatre Corp.	14,400	66,334	80,734	\$ 34,600	\$ 516,400	\$ 551,000	1,177.90	\$	1,178
3921037000-9	170 N.	Broadway	Vulcan Technologies Leasing C	7,187	-	7,187	\$ 209,700	\$ 100	\$ 209,800	448.50	\$	449
3921040100-1	311 E.	Chicago Street	Vulcan Technologies Leasing C	21,562	109,500	131,062	\$ 625,000	\$ 2,834,600	\$ 3,463,600	7,404.34	\$	7,404
3921041111-2	417 E.	Chicago Street	Kathleen DiAcquisto Inreoc, Tr	91,440	42,141	133,581	\$ 1,371,600	\$ 1,528,400	\$ 2,900,000	6,199.50	\$	6,199
3921062111-7	240 N.	Milwaukee Street	Two Forty Corporation	37,560	38,200	75,760	\$ 1,126,800	\$ 592,200	\$ 1,719,000	3,674.81	\$	3,675
3921071110-3	212 N.	Milwaukee Street	JCI (Milwaukee St. Structure)	55,887	-	55,887	\$ 1,676,600	\$ 2,386,400	\$ 4,063,000	8,685.71	\$	8,686
3921088100-3	431 E.	St Paul Avenue	George Bockl & Joseph Bernise	17,400	-	17,400	\$ 522,000	\$ 1,000	\$ 523,000	1,118.05	\$	1,118

3921089000-2	419	-	427 E.	St Paul Avenue	Sycamore Building & Inv Co	4,200	-	4,200	\$	128,000	\$	1,000	\$	127,000	271.50			\$	271
3921089000-0	317	-	323 N.	Jefferson Street	George Book & Joseph Bernise	7,200	-	7,200	\$	216,000	\$	1,000	\$	217,000	463.89			\$	464
3921097110-X	315 N.			Jefferson Street	Anthony Gagliano	7,200	-	7,200	\$	216,000	\$	1,000	\$	217,000	463.89			\$	464
3921100100-7	301 N.			Jefferson Street	George Book & Joseph Bernise	7,200	-	7,200	\$	216,000	\$	1,000	\$	217,000	463.89			\$	464
3921101000-6	306 N.			Milwaukee Street	Mart & Gadi Miller	7,200	-	7,200	\$	216,000	\$	1,000	\$	217,000	463.89			\$	464
3921102000-1	316 N.			Milwaukee Street	George Book & Joseph Bernise	17,960	-	17,960	\$	538,800	\$	3,561,200	\$	4,100,000	8,764.81			\$	8,765
3921103100-3	332 N.			Milwaukee Street	John Kornek	6,000	-	6,000	\$	180,000	\$	95,000	\$	275,000	507.88			\$	508
3921105000-8	338	-	340 N.	Milwaukee Street	Sycamore Building & Inv Co	12,000	-	12,000	\$	360,000	\$	1,120,000	\$	1,480,000	3,163.88			\$	3,164
3921126113-0	300 N.			Jefferson Street	Anthony Gagliano	182,000	-	182,000	\$	2,330,600	\$	1,525,400	\$	4,256,000	9,098.30			\$	9,098
3921153000-X	212	-	214 N.	Jefferson Street	ATI Investments LLP	12,000	-	12,000	\$	360,000	\$	578,000	\$	938,000	2,005.22			\$	2,005
3921155100-9	625 E.	-		Jefferson Street	Innovation LLC	7,200	-	7,200	\$	209,700	\$	8,700	\$	218,400	466.89			\$	467
3921165100-7	167	-	169 N.	Chicago Street	Third World LLC	15,020	-	15,020	\$	425,600	\$	736,400	\$	994,000	2,103.55			\$	2,104
3921168110-X	159	-	163 N.	Chicago Street	Third World LLC	22,880	-	22,880	\$	686,800	\$	14,200	\$	700,000	1,496.43			\$	1,496
3921169110-0	511 E.	-		Chicago	Third World LLC	15,240	-	15,240	\$	457,200	\$	1,000	\$	458,200	979.52			\$	980
3921478110-0	625 E.	-		St Paul Avenue	Robert & Lana Whese	38,320	-	38,320	\$	766,800	\$	902,200	\$	1,669,000	3,567.92			\$	3,568
3921480000-8	630 E.	-		Buffalo Street	Bount Assoc Partnership	15,240	-	15,240	\$	457,200	\$	723,800	\$	1,181,000	2,524.69			\$	2,525
3921486110-4	232 N.	-		Jefferson Street	Johnson Controls Inc	38,594	-	38,594	\$	1,124,200	\$	100	\$	1,124,300	2,403.48			\$	2,403
3921730111-8	511 E.	-		Milwaukee Street	W W Granger, Inc	62,273	-	62,273	\$	1,246,100	\$	286,900	\$	1,533,000	3,277.18			\$	3,277
3921754000-3	119 N.	-	125 N.	Milwaukee Street	New Land Enterprises LLP	108,380	-	108,380	\$	1,920,000	\$	2,780,000	\$	4,700,000	10,047.46			\$	10,047
3921756100-0	310 E.	-		Milwaukee Street	Babcock Automobile Spring Co	14,560	-	14,560	\$	436,800	\$	18,100	\$	454,900	972.47			\$	972
3921771111-9	521 E.	-	126 N.	Corcoran Street	Bobco Brothers Realty Co	24,384	-	24,384	\$	487,900	\$	1,000	\$	488,900	1,045.15			\$	1,045
3921781000-X	108	-	120 N.	Jefferson Street	Concoran Place LLC	52,580	-	52,580	\$	1,577,400	\$	3,465,600	\$	5,043,000	10,780.71			\$	10,781
3921781100-5	401 E.	-		Broadway	Mandela Riverfront Holdings LLC	51,687	-	51,687	\$	1,037,900	\$	2,537,100	\$	3,575,000	7,642.48			\$	7,642
3921781100-7	503 E.	-		Erie Street	GPI Intern	52,808	-	52,808	\$	998,100	\$	1,900	\$	1,000,000	2,137.76			\$	2,138
3921781100-8	509 E.	-		Erie Street	Gregory Madra	3,750	-	3,750	\$	112,500	\$	5,000	\$	117,500	251.19			\$	251
3921781100-9	541 E.	-		Erie Street	R & E Investments LLC	5,175	-	5,175	\$	155,300	\$	-	\$	155,300	331.99			\$	332
3921781100-6	518	-	520 E.	Erie Street	Frontage LLC	86,946	-	86,946	\$	2,508,400	\$	291,600	\$	2,900,000	6,199.50			\$	6,199
3921830000-1	538 E.	-		Erie Street	Alan H Oki	8,712	-	8,712	\$	168,900	\$	74,600	\$	243,500	520.54			\$	521
3921830000-7	560 E.	-		Erie Street	Hansen Storage Co	18,110	-	18,110	\$	543,300	\$	5,000	\$	548,300	1,172.13			\$	1,172
3921851134-0	607	-	627 E.	Erie Street	Sandra Fooden & Nathan Beck	6,860	-	6,860	\$	137,300	\$	1,000	\$	138,300	295.65			\$	296
3921851134-0	100 N.	-		Park Street	Garland Brothers JT Venture	165,740	-	165,740	\$	2,704,400	\$	2,565,200	\$	5,269,600	11,265.13			\$	11,265
3921970000-8	641 E.	-		Marshall Street	Barbara Glass & Joan Roberts	40,380	-	40,380	\$	586,200	\$	636,500	\$	1,224,700	2,618.11			\$	2,618
3922521000-8	147 N.	-		Broadway	Frontage LLC	21,714	-	21,714	\$	651,400	\$	-	\$	651,400	1,392.54			\$	1,393
3960002100-5	300 N.	-		Van Buren Street	Michael S. Guest C/O Adams	113,169	-	113,169	\$	2,264,500	\$	1,900	\$	2,265,500	4,943.09			\$	4,943
3960003100-0	633 E.	-		Buffalo Street	Kathleen D'Acquisto IRR Trust	58,101	-	58,101	\$	886,500	\$	1,500	\$	888,000	1,898.33			\$	1,898
3960021110-6	625 E.	-		Chicago Street	Italian Community Center	346,389	-	346,389	\$	2,622,900	\$	2,285,100	\$	4,908,000	10,494.26			\$	10,494
3960021130-0	132 N.	-		Jackson Street	Italian Community Center	329,124	-	329,124	\$	4,936,500	\$	1,100	\$	4,938,000	10,566.25			\$	10,566

3960031000-7	300 E.	A	Buffalo Street	Capital Properties of WI	648	3,378	4,026	\$	19,400	\$	321,600	\$	341,000	728.98				\$	728	
3960033000-2	310 E.	B	Buffalo Street	Capital Properties of WI	1,296	6,384	8,190	\$	36,900	\$	560,100	\$	599,000	1,280.52					\$	1,281
3960033000-3	312 E.	C	Buffalo Street	Crabel Real Estate Partners LLC	1,836	8,500	10,336	\$	55,100	\$	705,900	\$	761,000	1,626.83					\$	1,627
3960036000-3	312 E.	D	Buffalo Street	Crabel Real Estate Partners LLC	1,836	8,500	10,336	\$	55,100	\$	757,900	\$	813,000	1,738.00					\$	1,738
3960039000-9	312 E.	E	Buffalo Street	Crabel Real Estate Partners LLC	276	1,265	1,541	\$	8,300	\$	269,500	\$	277,800	593.87					\$	594
3960031000-X	312 E.	G	Buffalo Street	Crabel Real Estate Partners LLC	257	1,117	1,374	\$	7,700	\$	246,700	\$	254,400	543.85					\$	544
3960039000-0	312 E.	I	Buffalo Street	Crabel Real Estate Partners LLC	398	1,662	2,060	\$	11,300	\$	316,100	\$	327,400	699.90					\$	700
3960041000-1	312 E.	K	Buffalo Street	Crabel Real Estate Partners LLC	235	1,015	1,250	\$	7,100	\$	235,100	\$	242,200	517.77					\$	518
3960046000-8	312 E.	N	Buffalo Street	Crabel Real Estate Partners LLC	324	1,456	1,780	\$	9,700	\$	287,800	\$	297,500	635.98					\$	636
3960045100-X	312 E.	O	Buffalo Street	Crabel Real Estate Partners LLC	469	2,209	2,678	\$	14,100	\$	405,800	\$	420,900	899.76					\$	900
3960051000-6	312 N.	A	Broadway	Crabel Real Estate Partners LLC	223	1,87	410	\$	6,700	\$	9,200	\$	15,900	33.99					\$	34
3960052000-1	312 N.	B	Broadway	Crabel Real Estate Partners LLC	223	1,87	410	\$	6,700	\$	9,200	\$	15,900	33.99					\$	34
3960053000-7	312 N.	C	Broadway	Crabel Real Estate Partners LLC	223	1,87	410	\$	6,700	\$	9,200	\$	15,900	33.99					\$	34
3960053000-7	312 N.	D	Broadway	Crabel Real Estate Partners LLC	223	1,87	410	\$	6,700	\$	9,200	\$	15,900	33.99					\$	34
3960054000-2	312 N.	E	Broadway	Crabel Real Estate Partners LLC	223	1,87	410	\$	6,700	\$	9,200	\$	15,900	33.99					\$	34
3960055000-8	312 N.	F	Broadway	Crabel Real Estate Partners LLC	223	1,87	410	\$	6,700	\$	9,200	\$	15,900	33.99					\$	34
3960056000-3	312 N.	G	Broadway	Crabel Real Estate Partners LLC	223	1,87	410	\$	6,700	\$	9,200	\$	15,900	33.99					\$	34
3960057000-9	312 N.	H	Broadway	Crabel Real Estate Partners LLC	223	1,87	410	\$	6,700	\$	9,200	\$	15,900	33.99					\$	34
3960058000-4	312 N.	I	Broadway	Crabel Real Estate Partners LLC	223	1,87	410	\$	6,700	\$	9,200	\$	15,900	33.99					\$	34
3960059000-X	312 N.	J	Broadway	Crabel Real Estate Partners LLC	223	1,87	410	\$	6,700	\$	9,200	\$	15,900	33.99					\$	34
3960060000-5	312 N.	K	Broadway	Crabel Real Estate Partners LLC	223	1,87	410	\$	6,700	\$	9,200	\$	15,900	33.99					\$	34
3960061000-0	312 N.	L	Broadway	Crabel Real Estate Partners LLC	223	1,87	410	\$	6,700	\$	9,200	\$	15,900	33.99					\$	34
3960062000-6	312 N.	M	Broadway	Crabel Real Estate Partners LLC	223	1,87	410	\$	6,700	\$	9,200	\$	15,900	33.99					\$	34
3960063000-1	312 N.	N	Broadway	Crabel Real Estate Partners LLC	223	1,87	410	\$	6,700	\$	9,200	\$	15,900	33.99					\$	34
3960064000-7	312 N.	O	Broadway	Crabel Real Estate Partners LLC	223	1,87	410	\$	6,700	\$	9,200	\$	15,900	33.99					\$	34
3960065000-2	312 N.	P	Broadway	Capital Properties of WI	223	1,81	404	\$	6,700	\$	1,300	\$	8,000	17.10					\$	17
3960066000-8	312 N.	Q	Broadway	Capital Properties of WI	223	1,81	404	\$	6,700	\$	1,300	\$	8,000	17.10					\$	17
3960067000-3	312 N.	R	Broadway	Capital Properties of WI	223	1,81	404	\$	6,700	\$	1,300	\$	8,000	17.10					\$	17
3960068000-9	312 N.	S	Broadway	Capital Properties of WI	223	1,81	404	\$	6,700	\$	1,300	\$	8,000	17.10					\$	17
3960069000-4	312 N.	T	Broadway	Crabel Real Estate Partners LLC	223	1,81	404	\$	6,700	\$	1,300	\$	8,000	17.10					\$	17
3960070000-X	312 N.	U	Broadway	Crabel Real Estate Partners LLC	223	1,81	404	\$	6,700	\$	1,300	\$	8,000	17.10					\$	17
3960071000-5	312 N.	A	Chicago Street	Allmar LLC	1,440	6,607	8,047	\$	43,200	\$	486,800	\$	530,000	1,133.01					\$	1,133
3960082000-5	318 E.	B	Chicago Street	Allmar LLC	1,440	6,607	8,047	\$	43,200	\$	486,800	\$	530,000	1,133.01					\$	1,133
3960083000-0	318 E.	C	Chicago Street	Allmar LLC	900	6,607	7,507	\$	27,000	\$	335,000	\$	362,000	1,201.42					\$	1,201
3960085000-1	318 E.	E	Chicago Street	Club 318 LLC	900	6,607	7,507	\$	27,000	\$	335,000	\$	362,000	1,201.44					\$	1,201
3960086000-7	318 E.	F	Chicago Street	Club 318 LLC	900	6,607	7,507	\$	27,000	\$	335,000	\$	362,000	1,201.44					\$	1,201
3960088000-8	318 E.	A	Chicago Street	Allmar LLC	36	-	36	\$	1,100	\$	15,400	\$	16,500	35.27					\$	35
3960089000-3	318 E.	B	Chicago Street	Allmar LLC	36	-	36	\$	1,100	\$	15,400	\$	16,500	35.27					\$	35
3960090000-9	318 E.	C	Chicago Street	Club 318 LLC	36	-	36	\$	1,100	\$	15,400	\$	16,500	35.27					\$	35
3960091000-4	318 E.	D	Chicago Street	Club 318 LLC	36	-	36	\$	1,100	\$	15,400	\$	16,500	35.27					\$	35

3960304000-0	318 E	G	Chicago Street	Glenn Kleiman	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	35.27	\$	35
3960305000-6	318 E	H	Chicago Street	Glenn Kleiman	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	35.27	\$	35
39603097000-7	318 E	J	Chicago Street	Club 318 LLC	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	35.27	\$	35
3960308000-2	318 E	K	Chicago Street	Club 318 LLC	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	35.27	\$	35
3960309000-8	318 E	L	Chicago Street	Club 318 LLC	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	35.27	\$	35
3960104000-3	318 E	Q	Chicago Street	Club 318 LLC	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	35.27	\$	35
3960105000-9	318 E	R	Chicago Street	Club 318 LLC	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	35.27	\$	35
3960105000-4	318 E	S	Chicago Street	Almar LLC	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	35.27	\$	35
3960107000-X	318 E	T	Chicago Street	Glenn Kleiman	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	35.27	\$	35
3960132000-6	320 E		Bullfinch Street	Michael J Gardner Trust	25,920	184,545	210,465	\$ 777,600	\$ 3,822,400	\$ 4,600,000	9,833.89	\$	9,834
3960148000-3	234 N		Broadway	DR Properties LLC	573	2,257	2,830	\$ 17,200	\$ 235,800	\$ 253,000	540.85	\$	541
3960154000-0	234 N		Broadway	DR Properties LLC	489	785	1,254	\$ 7,500	\$ 136,900	\$ 144,400	308.89	\$	309
3960261800-8	191 N		Broadway	Broadway Store North LLC	7,200	5,878	13,078	\$ 12,900	\$ 445,500	\$ 458,400	979.95	\$	980
3960262000-3	191 N		Broadway	Broadway Store South LLC	7,200	5,904	12,704	\$ 13,000	\$ 416,300	\$ 429,300	917.74	\$	918
3960263000-9	191 N	a	Broadway	Lofts on Broadway	-	1,234	1,234			\$ 273,000	583.61	\$	584
3960265000-X	191 N	c	Broadway	Lofts on Broadway		1,482	1,482			\$ 350,500	749.28	\$	749
3960269000-1	191 N	g	Broadway	Lofts on Broadway		1,186	1,186			\$ 235,000	510.92	\$	511
3960270000-7	191 N	h	Broadway	Lofts on Broadway		1,300	1,300			\$ 277,000	583.61	\$	584
3960272000-8	191 N	i	Broadway	Lofts on Broadway		1,234	1,234			\$ 294,000	628.50	\$	629
3960274000-9	191 N	m	Broadway	Lofts on Broadway		1,482	1,482			\$ 350,500	782.11	\$	782
3960275000-4	191 N	n	Broadway	Lofts on Broadway		1,888	1,888			\$ 400,800	856.81	\$	857
3960278000-0	191 N	p	Broadway	Lofts on Broadway		1,186	1,186			\$ 245,000	523.75	\$	524
3960279000-6	191 N	q	Broadway	Lofts on Broadway		1,300	1,300			\$ 294,000	628.50	\$	629
3960281000-7	191 N	s	Broadway	Lofts on Broadway		1,234	1,234			\$ 300,000	641.33	\$	641
3960283000-5	191 N	u	Broadway	Lofts on Broadway		1,482	1,482			\$ 362,500	774.94	\$	775
3960285000-9	191 N	w	Broadway	Lofts on Broadway		1,092	1,092			\$ 229,500	490.62	\$	491
3960287000-X	191 N	y	Broadway	Lofts on Broadway		1,186	1,186			\$ 251,000	535.58	\$	537
3960288000-5	191 N	z	Broadway	Lofts on Broadway		1,300	1,300			\$ 285,000	609.26	\$	609
3960292000-7	191 N	dd	Broadway	Lofts on Broadway		1,482	1,482			\$ 368,500	787.76	\$	788
3960294000-8	191 N	ff	Broadway	Lofts on Broadway		1,092	1,092			\$ 235,500	503.44	\$	503
3960296000-9	191 N	hh	Broadway	Lofts on Broadway		1,186	1,186			\$ 272,000	581.47	\$	581
3960297000-4	191 N	ii	Broadway	Lofts on Broadway		1,300	1,300			\$ 306,000	654.15	\$	654
3960299000-5	191 N	kk	Broadway	Lofts on Broadway		1,234	1,234			\$ 312,000	666.98	\$	667
3960300000-9	191 N	ll	Broadway	Lofts on Broadway		946	946			\$ 179,000	382.66	\$	383
3960303000-5	191 N	oo	Broadway	Lofts on Broadway		1,092	1,092			\$ 256,500	548.33	\$	548
3960304000-0	191 N	pp	Broadway	Lofts on Broadway		1,001	1,001			\$ 228,000	487.41	\$	487
3960305000-6	191 N	qq	Broadway	Lofts on Broadway		1,186	1,186			\$ 278,000	594.30	\$	594
3960306000-8	191 N	rr	Broadway	Lofts on Broadway		946	946			\$ 185,000	395.49	\$	395
3960310000-3	191 N	vv	Broadway	Lofts on Broadway		1,482	1,482			\$ 380,500	813.42	\$	813
3960311000-9	191 N	ww	Broadway	Lofts on Broadway		1,509	1,509			\$ 380,500	813.42	\$	813

3960312000-4	191 N.		xx	Broadway	Lot's on Broadway	1,344	1,344														
3960313000-X	191 N.		yy	Broadway	Lot's on Broadway	1,454	1,454														\$
3960315000-0	191 N.		aaa	Broadway	Lot's on Broadway	1,687	1,687														\$
3960317000-1	191 N.		ccc	Broadway	Lot's on Broadway	943	943														\$
3960318000-7	191 N.		ddd	Broadway	Lot's on Broadway	4,000	4,000														\$
3970108111-4	333 N.			Planckton Avenue	Julius Bernstein IFR Trust	90,700	302,506	393,206	\$	453,500	\$	884,500	\$	1,338,000	\$	2,660,000	\$	2,860			\$
3970109100-4	350 N.			Planckton Avenue	James R. Menell	21,637	3,373	26,010	\$	249,600	\$	626,100	\$	875,000	\$	1,670,54					\$
3970111110-2	324 N.			Planckton Avenue	S & H Hark and J Bernstein, Td	92,129	92,129	184,256	\$	1,840,700	\$	-	\$	1,840,700	\$	3,935					\$
397021000-6	241 N.			Water Street	Broadcast Realty	1,438	3,813	5,270	\$	44,000	\$	326,000	\$	389,000	\$	788.83					\$
3970214000-6	201 N.			Water Street	Al HanthanBassem Mohammad	861	2,266	3,127	\$	25,800	\$	213,200	\$	239,000	\$	510.92					\$
3970216000-9	201 N.			Water Street	FW Plaza Condo Assn	629	1,129	1,756	\$	-	\$	157,000	\$	167,000	\$	336.63					\$
3970232800-8	201 N.		z	Water Street	236 North Water Street LLC	1,589	3,813	5,382	\$	47,100	\$	347,900	\$	395,000	\$	844.41					\$
3970431000-9	226 N.			Jefferson Street	Wisconsin Gas Company	9,466	9,466	9,466	\$	199,900	\$	199,900	\$	199,900	\$	427.34					\$
4290102000-5	111 N.			Jefferson Street	Gaslight Square Apartments	74,124	193,780	267,904	\$	2,223,700	\$	1,476,300	\$	3,700,000	\$	7,909.71					\$
429011000-4	136 N.			Milwaukee Street	Block 9 LLC	32,488	-	32,488	\$	974,600	\$	-	\$	974,600	\$	2,083.46					\$
4290112000-x	120 N.			Milwaukee Street	Fraser Authority of Milwaukee	5,973	-	5,973	\$	-	\$	-	\$	-	\$	-					\$
3610926111-9	406 N.			Planckton Avenue	City of Milwaukee	2,809	-	2,809	\$	-	\$	-	\$	-	\$	-					\$
392062110-X	447 N.			Water Street	Milwaukee County	43,129	-	43,129	\$	-	\$	-	\$	-	\$	-					\$
3920624110-5	423 N.			Water Street	City of Milwaukee	14,199	-	14,199	\$	-	\$	-	\$	-	\$	-					\$
3920631110-3	407 N.			Water Street	Milwaukee County X-Way	68,216	-	68,216	\$	-	\$	-	\$	-	\$	-					\$
392063611-9	445 N.			Broadway	City of Milwaukee	4,634	-	4,634	\$	-	\$	-	\$	-	\$	-					\$
3920640000-9	400 N.			Water Street	Milwaukee County	89,618	-	89,618	\$	-	\$	-	\$	-	\$	-					\$
392071110-9	319 E.			Clybourn Street	Milwaukee County	113,448	-	113,448	\$	-	\$	-	\$	-	\$	-					\$
3920716100-6	400 E.			St Paul Avenue	Milwaukee County X-Way	96,307	-	96,307	\$	-	\$	-	\$	-	\$	-					\$
3920860100-1	419 N.			Jackson Street	Milwaukee County	91,753	-	91,753	\$	-	\$	-	\$	-	\$	-					\$
3920879110-2	426 N.			Jackson Street	Milwaukee County	8,093	-	8,093	\$	-	\$	-	\$	-	\$	-					\$
3921486210-0	206 N.			Jackson Street	State of Wisconsin	79,736	-	79,736	\$	-	\$	-	\$	-	\$	-					\$
3921489100-3	200 N.			Jackson Street	State of Wisconsin	104,906	-	104,906	\$	-	\$	-	\$	-	\$	-					\$
392149111-4	300 N.			Van Buren Street	State of Wisconsin	72,774	-	72,774	\$	-	\$	-	\$	-	\$	-					\$
3921493110-7	727 E.			Clybourn Street	Milwaukee County	74,437	-	74,437	\$	-	\$	-	\$	-	\$	-					\$
39217100-6	420 N.			Van Buren Street	State of Wisconsin	136,290	-	136,290	\$	-	\$	-	\$	-	\$	-					\$
3921721000-5	815 E.			Clybourn Street	State of Wisconsin	113,303	-	113,303	\$	-	\$	-	\$	-	\$	-					\$
3921732000-7	320 N.			Van Buren Street	State of Wisconsin	11,444	-	11,444	\$	-	\$	-	\$	-	\$	-					\$
3922169114-1	114 N.			Broadway	City Of Milwaukee	490	-	490	\$	-	\$	-	\$	-	\$	-					\$
3922171820-5	501 E.			Jefferson Street	C & NW Transportation Company	3,959	-	3,959	\$	-	\$	-	\$	-	\$	-					\$
3922181713-1	639 E.			Erie Street	C & NW Transportation Company	22,084	-	22,084	\$	-	\$	-	\$	-	\$	-				8750	\$
3922187114-X	110 N.			Park Street	Milwaukee World Festival	32,767	-	32,767	\$	-	\$	-	\$	-	\$	-					\$
3922198100-X	642 E.			Marshall Street	Milwaukee World Festival	72,937	-	72,937	\$	-	\$	-	\$	-	\$	-					\$
3960001100-X	328 N.			Erie Street	State of Wisconsin - Garbage	7,793	-	7,793	\$	-	\$	-	\$	-	\$	-					\$
3970115111-2	210 N.			Van Buren Street	State of Wisconsin	16,473	-	16,473	\$	-	\$	-	\$	-	\$	-					\$
				Panhibition Avenue	Soo Line Railroad Co				\$		\$		\$		\$						\$

39701151120	200 N.	Penkinton Avenue	Soo Line Railroad Co	4,662	-	4,662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3978003800-7	101 W.	Cyborus Street	City of Milwaukee	1,556	-	1,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3978004000-2	101 W.	St Paul Avenue	City of Milwaukee	1,646	-	1,646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3978007000-9	160 N.	Water Street	City of Milwaukee	1,637	-	1,637	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4296001000-1	101 N.	Bradway	City of Milwaukee	1,717	-	1,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4296008000-1	200 N.	Harbor Drive	City of Milwaukee	2,931,070	-	2,931,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4296999900-7	638 E.	Pok Street	City of Milwaukee	84,155	-	84,155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3970432000	236 N.	Water Street	Fred Tabak	1,569	4,250	5,819	\$ 47,100	\$ 232,900	\$ 280,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3970433000	236 N.	Water Street	Eric & Jessica Carlson	1,569	4,250	5,819	\$ 47,100	\$ 267,900	\$ 315,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3970434000	228 N.	Water Street	Sue Staus	1,569	4,250	5,819	\$ 47,100	\$ 302,900	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3929787000-2	130 N.	Water Street	Bldg No. 2 (Water St. Structure)	28,632	151,990	179,722	\$ 859,000	\$ 1,996,000	\$ 2,855,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3929986000-0	200 N.	Water Street	M.A.D. (Student Housing)	11,035	55,485	66,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3921067000-X	158 N.	Bradway	Skyline Opera Theatre Corp	13,248	61,578	74,826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3921481000-9	322 N.	Jackson Street	Salvation Army Men's SSC	26,570	101,938	128,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3921481000-3	302 N.	Jackson Street	Planned Parenthood of WI, Inc	11,280	25,710	36,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3921734000-8	266 E.	Elie Street	M.A.D. (Student Center)	2,624	4,480	7,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3921750000-3	143 N.	Broadway	MAD (Building at Fountain)	1,690	4,740	6,340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3921756000-9	139 N.	Broadway	M.A.D. (Parking Lot)	3,816	-	3,816	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3921677000-0	640 E.	Pok Street	Italian Community Center	14,300	6,944	21,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3929292000-3	273 E.	A	Menomonee	400	1,202	1,602	\$ 12,000	\$ 193,200	\$ 205,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3929293000-9	273 E.	B	Menomonee	400	1,202	1,602	\$ 12,000	\$ 193,200	\$ 205,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3929294000-4	273 E.	C	Menomonee	400	1,238	1,638	\$ 12,000	\$ 230,400	\$ 242,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3990086000-4	312 E.	F	Buffalo Street	Gregory C. Fogolek	302	1,171	1,473	\$ 9,100	\$ 228,700	\$ 237,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3990089100-1	312 E.	H	Buffalo Street	Leon Bauman	357	1,171	1,473	\$ 9,100	\$ 228,700	\$ 237,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3990090000-6	312 E.	J	Buffalo Street	Gary L. Petersen	162	643	805	\$ 4,900	\$ 140,000	\$ 144,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3990092000-7	312 E.	L	Buffalo Street	Richard S. Welasko	244	1,083	1,327	\$ 7,300	\$ 230,500	\$ 237,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3990093000-2	312 E.	M	Buffalo Street	Stephen G. Laufer	329	1,428	1,755	\$ 9,900	\$ 281,000	\$ 290,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3990094000-5	312 E.	P	Buffalo Street	Bob & June Sullivan	469	2,506	2,975	\$ 14,100	\$ 406,800	\$ 420,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
39900947000-4	318 E.	D	Buffalo Street	Paula John	302	1,252	1,554	\$ 9,100	\$ 220,600	\$ 229,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3990094800-2	318 E.	Q	Chicago Street 4A	Kenneth & Melinda Kei	497	3,416	3,913	\$ 13,900	\$ 643,500	\$ 657,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3990094900-9	318 E.	G	Chicago Street 4B	Robert & Lana Wiese	403	2,778	3,181	\$ 13,100	\$ 561,700	\$ 574,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
39900982000-4	318 E.	E	Chicago Street	Robert & Lana Wiese	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
39900983000-5	318 E.	F	Chicago Street	Robert & Lana Wiese	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
39900986000-1	318 E.	I	Chicago Street	Russell M. Darow	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
39901060000-1	318 E.	M	Chicago Street	Kenneth & Melinda Kei	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3990107000-7	318 E.	N	Chicago Street	Kenneth & Melinda Kei	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3990108000-2	318 E.	O	Chicago Street	Robert & Lana Wiese	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3990109000-4	320 E.	P	Chicago Street	Robert & Lana Wiese	36	-	36	\$ 1,100	\$ 15,400	\$ 16,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3990131000-0	320 E.		Buffalo Street	Tom Bid	2,880	4,820	7,700	\$ 86,400	\$ 781,200	\$ 867,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3990141000-5	234 N.		Broadway	Tracy A. Schinner	489	815	1,304	\$ 7,000	\$ 130,800	\$ 137,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



3960142000-0	234 N.			u	Broadway	Wary T. Flaherty	489	947	1,436	\$	8,000	\$	160,600	\$	168,600	-					\$
3960143000-5	234 N.			y	Broadway	Sally K. Alefsan	489	740	1,229	\$	7,000	\$	147,800	\$	154,800	-					\$
3960144000-1	234 N.			w	Broadway	Brookhurst/Rigano	489	1,012	1,501	\$	8,000	\$	169,700	\$	176,700	-					\$
3960145000-7	234 N.			x	Broadway	Michael Tei	489	778	1,267	\$	7,500	\$	154,200	\$	161,700	-					\$
3960146000-2	234 N.			z	Broadway	Melinda Hein	489	784	1,273	\$	7,000	\$	130,400	\$	137,400	-					\$
3960147000-8	234 N.			Y	Broadway	Scott W. Weinberger	489	782	1,271	\$	7,500	\$	136,900	\$	144,400	-					\$
3960148000-9	234 N.			aa	Broadway	Sean E. Malone	489	871	1,360	\$	7,500	\$	136,900	\$	144,400	-					\$
3960151000-X	234 N.			bb	Broadway	David Jenik & Marisa Gagnon	489	851	1,340	\$	7,500	\$	136,900	\$	144,400	-					\$
3960152000-4	234 N.			bc	Broadway	Schraming/Birkowski	489	1,129	1,618	\$	8,700	\$	170,900	\$	179,600	-					\$
3960153000-5	234 N.			cd	Broadway	Amy Rutz	489	782	1,271	\$	7,000	\$	129,300	\$	136,300	-					\$
3960153000-0	234 N.			ee	Broadway	Margaret J. Larson	489	827	1,316	\$	7,500	\$	157,700	\$	165,200	-					\$
3960154000-6	234 N.			ff	Broadway	Gary Bona	489	691	1,160	\$	7,000	\$	130,800	\$	137,800	-					\$
3960155000-1	234 N.			gg	Broadway	Tiffany L. Staniewicz	489	715	1,204	\$	7,000	\$	136,200	\$	143,200	-					\$
3960156100-3	234 N.			hh	Broadway	Dow & Cynthia Dixon	489	1,050	1,539	\$	8,000	\$	172,200	\$	180,200	-					\$
3960157000-2	234 N.			ii	Broadway	Steven Wichman	489	962	1,451	\$	8,000	\$	160,600	\$	168,600	-					\$
3960158000-8	234 N.			jj	Broadway	Danielle Fitzgerald	489	758	1,247	\$	7,000	\$	130,400	\$	137,400	-					\$
3960159000-3	234 N.			kk	Broadway	Julie A. Hollingsworth	489	1,027	1,516	\$	8,000	\$	168,700	\$	176,700	-					\$
3960160000-9	234 N.			ll	Broadway	Dr. Frank D. Wilson	489	716	1,205	\$	7,000	\$	130,400	\$	137,400	-					\$
3960161000-4	234 N.			mm	Broadway	Fabecca N. Rogers	489	757	1,246	\$	7,000	\$	136,200	\$	143,200	-					\$
3960162000-X	234 N.			nn	Broadway	Jarica A. Heins	489	805	1,234	\$	7,500	\$	136,900	\$	144,400	-					\$
3960163000-5	234 N.			oo	Broadway	Anthony & Charlene Barata	489	794	1,273	\$	7,000	\$	130,400	\$	137,400	-					\$
3960165000-6	234 N.			pp	Broadway	Robert E. Kelly	489	868	1,357	\$	7,500	\$	136,900	\$	144,400	-					\$
3960166000-1	234 N.			qq	Broadway	Charles & Lorne Cain	489	886	1,355	\$	7,500	\$	141,500	\$	149,000	-					\$
3960167000-7	234 N.			rr	Broadway	Ghenn Yannarino	489	1,115	1,604	\$	8,700	\$	175,500	\$	184,200	-					\$
3960168000-2	234 N.			ss	Broadway	Matthew Eimerich	489	748	1,237	\$	7,000	\$	147,500	\$	149,000	-					\$
3960169000-8	234 N.			tt	Broadway	Michael R. Arnoldt	489	756	1,245	\$	7,500	\$	142,000	\$	149,000	-					\$
3960170000-3	234 N.			uu	Broadway	Lennifer Jo Berrill	489	886	1,375	\$	7,500	\$	140,300	\$	147,800	-					\$
3960171000-9	234 N.			vv	Broadway	George J. Dardis	489	949	1,438	\$	8,000	\$	145,600	\$	153,600	-					\$
3960172000-4	234 N.			xx	Broadway	Joshua J. Olive	489	752	1,241	\$	7,000	\$	136,200	\$	143,200	-					\$
3960173000-X	234 N.			yy	Broadway	Gang Qu	489	1,071	1,560	\$	8,000	\$	172,200	\$	180,200	-					\$
3960174000-5	234 N.			zz	Broadway	Earl Hart	489	953	1,442	\$	8,000	\$	139,800	\$	147,800	-					\$
3960175100-7	234 N.			aaa	Broadway	Douglas Robinson	489	752	1,241	\$	7,000	\$	130,400	\$	137,400	-					\$
3960176000-6	234 N.			bbb	Broadway	Phillip Katz	489	1,032	1,521	\$	8,000	\$	166,700	\$	176,700	-					\$
3960177000-1	234 N.			ccc	Broadway	Paul Worthington	489	735	1,259	\$	7,000	\$	126,500	\$	133,500	-					\$
3960178000-7	234 N.			ddd	Broadway	Benjamin A. Minkin	489	770	1,299	\$	7,000	\$	139,700	\$	146,700	-					\$
3960179000-2	234 N.			eee	Broadway	Loshua S. Mahlin	489	836	1,325	\$	7,500	\$	136,800	\$	144,400	-					\$
3960180000-8	234 N.			fff	Broadway	Paul R. Spornio Trust	489	794	1,283	\$	7,500	\$	147,800	\$	154,800	-					\$
3960181000-3	234 N.			ggg	Broadway	Jaral A. Klapatskas	489	805	1,294	\$	7,500	\$	136,900	\$	144,400	-					\$
3960182000-9	234 N.			hhh	Broadway	Robert Perzgian & Nancy Nolle	489	1,113	1,602	\$	8,700	\$	186,200	\$	196,900	-					\$
3960183000-4	234 N.			iii	Broadway	Andrew M. Gaerber	489	881	1,370	\$	7,500	\$	154,200	\$	161,700	-					\$

3960184000-X	234 N.	III	Broadway	Barbara Wurtz	489	883	1,372	\$	7,500	\$	154,200	\$	161,700	\$	-	\$
3960185000-5	234 N.	III	Broadway	Ray Salazar & Jacinda Thomas	489	1,893	2,382	\$	8,700	\$	188,200	\$	196,900	\$	-	\$
3960186000-0	234 N.	III	Broadway	Mary Stiefelbogen	489	752	1,241	\$	7,500	\$	141,500	\$	149,000	\$	-	\$
3960187000-6	234 N.	mmmm	Broadway	Laura C. Moorey	489	767	1,256	\$	7,000	\$	129,300	\$	136,300	\$	-	\$
3960188000-1	234 N.	nnn	Broadway	Les Conant	489	886	1,375	\$	7,500	\$	153,000	\$	160,500	\$	-	\$
3960189000-7	234 N.	ooo	Broadway	Christopher A Dewey	489	978	1,467	\$	8,000	\$	162,900	\$	170,900	\$	-	\$
3960190000-2	234 N.	ppp	Broadway	James A Wei	489	762	1,251	\$	7,000	\$	136,200	\$	143,200	\$	-	\$
3960191000-3	234 N.	qqq	Broadway	Paul Kujawa	489	1,081	1,570	\$	8,000	\$	172,200	\$	180,200	\$	-	\$
3960192000-3	234 N.	rrr	Broadway	Jeff Terrysochlenier Eiber	489	960	1,439	\$	8,000	\$	168,100	\$	176,100	\$	-	\$
3960193000-9	234 N.	sss	Broadway	Syrene H. Haughton	489	761	1,270	\$	7,000	\$	130,400	\$	137,400	\$	-	\$
3960194100-0	234 N.	ttt	Broadway	Scott Leand	489	1,027	1,516	\$	8,000	\$	190,700	\$	198,700	\$	-	\$
3960195600-X	234 N.	uuu	Broadway	Ford J. Madriak	489	721	1,210	\$	7,000	\$	130,400	\$	137,400	\$	-	\$
3960196000-5	234 N.	vvv	Broadway	Jon Gether	489	753	1,242	\$	7,000	\$	140,800	\$	147,800	\$	-	\$
3960197000-0	234 N.	www	Broadway	Mary & Judy Dalenbach	489	805	1,294	\$	7,500	\$	154,200	\$	161,700	\$	-	\$
3960198000-6	234 N.	xxx	Broadway	Marin Polzobowski	489	778	1,267	\$	7,000	\$	130,400	\$	137,400	\$	-	\$
3960199000-1	234 N.	yyy	Broadway	James R. Messman	489	796	1,266	\$	7,500	\$	136,900	\$	144,400	\$	-	\$
3960200000-5	234 N.	zzz	Broadway	Kathrin F. Blake	489	1,085	1,574	\$	8,700	\$	188,200	\$	196,900	\$	-	\$
3960201000-0	234 N.	aaaa	Broadway	Carla F. Martins	489	881	1,379	\$	7,500	\$	154,200	\$	161,700	\$	-	\$
3960202000-6	234 N.	bbbb	Broadway	Christina M. Karsch	489	890	1,379	\$	7,500	\$	154,200	\$	161,700	\$	-	\$
3960203000-1	234 N.	cccc	Broadway	James & Miriam Cashman	489	1,162	1,651	\$	8,700	\$	188,200	\$	196,900	\$	-	\$
3960204000-7	234 N.	dddd	Broadway	Gregory W. Baer	489	769	1,268	\$	7,500	\$	141,500	\$	149,000	\$	-	\$
3960205000-2	234 N.	eeee	Broadway	Judy Lynn Kalawa	489	900	1,243	\$	7,000	\$	124,700	\$	131,700	\$	-	\$
3960206000-8	234 N.	ffff	Broadway	Rodney J. Caspersen	489	986	1,389	\$	7,500	\$	147,800	\$	155,300	\$	-	\$
3960207000-3	234 N.	gggg	Broadway	Matthew Montagne	489	766	1,265	\$	7,000	\$	136,200	\$	143,200	\$	-	\$
3960208000-9	234 N.	hhhh	Broadway	John & Lynn Leopold	489	1,091	1,560	\$	8,000	\$	172,200	\$	180,200	\$	-	\$
3960209000-4	234 N.	iiii	Broadway	Melanie S. Trudeau	489	947	1,436	\$	8,000	\$	182,800	\$	190,800	\$	-	\$
3960210000-X	234 N.	kkkk	Broadway	James & Elizabeth Choudhale	489	745	1,234	\$	7,000	\$	130,400	\$	137,400	\$	-	\$
3960211800-5	234 N.	llll	Broadway	Lana Dolbata	489	1,038	1,527	\$	8,000	\$	173,300	\$	181,300	\$	-	\$
3960212000-0	234 N.	mmmm	Broadway	Kathleen Kroll	489	752	1,241	\$	7,000	\$	147,800	\$	154,800	\$	-	\$
3960213000-6	234 N.	nnnn	Broadway	Hein Family Revoc Living Trust	489	781	1,270	\$	7,000	\$	133,000	\$	140,000	\$	-	\$
3960214000-1	234 N.	oooo	Broadway	Christopher McCoy	489	811	1,300	\$	7,500	\$	136,900	\$	144,400	\$	-	\$
3960215000-7	234 N.	pppp	Broadway	Gregory P. Pugh	489	806	1,295	\$	7,000	\$	147,800	\$	154,800	\$	-	\$
3960216000-2	234 N.	qqqq	Broadway	Stiana N. Pugh	489	812	1,295	\$	7,000	\$	147,800	\$	154,800	\$	-	\$
3960217000-8	234 N.	rrrr	Broadway	Tom & June Varney	489	1,131	1,620	\$	8,700	\$	188,200	\$	196,900	\$	-	\$
3960218000-3	234 N.	ssss	Broadway	Thomas S. Steier	489	899	1,388	\$	7,500	\$	154,200	\$	161,700	\$	-	\$
3960219000-9	234 N.	tttt	Broadway	Saan K. Tully	489	780	1,289	\$	7,500	\$	154,200	\$	161,700	\$	-	\$
3960220000-4	234 N.	uuuu	Broadway	Gail & Dana Shankle	489	1,181	1,670	\$	8,700	\$	214,800	\$	223,500	\$	-	\$
3960221000-X	234 N.	vvvv	Broadway	Shawna L. Mullen	489	897	1,386	\$	7,500	\$	141,500	\$	149,000	\$	-	\$
3960222000-5	234 N.	wwww	Broadway	William S. Castagnozzi	489	782	1,271	\$	7,000	\$	129,300	\$	136,300	\$	-	\$

396024000-5	234 N.		xxxx	Broadway	Christopher M. Trost	489	887	1,376	\$	7,500	\$	157,700	\$	165,200	-					\$
396025000-1	234 N.		yyyy	Broadway	Diane Dalenbach	489	992	1,481	\$	8,000	\$	162,900	\$	170,900	-					\$
396026000-7	234 N.		a	Broadway	Richard Edleston	489	786	1,275	\$	7,000	\$	136,200	\$	143,200	-					\$
396027000-2	234 N.		b	Broadway	Anthony & Cindy Sivka	489	1,085	1,574	\$	8,000	\$	172,200	\$	180,200	-					\$
396028000-8	234 N.		c	Broadway	Karla D. Hill	489	943	1,432	\$	8,000	\$	157,200	\$	165,200	-					\$
396029000-3	234 N.		d	Broadway	Margaret Holder	489	749	1,238	\$	7,000	\$	147,800	\$	154,800	-					\$
396030000-9	234 N.		e	Broadway	Douglas Suneman	489	1,035	1,524	\$	8,000	\$	168,700	\$	176,700	-					\$
396031000-4	234 N.		f	Broadway	Kelcie A. Brosteau	489	733	1,222	\$	7,000	\$	147,800	\$	154,800	-					\$
396032000-X	234 N.		g	Broadway	Eric Paulsen	489	795	1,284	\$	7,000	\$	153,500	\$	160,500	-					\$
396033000-5	234 N.		h	Broadway	Tina M. Cheng	489	849	1,338	\$	7,500	\$	154,200	\$	161,700	-					\$
396034000-0	234 N.		i	Broadway	Bearce Uchi	489	792	1,281	\$	7,000	\$	147,800	\$	154,800	-					\$
396035000-6	234 N.		j	Broadway	Christine Mokrotitsky	489	819	1,308	\$	7,500	\$	154,200	\$	161,700	-					\$
396036000-1	234 N.		k	Broadway	Mark T. Gammas	489	1,138	1,627	\$	8,700	\$	188,200	\$	196,900	-					\$
396037000-7	234 N.		l	Broadway	Heather J. Krause	489	905	1,394	\$	7,500	\$	158,800	\$	166,300	-					\$
396038000-2	234 N.		m	Broadway	Raouf TR Drossen	489	895	1,384	\$	7,500	\$	154,200	\$	161,700	-					\$
396039000-9	234 N.		n	Broadway	Roman A. Draba	489	1,154	1,643	\$	8,700	\$	188,200	\$	196,900	-					\$
396040000-3	234 N.		o	Broadway	Michelle Klubunde	489	768	1,257	\$	7,500	\$	136,900	\$	144,400	-					\$
396041000-9	234 N.		p	Broadway	Emmett N Prosser	489	790	1,279	\$	7,000	\$	129,300	\$	136,300	-					\$
396042000-4	234 N.		q	Broadway	Brandon W. Varapras	489	874	1,363	\$	7,500	\$	157,700	\$	165,200	-					\$
396043000-X	234 N.		r	Broadway	Jennifer Neider	489	1,008	1,497	\$	8,000	\$	162,900	\$	170,900	-					\$
396044000-5	234 N.		s	Broadway	Julie Ann Renner	489	785	1,274	\$	7,000	\$	136,200	\$	143,200	-					\$
396045000-4	191 N.		t	Broadway	Christopher A. Moore	489	946	1,432	\$	7,500	\$	154,200	\$	161,700	-					\$
396046000-5	191 N.		u	Broadway	Richard W. ZernogelMaureen McKinley	489	1,688	2,341	\$	8,800	\$	194,800	\$	203,600	-					\$
396047000-0	191 N.		v	Broadway	Michael P. Schwabe	489	1,092	1,588	\$	7,500	\$	157,700	\$	165,200	-					\$
396048000-6	191 N.		w	Broadway	Rodney A. Clark	489	1,001	1,497	\$	8,000	\$	162,900	\$	170,900	-					\$
396049000-2	191 N.		x	Broadway	James E. Chies	489	943	1,432	\$	7,500	\$	154,200	\$	161,700	-					\$
396050000-3	191 N.		y	Broadway	Elihan M. Luby	489	946	1,432	\$	7,500	\$	154,200	\$	161,700	-					\$
396051000-X	191 N.		z	Broadway	Edward A. Constable	489	1,092	1,588	\$	7,500	\$	157,700	\$	165,200	-					\$
396052000-1	191 N.		aa	Broadway	Greg L. Weinstein/Jean Szymanski	489	1,001	1,497	\$	8,000	\$	162,900	\$	170,900	-					\$
396053000-5	191 N.		ab	Broadway	Charles P & K Lisa Russell	489	943	1,432	\$	7,500	\$	154,200	\$	161,700	-					\$
396054000-3	191 N.		ac	Broadway	Lisa M. Henke	489	946	1,432	\$	7,500	\$	154,200	\$	161,700	-					\$
396055000-2	191 N.		ad	Broadway	Michael K. Harman	489	1,688	2,341	\$	8,800	\$	194,800	\$	203,600	-					\$
396056000-4	191 N.		ae	Broadway	Abigail R. Lundgren	489	1,001	1,497	\$	8,000	\$	162,900	\$	170,900	-					\$
396057000-0	191 N.		af	Broadway	Jason Schroeder	489	943	1,432	\$	7,500	\$	154,200	\$	161,700	-					\$
396058000-6	191 N.		ag	Broadway	Daniel J. & Lynn M. Kobussen	489	1,234	1,724	\$	8,500	\$	180,500	\$	189,000	-					\$
396059000-1	191 N.		ah	Broadway	Maricus M. Rudonofita M. Laksono	489	946	1,432	\$	7,500	\$	154,200	\$	161,700	-					\$
396060000-2	191 N.		ai	Broadway	Kenn D. Malowski	489	1,688	2,341	\$	8,800	\$	194,800	\$	203,600	-					\$
396061000-3	191 N.		aj	Broadway	Daniel & Bonnie Papiński	489	1,001	1,497	\$	8,000	\$	162,900	\$	170,900	-					\$
396062000-X	191 N.		ak	Broadway	Tanya L. Korno	489	943	1,432	\$	7,500	\$	154,200	\$	161,700	-					\$
396063000-4	191 N.		al	Broadway	John D. Burland	489	1,482	2,072	\$	9,000	\$	198,000	\$	206,800	-					\$

396302000-X	191 N.	mm	Broadway	Mark T. Gannas		1,688	1,688					\$	418,800	-			\$
396303000-1	191 N.	rr	Broadway	Robin Gausebeck 2000 Revocable Trust		1,300	1,300					\$	312,000	-			\$
39630307000-7	191 N.	ss	Broadway	Ronald Sahnun	943	943						\$	179,000	-			\$
39630309000-2	191 N.	tt	Broadway	Kealyoun Neshal & Adam B. Goldin	1,234	1,234						\$	318,000	-			\$
39630314000-5	191 N.	zz	Broadway	James F. & Anne O'Regan Broley	1,594	1,594						\$	380,500	-			\$
39630316000-6	191 N.	bbb	Broadway	Dennis G. Fallon	1,934	1,934						\$	515,000	-			\$
39630319000-2	191 N.	eee	Broadway	John W. Adamsen	2,000	2,000						\$	689,000	-			\$
3970242000-1	141 N.	cc	Water Street	Nancy M Creighton Revoc Trust	629	1,528	2,157			8,300	315,100	\$	324,000	-			\$
3970243000-7	141 N.	dd	Water Street	Amy Wloberski	1,089	1,089				6,300	197,700	\$	204,000	-			\$
3970244000-2	141 N.	ee	Water Street	Korey L Manley	1,064	1,693				6,200	220,300	\$	226,500	-			\$
3970245000-8	141 N.	ff	Water Street	Wille & Sandra Kerns	1,623	1,851				9,400	313,100	\$	322,500	-			\$
3970246000-9	141 N.	gg	Water Street	Stephen & Denise Woods	1,222	1,222				7,100	254,400	\$	261,500	-			\$
3970247000-9	141 N.	hh	Water Street	Donald Haber	1,103	1,732				6,400	214,600	\$	221,000	-			\$
3970248000-4	141 N.	ii	Water Street	Scott & Carolyn McElhany	1,079	1,708				6,200	224,800	\$	231,000	-			\$
3970249000X	141 N.	jj	Water Street	Ora Kennedy	1,645	2,274				9,500	290,500	\$	300,000	-			\$
3970250000-5	141 N.	kk	Water Street	Jeanne Hook-Martin	1,370	1,999				7,900	220,600	\$	228,500	-			\$
3970251000-0	141 N.	ll	Water Street	Patrick Baulet	943	1,572				5,400	168,800	\$	175,000	-			\$
3970252000-6	141 N.	mm	Water Street	Douglas S. Goodhue	940	1,569				5,400	161,100	\$	172,500	-			\$
3970253000-1	141 N.	nn	Water Street	Christopher Kennedy	1,090	1,719				6,300	219,200	\$	225,500	-			\$
3970254000-7	141 N.	oo	Water Street	Los Roskowski	747	1,376				4,300	150,700	\$	155,000	-			\$
3970255000-2	141 N.	pp	Water Street	Anne R. Pudzak	1,237	1,866				7,200	256,800	\$	264,000	-			\$
3970256000-8	141 N.	qq	Water Street	Rajkew/Scharf	1,127	1,756				6,500	209,500	\$	216,000	-			\$
3970257000-3	141 N.	rr	Water Street	Warren Degraff Jr.	1,109	1,738				6,400	209,800	\$	216,000	-			\$
3970258000-9	141 N.	ss	Water Street	George & Eleanor Harold	1,634	2,263				9,500	298,000	\$	307,500	-			\$
3970259000-4	141 N.	tt	Water Street	John Planski	1,391	2,020				8,100	235,900	\$	244,000	-			\$
3970260000-X	141 N.	uu	Water Street	Susan MacDonald	957	1,586				5,600	172,900	\$	178,500	-			\$
3970261000-5	141 N.	vv	Water Street	Jacki L. Czerninski	869	1,488				5,600	160,900	\$	166,500	-			\$
3970262000-0	141 N.	ww	Water Street	Jacobs/Kalb	1,079	1,708				6,200	221,300	\$	227,500	-			\$
39702631000-1	141 N.	xx	Water Street	Carrie Diener	730	1,359				4,200	145,800	\$	150,000	-			\$
39702637000-2	141 N.	yy	Water Street	Michael R. Schlappi	1,227	1,856				7,300	243,200	\$	250,500	-			\$
3970265000-7	141 N.	zz	Water Street	Nancy Stew	1,129	1,758				6,500	209,500	\$	216,000	-			\$
39702656000-2	141 N.	aaa	Water Street	Ken & Kathryn Eiert	1,111	1,740				6,500	209,500	\$	216,000	-			\$
3970267000-4	141 N.	bbb	Water Street	John A. Logiudice Jr	1,647	2,276				9,500	270,200	\$	279,700	-			\$
3970268000-3	141 N.	ccc	Water Street	William J. Meyer	1,399	2,028				8,100	220,900	\$	229,000	-			\$
3970269000-9	141 N.	ddd	Water Street	Patric McGarry	959	1,588				5,600	157,900	\$	163,500	-			\$
3970270000-4	141 N.	eee	Water Street	Craig S. Agney	961	1,590				5,600	166,900	\$	172,500	-			\$
3970271000-X	141 N.	fff	Water Street	Webber Malchow & Webber	1,098	1,727				6,300	221,700	\$	226,000	-			\$
3970272000-5	141 N.	ggg	Water Street	Michael Wendt	745	1,374				4,300	150,700	\$	155,000	-			\$
3970273000-0	141 N.	hhh	Water Street	Fred & Jill Arroyo	1,258	1,887				7,300	280,300	\$	287,800	-			\$
3970274000-6	141 N.	iii	Water Street		1,131	1,760				6,600	202,400	\$	209,000	-			\$

3970275000-1	141 N.	Water Street	Robert M. Pallaroni	629	1,113	1,742	\$	6,500	\$	194,500	\$	201,000	-	\$	-
3970276000-7	141 N.	Water Street	Anthony T. Gazzara	629	1,647	2,276	\$	9,500	\$	294,100	\$	303,600	-	\$	-
3970277000-2	141 N.	Water Street	Shahana Bhadrini	629	1,397	2,026	\$	8,100	\$	235,500	\$	244,600	-	\$	-
3970278000-8	141 N.	Water Street	Denise Tuleszewski	629	981	1,590	\$	5,600	\$	164,400	\$	170,000	-	\$	-
3970279000-3	141 N.	Water Street	Toni M. Stammer	629	963	1,592	\$	5,600	\$	182,400	\$	188,000	-	\$	-
3970280000-9	141 N.	Water Street	Teresa Carpenter	629	1,101	1,730	\$	6,400	\$	220,600	\$	235,000	-	\$	-
3970281000-4	141 N.	Water Street	Mikolaj Bythe	629	745	1,374	\$	4,300	\$	177,300	\$	181,600	-	\$	-
3970282110-3	141 N.	Water Street	Michael W. Darow	629	1,258	2,477	\$	14,000	\$	413,200	\$	427,200	-	\$	-
3970283100-2	141 N.	Water Street	J. Paul Dhilli	629	1,258	2,528	\$	16,100	\$	324,600	\$	340,700	-	\$	-
3970284000-5	141 N.	Water Street	Christopher & Julie Van Meter	629	1,402	2,031	\$	8,100	\$	220,500	\$	234,800	-	\$	-
3970285000-7	141 N.	Water Street	Ora E. Kennedy	629	965	1,594	\$	5,600	\$	164,400	\$	170,000	-	\$	-
3970286000-2	141 N.	Water Street	Christine Baranovsky	629	966	1,595	\$	5,600	\$	160,000	\$	173,500	-	\$	-
3970288000-8	141 N.	Water Street	Carl & Carol Kamassa	629	1,121	1,750	\$	6,400	\$	227,600	\$	234,000	-	\$	-
3970290000-3	141 N.	Water Street	Kenneth B. Gabel	629	758	1,387	\$	4,400	\$	172,200	\$	176,500	-	\$	-
3970292000-4	201 N.	Water Street	Thomas T. Tang	629	1,228	1,857	\$	7,100	\$	237,900	\$	245,000	-	\$	-
3970293000-X	201 N.	Water Street	Cedelle J. Reuter	629	1,128	1,757	\$	6,500	\$	242,500	\$	249,000	-	\$	-
3970294000-5	201 N.	Water Street	Eric A. Fields	629	1,128	1,757	\$	6,500	\$	212,500	\$	219,800	-	\$	-
3970295000-0	201 N.	Water Street	Lee Ann Kingston	629	1,192	1,821	\$	6,900	\$	241,100	\$	248,000	-	\$	-
3970296000-6	201 N.	Water Street	Russell Toms	629	1,249	1,878	\$	7,200	\$	222,300	\$	229,500	-	\$	-
3970297000-1	201 N.	Water Street	Peter Butler	629	1,143	1,772	\$	6,600	\$	219,400	\$	226,000	-	\$	-
3970298100-9	201 N.	Water Street	John & Mary Keelch	629	2,388	3,017	\$	6,600	\$	398,400	\$	405,800	-	\$	-
3970300000-6	201 N.	Water Street	Ed & Susan Schachter	629	1,104	1,733	\$	7,000	\$	210,000	\$	217,000	-	\$	-
3970301000-1	201 N.	Water Street	Christopher M Roche	629	907	1,536	\$	5,300	\$	162,200	\$	167,500	-	\$	-
3970302000-7	201 N.	Water Street	Chris Corner	629	1,089	1,718	\$	6,300	\$	211,200	\$	217,500	-	\$	-
3970303000-2	201 N.	Water Street	Kevin Flynn	629	1,260	1,889	\$	7,300	\$	233,300	\$	240,600	-	\$	-
3970304000-8	201 N.	Water Street	David Jubeliter & Jessica Hears	629	1,133	1,762	\$	6,600	\$	209,400	\$	216,000	-	\$	-
3970305100-5	201 N.	Water Street	Gary & Renee Hasting	629	2,388	3,017	\$	13,500	\$	399,500	\$	413,000	-	\$	-
3970306000-X	201 N.	Water Street	Sean Carey	629	1,069	1,718	\$	6,300	\$	221,700	\$	228,000	-	\$	-
3970308000-5	201 N.	Water Street	Catherine Lemson	629	902	1,531	\$	5,200	\$	169,600	\$	175,000	-	\$	-
3970310000-0	201 N.	Water Street	Susan A. Zuelke	629	1,094	1,723	\$	6,300	\$	221,200	\$	227,500	-	\$	-
3970311000-6	201 N.	Water Street	Samuel Koppklar	629	1,273	1,902	\$	7,400	\$	230,700	\$	236,100	-	\$	-
3970312000-1	201 N.	Water Street	Aime C. Graff	629	1,131	1,760	\$	6,600	\$	213,000	\$	219,600	-	\$	-
3970313000-7	201 N.	Water Street	Dorothy Baniley	629	1,214	1,843	\$	7,000	\$	243,000	\$	250,000	-	\$	-
3970314000-2	201 N.	Water Street	Marlin Himmehens	629	1,117	1,746	\$	6,500	\$	222,000	\$	228,500	-	\$	-
3970315000-8	201 N.	Water Street	Faye Faust	629	911	1,540	\$	5,300	\$	165,800	\$	171,100	-	\$	-
3970316000-3	201 N.	Water Street	Heather Ann Nelson	629	1,140	1,739	\$	6,500	\$	204,500	\$	211,000	-	\$	-
3970317000-9	201 N.	Water Street	LDI Investments	629	1,148	1,777	\$	6,700	\$	234,700	\$	241,400	-	\$	-
3970318000-4	201 N.	Water Street	Jack & Jacquelyn Sheraid	629	1,653	2,282	\$	9,600	\$	320,900	\$	330,500	-	\$	-
3970319000-X	201 N.	Water Street	Michele C. Rods	629	1,129	1,758	\$	6,500	\$	227,100	\$	233,600	-	\$	-

	201 N.		aa	Water Street	Susan K. Garven		629	1,273	1,902	\$ 5,300	\$ 177,700	\$ 183,000							
397620000-5	201 N.		bb	Water Street	Craig Recchio		629	1,121	1,750	\$ 5,500	\$ 208,500	\$ 215,000							\$ -
397620000-0	201 N.																		\$ -
4290101000-X	117 N.			Jefferson Street	M.I.A.D. (Alumni Building)		41,352	28,756	70,108	\$ 1,240,600	\$ 459,200	\$ 1,699,800							\$ -
Total Number of Tax Keys																			
Total Values		475					\$ 8,001,677	\$ 5,119,887	\$ 13,121,564	\$ 73,364,400	\$ 150,432,100	\$ 240,250,300	\$ 404,432	\$ 17,500	\$ 39,788	\$ 21,768	\$ 10,800	\$ 494,286	
BID-2 General Assessments		404,432																	
Assessment Factor		0.002137756																	
Special Assessments		17,500																	
Dockwall Assessments		39,788																	
Riverwalk Construction		21,768																	
Riverwalk Maintenance		10,800																	
Total Assessments		494,286																	



Department of City Development

Housing Authority  
Redevelopment Authority  
City Plan Commission  
Historic Preservation Commission

Patricia S. Algiers  
Commissioner

Steven J. Jacquart  
Deputy Commissioner

February 25, 2004

Einar Tangen  
Board of Business Improvement District No. 2  
Historic Third Ward Association  
219 North Milwaukee Street  
Milwaukee, WI 53202


Dear Mr. Tangen:

Attached please find 4 original copies of the Fifth Amendment to Riverwalk Development Agreement for Business Improvement District No. 2 which was approved by the Common Council under Resolution File No. 031224 on January 21, 2004. This amendment pertains to the Riverwalk Connector project connecting the Third Ward Riverwalk with the Downtown Milwaukee Riverwalk just north of Clybourn.

Please execute all 4 copies of the agreement on page 4, have your signature witnessed, and return all 4 copies for our further execution and processing. We will return one fully-executed agreement to you for your files.

Thank you for your kind attention to this matter. If you have any questions, please contact Michael Wisniewski at 286-5852.

Sincerely,

  
Patricia S. Algiers  
Commissioner

Attachment (4)



Department of Public Works

January 21, 2004

Mariano A. Schifalacqua  
Commissioner of Public Works

James P. Purko  
Director of Operations

Messrs. Dick Wright and Einer Tangen  
Business Improvement District #2 (Historic Third Ward)  
219 North Milwaukee Street  
Milwaukee, WI 53202

Dear Messrs. Wright and Tangen:

On January 21, 2004, the Milwaukee Common Council approved the Fifth Amendment to Riverwalk Development Agreement for Business Improvement District No. 2. As you know, this amendment outlines BID #2's role in design, construction, and funding of the planned riverwalk connection that will link the downtown riverwalk system to the Third Ward riverwalk.

The amendment document has been revised to reflect your earlier comments. Three copies of the revised document are enclosed. Please have the BID #2 board approve the amendment at its earliest convenience. Once the amendment has been approved, have the appropriate BID #2 officer sign all three copies and return them to me. I will obtain signatures from City officials and return a fully executed copy to you.

We would like to engage Engberg Anderson as soon as possible to begin design work but cannot do so until the amendment has been approved by your board. Thus, its expeditious consideration of the amendment would be appreciated.

Thank you in advance for your cooperation. If you have any questions, feel free to call me at 286-3304.

Very truly yours,

Thomas H. Miller  
Coordination Manager

THM:mra  
Enclosure (3 copies)  
c: M. Wisniewski, DCD (w/enclosure)



February 11, 2004

Thomas H. Miller  
Dept. of Public Works  
841 N. Broadway  
Milwaukee, WI 53202

Dear Tom:

Please find enclosed the originals of the Fifth Amendment to Riverwalk Development Agreement. The BID No. 2 board approved the contract at the meeting on February 11, 2004.

We are eager to begin this project and will look forward to receiving a fully executed copy of the approved amendment at your earliest opportunity.

Please feel free to contact either myself or Dick Wright at 273-1173, should any further questions or concerns arise in regards to this project.

Sincerely,

Einar Tangen

enclosures (3 originals)

letter sent 2/11/04

**FIFTH AMENDMENT TO RIVERWALK  
DEVELOPMENT AGREEMENT FOR BUSINESS  
IMPROVEMENT DISTRICT NO. 2**

THIS FIFTH AMENDMENT TO RIVERWALK DEVELOPMENT AGREEMENT is made the \_\_\_\_\_ day of \_\_\_\_\_, 2004, by and between the City of Milwaukee ("City") and the Board of Business Improvement District No. 2 ("Board").

**RECITALS**

The City and the Board acknowledge the following:

A. The City and the Board entered into a Riverwalk Development Agreement for Business Improvement District No. 2 dated as of June 23, 1998 and subsequently amended same on July 30, 1998, February 9, 1999, July 22, 1999 and \_\_\_\_\_, 2002. (The initial Riverwalk Development Agreement and all amendments thereto are collectively referred to as the "Development Agreement.").

B. The Development Agreement provides for the construction and operation of a riverwalk system within the boundaries of Business Improvement District No. 2 (the "Riverwalk System").

C. The City and the Board of Business Improvement District No. 15 (the "BID 15 Board") entered into a Riverwalk Development Agreement for Business Improvement District No. 15 dated as of May 23, 1994 (the "BID 15 Development Agreement"). The BID 15 Development Agreement provides for the construction and operation of a riverwalk system through the area of the City within the boundaries of Business Improvement District No. 15 (the "BID 15 Riverwalk System").

D. The City, the Board and the BID 15 Board desire that the Riverwalk System and the BID 15 Riverwalk System be integrated into a single continuous riverwalk through the construction of a new riverwalk segment linking the two systems (the "Connector Segment"). The parties agree that the Connector Segment will be located within the boundaries of Business Improvement District No. 15 and have further agreed to participate in the funding of the costs of constructing the Connector Segment as provided herein.

E. The design of the Connector Segment will, in general, match the overall design of the BID-2 Project Segments of the Riverwalk System, rather than the BID 15 Riverwalk System, notwithstanding that it will be located within Business Improvement District No. 15.

F. The City and the BID 15 Board will, simultaneously with the execution of this Fifth Amendment, enter into an amendment to the BID 15 Development Agreement consistent with and conforming to the terms of this Fifth Amendment.


G. The City has, via Resolution \_\_\_\_\_, approved this Fifth Amendment and authorized the proper City officers to execute same on the City's behalf.

H. The Board has approved this Fifth Amendment and authorized Einar Taugen to execute same on its behalf.

**AGREEMENTS**

Now, therefore, in consideration of the Recitals and the mutual promises and undertakings hereinafter

IN THE PRESENCE OF: BUSINESS IMPROVEMENT  
DISTRICT BOARD NO. 2

 Einar Tangen  
Chair BED-2

Approved as to content this  
\_\_\_\_\_ day of \_\_\_\_\_, 2004.

Special Deputy City Attorney

Approved as to form and execution  
this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Special Deputy City Attorney

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MW\1054213BTB:JES 01/20/04

contained, the parties mutually agree and covenant as follows:

1. The total budget for the Connector Segment, including design, construction and all administrative expenses shall be \$500,000. This amount shall be funded as follows:

a. \$250,000 shall be provided by the City as a grant from funds made available to the City through a State of Wisconsin Stewardship Grant.

b. \$195,000 (78% of the remaining \$250,000) shall be provided by the City as an additional grant as part of the City Share set forth in the BID 15 Riverwalk Development Agreement.

c. \$27,500 (11% of \$250,000) shall be advanced by the City on behalf of and as a loan to the BID 15 Board.

d. \$27,500 (11% of \$250,000) shall be paid by BID 2. Such amount shall be paid in full within 15 days following completion of the project segment upon written request from the City.

2. The design and construction of the Connector Segment shall be carried out in accordance with the terms and requirements of the BID 15 Development Agreement; provided, however, that in the event of any conflict between the terms and requirements of the BID 15 Development Agreement and the terms and requirements of the State of Wisconsin Stewardship Grant, the latter shall control. To the extent permitted under the Stewardship Grant, the City will coordinate the design and construction process for the Connector Segment with the Board's design and construction activities for the Riverwalk System so as to maximize joint contracting opportunities and efficiencies.

3. The City agrees to enter into an amendment to the BID 15 Development Agreement with the BID 15 Board pursuant to which the BID 15 Board agrees to fund its share of the cost of the Connector Segment as provided in paragraph 2, above.

4. The Board agrees to enter into an agreement with the owner of the Connector Segment pursuant to which the Board will agree to maintain and repair the Connector Segment (for a fee agreed upon by such owner and the Board) in the same manner that the Board maintains and repairs the Project Segments in the Riverwalk System.

5. All capitalized and/or defined terms in this Fifth Amendment shall have the same meaning as set forth in the Development Agreement.

6. In the event of any conflict between the terms of this Fifth Amendment and the terms of the Development Agreement, the terms of this Fifth Amendment shall control.

In Witness Whereof, the City and the Board have executed this Fifth Amendment as of the day and year first above written.

IN THE PRESENCE OF: CITY OF MILWAUKEE

, Mayor

, City Clerk

COUNTERSIGNED:

, Comptroller

**FACSIMILE MESSAGE****IMPORTANT CONFIDENTIALITY NOTICE**

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PLEASE DELIVER THE FOLLOWING TO:

Memory Tag: 2# 891

Name:	Mr. Tom Miller	Facsimile No.	414-286-3953
Company:	Department of Public Works	Phone No.	414-286-3304
Name:	Dick Wright, Project Coordinator	Facsimile No.	414-273-2205
Company:	Historic Third Ward	Phone No.	414-273-1173

FROM: Deborah C. Tomczyk  
DATE: September 10, 2004

REQUESTED BY Carol Wirkkula  
EXTENSION 8405

ATTORNEY NO. 416  
CLIENT NO. 066342  
MATTER NO. 0001

Total number of pages sent, including this page

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COMMENTS:

**MICHAEL BEST & FRIEDRICH LLP**  
*Attorneys at Law*

www.mbf-law.com

**Michael Best & Friedrich LLP**  
Milwaukee Office  
100 East Wisconsin Avenue  
Suite 3300  
Milwaukee, WI 53202-4108  
Telephone (414) 271-6560  
FAX (414) 277-0656

**FACSIMILE TRANSMISSION**

**DATE:** September 10, 2004

**TO:**

NAME	FAX NO.	PHONE NO.
Deborah C. Tomczyk, Esq. Reinhart Boerner Van Deuren S.C.	414-298-8097	414-298-8331

**FROM:** Robert A. Teper, Esq. **PHONE:** (414) 225-4995

**SENT BY:** Roberta A. Matula, PP, PLS **EXTENSION:** 5357 **LOCATION:** 28NW

**RE:** City of Milwaukee-Bank One- Riverwalk

<b>NUMBER OF PAGES, INCLUDING COVER:</b>	5		
<b>CLIENT MATTER NUMBER:</b>	012176-0190	<b>SENDER'S ACCOUNT NUMBER:</b>	0248

**NOTES/COMMENTS:**

Following is the approved letter from Bank One, which we just discussed. I look forward to receiving and reviewing the Easement documents which your office, I believe, will be preparing in the near future.

RTeper

T:\office\012176\0190\A0931257.1

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09/10/2004 16:17 FAX 4142770658  
09/10/2004 14:50 3123253411

MBF MILWAUKEE 3  
BANK ONE REAL ESTATE

002  
PAGE 01/04  
Page 1 of 1

Bank One

**BANK ONE.**

**FAX Cover Sheet**

To: Bob Teper

From: Donna Wollard

Attn: 414-277-0656 - 9771102

Fax: 614-248-6652

Fax: 312-325-3411

cc: Megan Kent, Bruce Somers

Phone: 312-325-3369

Date: September 10, 2004

Page: 1 of 4

Re: Milwaukee Riverwalk Extension

Attached is the letter agreement between the city of Milwaukee and Bank One, N.A. regarding the Riverwalk adjacent to Bank One parking structure.

Thank you,

Donna Wollard

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09/10/2004 16:17 FAX 4142770656  
09/10/2004 14:50 3129253411MBF MILWAUKEE 3  
BANK ONE REAL ESTATE  
614 249 6652 TO 913123253411003  
PAGE 02/04  
P.02/04

SEP 10 2004 14:26 FR BANK ONE LAW



September 9, 2004

Deborah C. Tomczyk, Esq.  
Direct Dial: 414-294-8331  
dctomczyk@reinhartmoerner.com

SENT BY FACSIMILE

Robert A. Teper, Esq.  
Michael Best & Friedrich LLP  
100 East Wisconsin Avenue  
Milwaukee, WI 53202

Dear Bob:

Re: Riverwalk adjacent to Bank One  
parking structure

This letter is intended to confirm the agreement between the Milwaukee Riverwalk District, Inc., acting through the City of Milwaukee (the "City"), and Bank One Building Management Corporation ("Bank One") regarding the construction and maintenance of a riverwalk adjacent to the Bank One parking structure.

1. Bank One will grant an easement to the City to permit the City to construct and maintain a new riverwalk segment consistent with the plans delivered to you by Tom Miller on August 2, 2004. Precise boundaries of the easement area will be defined when final design of the new riverwalk segment is complete. In the meantime, however, Bank One will grant the City a temporary construction easement to allow construction of the new riverwalk segment to proceed.

2. The City will build the new riverwalk segment with funds provided in accord with a funding plan approved by the City, Business Improvement District number 2, and Business Improvement District number 15.

3. The City will own and will maintain the new riverwalk segment at the City's sole expense.

4. The City will be responsible for any damage to the new riverwalk segment after it is constructed. In addition, in the event that Bank One can reasonably

10. West 29th St., Milwaukee, WI 53201-2965 • 1000 North Water Street, 5th Fl. 2100, Milwaukee, WI 53202  
Telephone: 414-298-1000 • Facsimile: 414-298-8077 • Toll Free: 800-337-6215

Milwaukee, WI • Telephone: 414-298-2300 • Toll Free: 1-800-728-6234  
Madison, WI • Telephone: 608-477-4600 • Toll Free: 800-918-7329

09/10/2004 FRI 14:50 [TK/RX NO 5650] 002



09/10/2004 16:16 FAX 4142770656  
09/10/2004 14:58 3129253411

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PAGE 03/04  
P.03/04

Robert A. Teper, Esq.  
September 9, 2004  
Page 2

demonstrate that the City's construction of the new riverwalk segment damages Bank One's existing riverwalk segment, the City will also be responsible for any damage to Bank One's existing riverwalk segment. Further, the City shall be responsible for repair of any damage over time to Bank One's existing riverwalk at the point of connection if such damage is caused by the City's riverwalk.

5. If Bank One decides to eliminate an existing floating dock on Bank One's existing riverwalk segment, Bank One may either (a) donate the dock to the City so that the City will be responsible for the dock after the donation, or (b) remove the dock at Bank One's cost. In either case, the City reserves the right to add a floating dock to the new riverwalk segment at any time, at the City's option.

6. The City acknowledges that Bank One will retain the right to access all riverwalls on its property for purposes of maintaining and repairing the riverwalls. The City hereby consents to Bank One's accessing of such riverwalls, provided that Bank One will repair and restore the City's riverwalk segment to the extent that Bank One's maintenance and/or repair activities damage the riverwalk segment.

I believe that the terms set forth above accurately reflect the recent discussions among you, Bruce Somers, Dick Wright, Bruce Block and Tom Miller. To confirm Bank One's agreement with these terms, please have an authorized representative of Bank One sign and return a copy of this letter to me as soon as possible. As you know, the City is anxious to enter into the construction contract for the new riverwalk segment and cannot do so until Bank One has verified its agreement with the above-described deal terms.

Please do not hesitate to contact me with any questions.

Yours very truly,

  
Deborah C. Tomaszak

MVA112441DCT:DMW

09/10/2004 16:18 FAX 4142770656  
09/10/2004 14:58 3123253411

MBF MILWAUKEE 3  
BANK ONE REAL ESTATE  
614 248 6652 TO 913123253411

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PAGE 04/04  
P.04/04

Robert A. Tepox, Esq.  
September 9, 2004  
Page 3

cc Mr. Tom Miller (via facsimile)  
Mr. Dick Wright (via facsimile)

Accepted and agreed to this 10<sup>th</sup> day of September, 2004.

BANC ONE BUILDING MANAGEMENT CORPORATION

BY [Signature]  
Its Roy C. Keller  
Senior Vice President

\*\* TOTAL PAGE. 04 \*\*

Business Improvement District No. 2 / Historic Third Ward Association Combined 2005 Budget

Expenses	HTWA	BID Budget	General BID	Streetscapes	Riverwalk	ARB	MSPS	WSPS
Payroll	\$ 128,088	\$ 102,760	\$ 7,671	\$ 34,304	\$ 24,537	\$ 3,835	\$ 17,922	\$ 14,487
General Administration	\$ 5,000	\$ 15,000	\$ 4,000	\$ -	\$ 3,000	\$ -	\$ 4,000	\$ 4,000
General Liability	\$ 5,034	\$ 17,015	\$ 12,054	\$ -	\$ 4,961	\$ -	\$ -	\$ -
Consulting	\$ 2,000	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -
ARB Coordinator	\$ -	\$ 13,500	\$ -	\$ -	\$ -	\$ 13,500	\$ -	\$ -
Accounting	\$ 8,100	\$ 12,600	\$ 12,600	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Fees	\$ -	\$ 20,500	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 500
Rent	\$ 26,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cash Management	\$ -	\$ 130,280	\$ -	\$ -	\$ -	\$ -	\$ 67,100	\$ 63,180
Administration Fee (to HTWA)	\$ -	\$ 225,472	\$ 105,472	\$ -	\$ -	\$ -	\$ 60,000	\$ 60,000
Telephone	\$ 4,000	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ 1,600	\$ 1,400
Office Supplies	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Photocopies & Supplies	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Stationary	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 5,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Education & Seminars	\$ 1,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues & Subscriptions	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Licenses & Permits	\$ -	\$ 575	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ 275
Travel	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities	\$ -	\$ 59,600	\$ -	\$ 2,000	\$ 5,600	\$ -	\$ 27,000	\$ 25,000
Major Maintenance	\$ -	\$ 96,185	\$ -	\$ 60,000	\$ 16,185	\$ -	\$ 10,000	\$ 10,000
Maintenance & Supplies	\$ -	\$ 49,000	\$ -	\$ 15,000	\$ 7,000	\$ -	\$ 14,000	\$ 13,000
Programs	\$ 39,600	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -
Security	\$ 11,500	\$ 12,400	\$ -	\$ -	\$ -	\$ -	\$ 6,200	\$ 6,200
Hanging Flower Baskets	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Graffiti	\$ 6,000	\$ 2,200	\$ -	\$ -	\$ -	\$ 2,200	\$ -	\$ -
Meals & Entertainment	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Banner Program	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trolley Program	\$ 100	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500
Real Estate Taxes	\$ -	\$ 163,500	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 88,500
Regulski Mortgage	\$ -	\$ 24,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,000
Sales & Use Taxes	\$ -	\$ 37,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,800
Riverwalk Loans & Assess to City	\$ -	\$ 127,363	\$ 127,363	\$ -	\$ -	\$ -	\$ -	\$ -
Reserves/Contingency	\$ -	\$ 5,345	\$ 5,345	\$ -	\$ -	\$ -	\$ -	\$ -
WSPS Bond Expenses	\$ -	\$ 260,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260,000
<b>Total</b>	<b>\$ 270,622</b>	<b>\$ 1,397,895</b>	<b>\$ 309,505</b>	<b>\$ 111,304</b>	<b>\$ 61,277</b>	<b>\$ 19,535</b>	<b>\$ 306,432</b>	<b>\$ 589,842</b>

Revenues	HTWA	BID Budget	General BID	Streetscapes	Riverwalk	ARB	MSPS	WSPS
BID Assessment	\$ -	\$ 404,432	\$ 350,000	\$ -	\$ 54,432	\$ -	\$ -	\$ -
Spec. Assessments-MIAD,MWF	\$ -	\$ 17,500	\$ 17,500	\$ -	\$ -	\$ -	\$ -	\$ -
Spec. Assessments-Construction	\$ -	\$ 21,768	\$ 21,768	\$ -	\$ -	\$ -	\$ -	\$ -
Spec. Assessments-Dockwalls	\$ -	\$ 39,788	\$ 39,788	\$ -	\$ -	\$ -	\$ -	\$ -
Spec. Assess-Riverwalk Maint.	\$ -	\$ 10,800	\$ 10,800	\$ -	\$ -	\$ -	\$ -	\$ -
City Contribution-Riverwalk Maint.	\$ -	\$ 42,000	\$ -	\$ -	\$ 42,000	\$ -	\$ -	\$ -
City Reim-Bond Fees & LOC	\$ -	\$ 60,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Parking Revenues	\$ -	\$ 721,500	\$ -	\$ -	\$ -	\$ -	\$ 385,500	\$ 336,000
Rent Revenues	\$ -	\$ 60,957	\$ -	\$ -	\$ -	\$ -	\$ 48,132	\$ 12,825
BID Contribution	\$ 105,472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 150	\$ 1,150	\$ 700	\$ -	\$ -	\$ -	\$ 450	\$ -
HTWA Membership	\$ 23,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gallery Night Production Fee	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City Contribution	\$ 18,000	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -
BID Admin Fee	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 270,622</b>	<b>\$ 1,397,895</b>	<b>\$ 488,556</b>	<b>\$ -</b>	<b>\$ 96,432</b>	<b>\$ -</b>	<b>\$ 434,082</b>	<b>\$ 378,825</b>

# BID-2



LAKE MICHIGAN

