

**Riverworks Business Improvement District
BID #25**

Year 2005 Operating Plan

Riverworks Business Improvement District #25 Proposed Annual Operating Plan Year Six (2005)

Introduction

In 1984, the Wisconsin Legislature created Sec. 66.608 of the Statutes enabling cities to establish Business Improvement Districts (BIDs) upon the petition of at least one property owner within the proposed district. The purpose of the law is "...to allow businesses and commercial property owners within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities."

Section 66.608 (3) (b), Wis. Stats. Requires that a BID Board of Directors "...shall annually consider and make changes to the operating plan. The Board shall then submit the operating plan to the local legislative body for its approval."

This plan details the elements that are required by Sec. 6.608 Wis. Stats. for operation of the Riverworks Business Improvement District #25 in Year Six. It re-emphasizes the primary mission of the Riverworks Business Improvement District to facilitate commercial and industrial development within the district.

Relationship To Milwaukee's Comprehensive Plan & Orderly Development Of The City

This Annual Operating Plan is consistent with the City of Milwaukee's planning efforts. Specifically, the City of Milwaukee has adopted and instituted a Renewal Plan for the Riverworks area and a tax incremental financing district. Further, the City has played a significant role in the planning and development of the reuse of the former AMC/Chrysler factory located off of Capitol Drive. It is also involved in plans to improve the appearance of East Capitol Drive, including the streetscape completed in the summer of 2003.

The business improvement district is a means for further formalizing the efforts of the Renewal Plan, the tax incremental financing district and the City of Milwaukee's efforts to find adaptive reuses for the former AMC/Chrysler factory site and attract more commerce to East Capitol Drive.

District Boundaries

The boundaries of the Riverworks BID are the same as originally proposed. The Riverworks BID is generally bounded by Keefe Avenue to the south, Port Washington Road to the west, Humboldt Boulevard to the east and Hope Street to the north.

Proposed Operating Plan

The objective of the Riverworks BID is to maintain and promote the Riverworks Industrial and Commercial District for the benefit of the BID members. The BID plans

to again contract with the Riverworks Development Corporation to promote to carry out the administrative functions of the BID.

The BID will undertake the following activities:

- ◆ Pay the debt associated with the BID's contribution to the significant streetscape completed on East Capital Drive in 2003.
- ◆ Maintain the landscaping and other amenities owned by the BID on East Capital Drive and area side streets.
- ◆ Coordinate a district-wide litter and graffiti removal program.
- ◆ Assist area business and property owners with improvements to their property facades through direct matching grants of funds up to \$5,000 or 40% of the project cost.
- ◆ Act as an ombudsman for BID members in seeking assistance, change, or services from the City, County, State, and Federal government.
- ◆ Coordinate business recruitment and development.
- ◆ Initiate positive media coverage regarding District development activities.
- ◆ Coordinate activities and promotional events with the new Riverworks Business Improvement District II.
- ◆ Maintain the fiscal integrity of the BID.

Budget

The proposed expenditures will be financed from funds collected through the BID assessment process, voluntary private contributions and public grants. The estimated assessed value of BID properties is \$75,011,100. This represents a \$286,800 decrease from the previous year's value of \$75,297,900; indicative of the difference the BID is making to improve the area. The estimated assessment generated for the Year 2004 is \$165.663.

The budget for the Riverworks BID is detailed below.

<u>REVENUE</u>		
BID Assessment		\$165,663
Interest Income		200
Misc.		<u>\$100</u>
 Total Revenue		 \$165,963
<u>EXPENSES</u>		
ADMINISTRATIVE SUPPORT		
RDC Management		\$35,000
Insurance Expense		\$900
Accounting Services		\$1,700
Auditing Services		\$2,250
Office Supplies		\$640
Misc.		<u>\$200</u>
Subtotal		\$40,690
 SAFETY & APPEARANCE PROGRAM		
Street sweeper		\$19,000

Graffiti Removal	<u>\$1,000</u>	
Subtotal		\$20,000
MARKETING & PROMOTIONS PROGRAM		
Debt Service on Streetscape Project	\$45,000	
Landscaping / Maintenance of streetscape	\$10,000	
Advertising / Banners	<u>\$9,308</u>	
Subtotal		\$64,273
BUSINESSES & PROPERTY OWNERS ASSISTANCE PROGRAM		
Property Improvement Grants		<u>\$41,000</u>
Total Expenses		<u>\$165,963</u>

Method Of Assessment

The method of assessment for the Year 2005 will remain the same as previous years. The principle behind the assessment methodology is that each parcel's owner should pay for District development in proportion to the benefits derived. Obviously, not every parcel within the District will benefit equally, but is assumed that development of the District will produce at least some minimum benefit for all parcels. Thus, a \$125 minimum assessment has been applied to taxable properties. Additionally, a cap of \$1,500 for industrial properties and \$3,500 for commercial properties per parcel is applied.

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

The Riverworks BID assessment method also addresses the differences between industrial and commercial properties. Although each type of property benefits from the formation of a BID and BID activities, commercial properties tend to see a more direct benefit. Therefore, the assessment method proposes two different cap levels, \$1,500 for industrial properties and \$3,500 for commercial properties.

BID-eligible properties are assessed in the following manner:

- ◆ For industrial and warehouse properties, the assessment is \$125 plus \$5/1,000 assessed value up to a maximum of \$1,500.
- ◆ For commercial properties, the assessment is \$125 plus \$5/1,000 assessed value up to a maximum of \$3,500.

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

- ◆ Section 66.608 (5) (a): “*Property known to be used exclusively for residential purposes will not be assessed.*”
- ◆ Section 66.608(1)(f): As mentioned before, the district will contain property used exclusively for manufacturing purposes, as well as properties used in part of manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
- ◆ In accordance with the interpretation of the City Attorney regarding State Statute 66.608 (1) (b), property exempt from general real estate taxes has been excluded from the district.

City Role In District Operations

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

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

The presentation of this plan to the City of Milwaukee shall be deemed a standing order of the Board of Directors under Sec. 66.608 (4) Wis. Stats. To disburse the BID assessments without necessity of an additional disbursement agreement, disbursement method or accounting method.

Budget authority made under this plan shall be shown in the City’s budget as a line item.

Business Improvement District Board of Director

The Board will consist of eleven members, all of which will either own commercial or industrial property or operate a business within the BID. The Riverworks BID’s residential outreach will be achieved through its partnership with Riverworks

Development Corporation, a community based development corporation with residential and business Board representation.

Board terms are three years. Officers are appointed by the board to one calendar year term.

Riverworks Development Corporation

The BID shall be a separate entity from the Riverworks Development Corporation. Riverworks Development Corporation shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with its contract with the BID Board of Directors. Riverworks Development Corporation shall provide the daily administrative support and program implementation required by the Business Improvement District. This contract shall be reviewed on an annual basis, and will require BID Board approval.

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

Severability And Expansion

The Riverworks BID will be created under authority of Sec. 66.608 of the Statutes of the State of Wisconsin. Should any court find any portion of this statute invalid or unconstitutional, said decision will not invalidate or terminate the BID, and this plan shall be amended to conform to the law without need for reestablishment. Should the Wisconsin State Legislature amend the statute to narrow or broaden the process of a BID so as amongst other things to exclude or include as assessable properties a certain class or classes of properties, then this BID plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual budget approval and without necessity to undertake any other act.

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

The Riverworks Business Improvement District Board of Directors will engage in a performance review after its fifth operating year to determine continuation of the business improvement district. This performance review also recognizes that the Statutes of the State allow for a petition of dissolution on an annual basis.

Riverworks Business Improvement District Operating Year 2004 Assessments

For 2005 Budget 2004 Budget

Address	Tax Key	Name	04 BID Assessment	05 BID Assessment	6/2/04 Assessed value	Assessed Value	Class/Use	Zoned
420 E. Capitol Drive	2410001000	McDonalds Corporation	\$3,375.00	\$3,375.00	\$0.00	\$650,000.00	Special Commercial	LD40
400 E. Capitol Drive	2410002100	TL Capital Centre Inc	\$3,500.00	\$3,500.00	\$0.00	\$3,525,000.00	Special Commercial	LD40
4132 N. Holton	2419978000	CMC Real Estate Corporation	\$0.00	\$0.00	\$0.00	\$0.00	Exempt	IB85
4132 N. Holton	2419982000	Theresa A. Slyman	\$1,500.00	\$1,500.00	\$0.00	\$778,000.00	Manufacturing	IB85
4108 N. Richards	2419986000	State of WI.	\$0.00	\$0.00	\$0.00	\$0.00	Exempt	IB85
720 E. Capitol Drive	2419990100	Journal Broad.	\$3,500.00	\$3,500.00	\$0.00	\$6,000,000.00	Special Commercial	CSC60
532 E. Capitol Drive	2419992100	Jessica Prop.	\$1,500.00	\$1,500.00	\$0.00	\$1,325,000.00	Manufacturing	IB85
310 E. Capitol Drive	2419994000	Henotic Enter.	\$1,470.00	\$1,470.00	\$0.00	\$269,000.00	Special Commercial	IB85
300 E. Capitol Drive	2419998000	TL Capital Centre, Inc.	\$323.00	\$323.00	\$0.00	\$39,600.00	Local Commercial	IB85
4171 N. Richards	2420004000	United Paperworks	\$0.00	\$0.00	\$0.00	\$0.00	Exempt	IB85
4161 N. Richards	2420005000	Terra Firma Hold	\$666.50	\$666.50	\$1.00	\$108,500.00	Manufacturing	IB85
4141 N. Richards	2420009000	Bresson LLC	\$595.50	\$594.00	(\$1.50)	\$94,100.00	Local Commercial	IB85
4125 N. Richards	2420012100	Trike Property Management LLC	\$1,015.00	\$1,015.00	\$0.00	\$178,000.00	Manufacturing	IB85
4105 N. Richards	2420017000	Earl Grunwald	\$381.50	\$432.50	\$51.00	\$51,300.00	Local Commercial	IB85
244 W. Capitol Drive	2420211112	Northside Lumb	\$187.50	\$187.50	\$0.00	\$12,500.00	Local Commercial	IB85
122 W. Capitol Drive	2420212314	Rana Bros. LLC	\$1,470.00	\$875.50	(\$594.50)	\$150,100.00	Special Commercial	IB85
102 W. Capitol Drive	2420212315	R. Henning	\$437.00	\$437.00	\$0.00	\$62,400.00	Local Commercial	IB85
208 E. Capitol Drive	2420216000	D&M Properties	\$2,245.00	\$1,700.00	(\$545.00)	\$315,000.00	Special Commercial	IB85
100 E. Capitol Drive	2420401000	R. Pieper	\$1,107.50	\$1,770.00	\$0.00	\$329,000.00	Special Commercial	IB85
210 W. Capitol Drive	2420411000	Leonid & Vera Liberman	\$156.50	\$1,107.50	\$0.00	\$196,500.00	Special Commercial	IB85
130 W. Capitol Drive	2420412000	Bentley Dev.	\$1,500.00	\$1,500.00	(\$0.50)	\$6,200.00	Manufacturing	IB85
4041 N. Richards	2420431000	4041 Richards LLC	\$2,375.00	\$2,725.00	\$350.00	\$692,900	Manufacturing	IB85
242 E. Capitol Drive	2420441000	Shakir Zahida	\$2,825.00	\$3,500.00	\$675.00	\$520,000.00	Commercial	IB85
272 E. Capitol Drive	2420442000	EVK LLC	\$1,500.00	\$1,500.00	\$0.00	\$450,000.00	Commercial	IB85
3879 N. Richards	2730001100	Capitol Building LLC	\$940.00	\$940.00	\$0.00	\$392,400.00	Manufacturing	IB85
3865 N. Richards	2730002100	Pinky's	\$660.00	\$660.00	\$0.00	\$163,000.00	Local Commercial	IB85
3859 N. Richards	2730004000	Riek Feest	\$546.50	\$546.50	\$0.00	\$107,000.00	Local Commercial	IB85
3853 N. Richards	2730005000	Valent. Gustave	\$1,355.00	\$1,385.00	\$30.00	\$84,300.00	Local Commercial	IB85
3851 N. Hubbard	2730008000	Kivley Investments LLC	\$1,525.00	\$1,535.00	\$10.00	\$246,000.00	Special Commercial	IB85
3837 N. Richards	2730010100	Ken Riemer	\$665.00	\$745.00	\$80.00	\$280,000.00	Local Commercial	IB85
255 E. Abert Place	2730011100	Pinky's	\$2,405.00	\$2,405.00	\$0.00	\$108,000.00	Local Commercial	IB85
207 E. Capitol Drive	2730202000	Popcys	\$344.50	\$0.00	(\$344.50)	\$456,000.00	Special Commercial	IB85
3908 N. Palmer	2730203100	Redevelopment Authority - City of MKE	\$390.50	\$0.00	(\$390.50)	\$43,900.00	Local Commercial	IB85
3880 N. Palmer	2730206111	Redevelopment Authority - City of MKE	\$0.00	\$0.00	(\$390.50)	\$53,100.00	Local Commercial	IB85

3860 N. Palmer	2730211000	Diekveva Realty	\$1,292.00	(\$12.00)	\$233,400.00	\$235,800.00	M	Manufacturing	IB85
3849 N. Palmer	2730212000	North Palmer Realty LLC	\$1,500.00	\$0.00	\$305,300.00	\$308,500.00	M	Manufacturing	IB85
3887 N. Palmer	2730216000	J. Utsey	\$340.50	\$6.00	\$43,100.00	\$41,900.00	C	Local Commercial	IB85
3873 N. Palmer	2730218000	Michael Fortuna	\$414.50	\$109.00	\$79,700.00	\$57,900.00	C	Local Commercial	IB85
3869 N. Palmer	2730220100	Baltic Group, Inc	\$297.00	(\$0.50)	\$34,300.00	\$34,400.00	M	Manufacturing	IB85
3867 N. Palmer	2730221000	Guntis Lauzums	\$835.00	\$30.00	\$148,000.00	\$142,000.00	C	Local Commercial	IB85
117 E. Capitol Drive	2730224000	Humm Family Trust	\$2,510.00	\$0.00	\$477,000.00	\$477,000.00	C	Special Commercial	IB85
3913 N. Palmer	2730225000	Rainmaker Enterprises	\$795.00	\$0.00	\$134,000.00	\$134,000.00	C	Local Commercial	IB85
3809 N. Richards	2730802100	Pinkey's	\$705.00	\$80.00	\$116,000.00	\$100,000.00	C	Local Commercial	IB85
3801 N. Richards	2730804000	Sheba LLC	\$645.00	\$0.00	\$104,000.00	\$104,000.00	C	Local Commercial	IB85
3818 N. Hubbard	2730807100	Fina Power - Greg Vuorinen	\$412.00	\$412.00	\$59,400.00	\$59,400.00	E	Local Commercial	IB85
3832 N. Hubbard	2730808000	Another Display - Don Johnson	\$621.50	\$0.00	\$99,300.00	\$99,300.00	C	Local Commercial	IB85
3833 N. Hubbard	2730810000	Colin E. Comer	\$551.00	\$51.00	\$85,200.00	\$75,000.00	C	Local Commercial	IB85
3827 N. Hubbard	2730811000	Ronald Cooper	\$478.50	\$52.50	\$70,700.00	\$60,200.00	C	Local Commercial	IB85
3819 N. Hubbard	2730813100	Pinkey's	\$203.00	\$0.00	\$15,600.00	\$15,600.00	C	Local Commercial	IB85
3812 N. Hubbard	2730814100	Lynn Johnson, Mitchell	\$200.00	\$0.00	\$15,000.00	\$15,000.00	C	Local Commercial	IB85
104 E. Nash	2730901000	City of Milw	\$0.00	\$0.00	\$0.00	\$0.00	E	Exempt	IB85
162 E. Keefe	2730923100	C. Stanford	\$1,495.50	\$4.50	\$448,500.00	\$274,100.00	M	Manufacturing	IB85
3930 N. 1st Street	2731003100	G. Investment - John & Marylou Gillstrom	\$1,439.50	\$16.50	\$266,200.00	\$263,900.00	M	Manufacturing	IB85
106 E. Melvina	2731004000	G. Wiz Investments, LLC	\$860.50	(\$104.50)	\$126,200.00	\$147,100.00	M	Manufacturing	IB85
101 W. Capitol Drive	2731005000	WI Wilderness Foods	\$1,515.00	\$435.00	\$365,000.00	\$278,000.00	C	Special Commercial	IB85
3901 N. 1st Street	2731006000	Barry R. Snider	\$725.00	\$20.00	\$124,000.00	\$120,000.00	C	Local Commercial	IB85
120 W. Melvina	2731007000	Pinkey's	\$825.00	\$15.00	\$143,000.00	\$140,000.00	C	Local Commercial	IB85
3918 N. 2nd Street	2731008000	Tess Prop.	\$655.00	\$25.00	\$111,000.00	\$106,000.00	C	Local Commercial	IB85
3928 N. 2nd Street	2731010100	A&M Johann	\$655.00	\$25.00	\$111,000.00	\$106,000.00	C	Local Commercial	IB85
123 W. Capitol Drive	2731011000	Charles Odom	\$840.00	\$0.00	\$143,000.00	\$143,000.00	C	Local Commercial	IB85
3901 N. 2nd Street	2731015100	City of Milwaukee	\$900.00	(\$900.00)	\$0.00	\$155,000.00	E	Exempt	IB85
3889 N. 1st Street	2731017000	L&S Real Estate Investments LLC	\$1,500.00	\$0.00	\$501,000.00	\$501,000.00	M	Manufacturing	IB85
118 W. Albert Place	2731018100	Joseph Blandino	\$198.00	\$0.00	\$14,600.00	\$14,600.00	C	Local Commercial	IB85
3878 N. 2nd Street	2731018200	T. Frenzel	\$204.00	\$0.00	\$15,800.00	\$15,800.00	M	Manufacturing	IB85
125 W. Melvina	2731019000	Tom Frenzel	\$1,372.00	\$3.50	\$250,100.00	\$249,400.00	M	Manufacturing	IB85
3888 N. 1st Street	2731020100	North Palmer Realty LLC	\$1,500.00	\$0.00	\$458,900.00	\$463,700.00	M	Manufacturing	IB85
101 W. Albert Place	2731020000	Outdoors Unlimited	\$617.00	\$73.00	\$113,000.00	\$98,400.00	C	Local Commercial	IB85
3832 N. 3rd Street	2731401111	Longview Fibre	\$1,500.00	\$0.00	\$2,819,900.00	\$2,849,700.00	M	Manufacturing	IB85
3709 N. Palmer	2731737000	Barbara A. Colombo	\$134.00	\$0.00	\$1,800.00	\$1,800.00	C	Commercial	IB85
3701 N. Palmer	2731739000	Barbara A. Colombo	\$134.00	\$0.00	\$1,800.00	\$1,800.00	C	Commercial	IB85
114 E. Nash	2731740000	Barbara A. Colombo	\$130.50	\$0.00	\$1,100.00	\$1,100.00	C	Commercial	IB85
3518 N. Hubbard	2731743112	Steven Wilke	\$489.00	\$0.00	\$72,800.00	\$72,800.00	C	Local Commercial	IB85

274 E. Keefe	2731743113	Akin Lagudoye	\$352.50	\$363.00	\$10.50	\$47,600.00	\$45,500.00	Local Commercial	MC60
3704 N. Palmer	2731751113	Illinois Tool Works, Inc.	\$1,500.00	\$1,500.00	\$0.00	\$1,066,000.00	\$1,068,900.00	Manufacturing	IB85
3519 N. Hubbard	2731754110	Howard Wilke	\$1,120.00	\$1,120.00	\$0.00	\$199,000.00	\$199,000.00	Local Commercial	IB85
218 E. Keefe	2731754121	Wilke Dairy Co.	\$522.00	\$522.00	\$0.00	\$79,400.00	\$79,400.00	Local Commercial	MC60
3520 N. Palmer	2731760000	Carroll Dishrow	\$198.50	\$204.50	\$6.00	\$15,900.00	\$14,700.00	Commercial	IB85
3524 N. Palmer	2731761000	Carroll Dishrow	\$179.00	\$203.00	\$24.00	\$15,600.00	\$10,800.00	Commercial	IB85
3530 N. Palmer	2731763100	R. Gallas	\$273.50	\$273.50	\$0.00	\$29,700.00	\$29,700.00	Commercial	IB85
3613 N. Palmer	2731775100	City of Milwaukee	\$935.00	\$0.00	(\$935.00)	\$162,000.00	\$162,000.00	Special Commercial	IB85
3525 N. Palmer	2731782000	G. Shaw	\$219.50	\$238.00	\$18.50	\$22,600.00	\$18,900.00	Commercial	IB85
201 W. Capitol Drive	2731941000	Bank One	\$1,825.00	\$1,845.00	\$20.00	\$344,000.00	\$340,000.00	Special Commercial	IB85
225 W. Capitol Drive	2731942000	City of Milwaukee	\$690.00	\$0.00	(\$690.00)	\$0.00	\$113,000.00	Exempt	IB85
3839 N. Palmer	2739958000	Riverwest Investments LLC	\$545.00	\$545.00	\$0.00	\$84,000.00	\$84,000.00	Local Commercial	IB85
275 E. Capitol Drive	2739961100	Union Dye	\$905.00	\$905.00	\$0.00	\$156,000.00	\$156,000.00	Local Commercial	IB85
225 E. Capitol Drive	2739962100	Aldi	\$3,500.00	\$3,500.00	\$0.00	\$1,407,000.00	\$1,407,000.00	Special Commercial	IB85
3901 N. Richards	2739963110	3901 N. Richards St. LLC	\$1,472.50	\$3,205.00	\$1,732.50	\$616,000.00	\$269,500.00	Commercial	IB85
214 E. Vienna	2739966000	Heider & Bott	\$1,500.00	\$1,654.50	\$154.50	\$305,900.00	\$305,900.00	Special Commercial	IB85
3607 N. Richards	2739984000	City of Milwaukee	\$0.00	\$0.00	\$0.00	\$0.00	\$128,000.00	Local Commercial	IB85
3707 N. Richards	2739985110	Unique Indoor	\$1,149.00	\$1,149.00	\$0.00	\$204,800.00	\$204,800.00	Special Commercial	IB85
3745 N. Richards	2739989110	Lynn Johnson	\$1,500.00	\$1,500.00	\$0.00	\$769,000.00	\$769,000.00	Special Commercial	IB85
3521 N. Richards	2739996000	W1 & Southern Railroad	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Exempt	IB85
3760 N. Holton	2740000112	Claman Realty	\$1,500.00	\$1,500.00	\$0.00	\$1,075,300.00	\$1,137,100.00	Manufacturing	IB85
3747 N. Booth	2740006110	Benny Travia	\$1,525.00	\$1,325.00	(\$200.00)	\$240,000.00	\$280,000.00	Special Commercial	IB85
3700 N. Holton	2740013110	Anthony Kandarepally	\$530.50	\$530.00	\$19.50	\$85,000.00	\$81,100.00	Local Commercial	IB85
3775 N. Holton	2740023100	L. Dodulik	\$660.50	\$676.50	\$16.00	\$110,300.00	\$107,100.00	Manufacturing	IB85
3737 N. Holton	2740027110	Claman Realty	\$1,500.00	\$1,500.00	\$0.00	\$286,100.00	\$289,200.00	Manufacturing	IB85
3729 N. Holton	2740029000	E. Elias	\$227.50	\$226.50	(\$1.00)	\$20,300.00	\$20,500.00	Manufacturing	IB85
3701 N. Holton	2740034100	E. Elias	\$1,057.00	\$1,047.50	(\$9.50)	\$184,500.00	\$186,400.00	Manufacturing	IB85
301 E. Vienna	2740035000	Centerpoint Real	\$1,500.00	\$1,500.00	\$0.00	\$4,098,900.00	\$4,051,200.00	Manufacturing	IB85
3702 N. Richards	2740036000	P. Klinger	\$327.50	\$340.50	\$13.00	\$43,100.00	\$40,500.00	Local Commercial	IB85
3710 N. Richards	2740037100	LTS Properties, LLC	\$1,500.00	\$1,415.00	(\$85.00)	\$258,000.00	\$347,000.00	Manufacturing	IB85
3740 N. Richards	2740041000	LTS Properties, LLC	\$166.50	\$166.50	\$0.00	\$8,300.00	\$8,300.00	Manufacturing	IB85
3701 N. Humboldt	2740102100	Tramont Properties, LLC	\$1,500.00	\$2,150.00	\$650.00	\$1,388,800.00	\$1,403,500.00	Manufacturing	IB85
3700 N. Frainey	2740105000	Frainey Associates LLC	\$700.00	\$1,275.00	\$575.00	\$405,000.00	\$313,000.00	Local Commercial	IB85
811 E. Vienna	2740106000	Big Brick Properties, LLC	\$1,795.00	\$1,795.00	\$0.00	\$334,000.00	\$334,000.00	Special Commercial	IB85
3726 N. Booth	2740112000	JFS. OF WI	\$1,500.00	\$1,500.00	\$0.00	\$291,200.00	\$294,300.00	Special Commercial	IB85
3744 N. Booth	2740113100	KCOTS LLC	\$2,455.00	\$2,455.00	\$0.00	\$466,000.00	\$466,000.00	Special Commercial	IB85
326 E. Keefe	2740116110	Compo Corp	\$1,500.00	\$1,500.00	\$0.00	\$825,000.00	\$825,000.00	Manufacturing	IB85

3510 N. Richards	2740116200	CMC Heartland	\$234.00	\$234.00	\$0.00	\$21,800.00	\$21,800.00 C	Commercial	IB85
401 E. Nash	2740118000	CMC Heartland	\$229.00	\$229.00	\$0.00	\$20,800.00	\$20,800.00 C	Commercial	IB85
401 E. Nash	2740119000	CMC Heartland	\$482.00	\$482.00	\$0.00	\$71,400.00	\$71,400.00 C	Commercial	IB85
634 E. Keefe	2740121000	Roadster LLC	\$1,500.00	\$1,500.00	\$0.00	\$694,600.00	\$1,002,100.00 M	Manufacturing	IB85
714 E. Keefe	2740122000	Tulip Corp	\$1,500.00	\$1,500.00	\$0.00	\$940,000.00	\$1,021,900.00 M	Manufacturing	IB85
900 E. Keefe	2740124100	C&D Technologies	\$0.00	\$0.00	\$0.00	\$1,586,000.00	\$1,620,000.00 M	Manufacturing	IB85
3522 N. Frainey	2740129000	C&D Technologies	\$835.00	\$827.50	(\$7.50)	\$140,500.00	\$142,000.00 M	Manufacturing	IB85
3522 N. Frainey	2740130000	C&D Technologies	\$0.00	\$0.00	\$0.00	\$321,800.00	\$325,200.00 E	Manufacturing	IB85
830 E. Keefe	2740131110	C&D Technologies	\$2,121.50	\$2,156.50	\$35.00	\$406,300.00	\$399,300.00 C	Special Commercial	LC40
807 E. Capitol Drive	2740313000	H. Abelman	\$535.00	\$645.00	\$110.00	\$104,000.00	\$104,000.00 C	Local Commercial	LC40
3929 N. Humboldt	2740314000	Mazin Malhas	\$1,231.00	\$1,457.50	\$226.50	\$266,500.00	\$221,200.00 M	Manufacturing	IB85
3720 N. Frainey	2740310000	Michael A. Olson	\$1,285.00	\$1,285.00	\$0.00	\$232,000.00	\$232,000.00 C	Special Commercial	IB85
3728 N. Frainey	2740320000	Creative Store Design	\$3,500.00	\$3,500.00	\$0.00	\$986,000.00	\$953,000.00 C	Special Commercial	IB85
505 E. Capitol Drive	2740341000	Twenty Four SAC Self-Storage LTD Partner	\$2,720.00	\$2,720.00	\$0.00	\$519,000.00	\$519,000.00 C	Special Commercial	LA85
627 E. Capitol Drive	2740342000	J.B. Prop.	\$1,500.00	\$1,500.00	\$0.00	\$966,100.00	\$960,700.00 M	Local Commercial	IB85
3850 N. Holton	2740344000	525 Prop.	\$542.00	\$542.00	\$0.00	\$83,400.00	\$83,400.00 C	Local Commercial	IB85
3300 N. Holton	2740353100	Primo De Toro	\$1,500.00	\$1,500.00	\$0.00	\$631,000.00	\$625,000.00 M	Special Commercial	IB85
3950 N. Holton	2740361100	525 Prop.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 E	Exempt	IB85
3628 N. Holton	2740371000	City of Milw	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 E	Exempt	IB85
3620 N. Holton	2740372000	City of Milw	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 E	Exempt	IB85
3600 N. Holton	2740382000	US Postal Service	\$1,500.00	\$0.00	(\$1,500.00)	\$0.00	\$0.00	Exempt	IB85
701 E. Vienna	2740391000	City of Milwaukee	\$370.00	\$486.50	\$116.50	\$72,300.00	\$318,800.00 E	Manufacturing	IB85
720 E. Nash	2740392000	K-3 Centerless	\$1,500.00	\$1,500.00	\$0.00	\$2,817,000.00	\$49,000.00 M	Manufacturing	IB85
620 E. Vienna	2740402000	Insite Milwaukee LLC	\$933.50	\$933.50	\$0.00	\$161,700.00	\$2,817,000.00 M	Special Commercial	IB85
3936 N. Richards	2740411000	Wal-Mart Rent Estate	\$3,500.00	\$3,500.00	\$0.00	\$8,802,000.00	\$161,700.00 C	Special Commercial	IB85
401 E. Capitol Drive	2740412000	Continental 20	\$1,500.00	\$1,500.00	\$0.00	\$1,418,800.00	\$8,802,000.00 C	Special Commercial	IB85
400 E. Vienna	2740413000	Light Ray Dev.	\$3,500.00	\$3,500.00	\$0.00	\$7,311,000.00	\$1,643,900.00 M	Manufacturing	IB85
709 E. Capitol Drive	2749969113	Berggren Inves	\$3,500.00	\$3,500.00	\$0.00	\$983,000.00	\$7,311,000.00 C	Special Commercial	LA85
801 E. Capitol Drive	2749970100	H. Abelman	\$1,120.00	\$1,325.00	\$205.00	\$240,000.00	\$982,000.00 C	Special Commercial	LA85
3872 N. Frainey	2749972110	J. Kinlow	\$1,500.00	\$1,840.00	\$340.00	\$343,000.00	\$199,000.00 C	Local Commercial	IB85
3888 N. Frainey	2749974000	Trust of Serg.	\$2,525.00	\$3,500.00	\$975.00	\$900,000.00	\$343,000.00 C	Local Commercial	IB85
3866 N. Frainey	2749975111	FS Future Enterprise	\$1,500.00	\$2,160.00	\$660.00	\$407,000.00	\$480,000.00 C	Special Commercial	IB85
3845 N. Bremen Street	2749978100	United Armored	\$2,700.00	\$2,794.50	\$94.50	\$533,900.00	\$393,000.00 C	Local Commercial	IB85
3830 N. Frainey	2749980110	RKL Prop.	\$554.00	\$603.00	\$49.00	\$95,600.00	\$515,000.00 C	Special Commercial	IB85
925 E. Abert Place	2749984111	Blue Bike LLC	\$1,500.00	\$1,500.00	\$0.00	\$449,100.00	\$85,800.00 C	Local Commercial	IB85
900 E. Vienna	2749984110	Wis. Thermoset	\$3,500.00	\$3,500.00	\$0.00	\$685,000.00	\$453,800.00 M	Manufacturing	IB85
425 E. Capitol Drive	2749996000	Mulliani Real Estate Capitol LLC	\$163,379.00	\$165,663.50	\$2,284.50	\$75,011,100.00	\$685,000.00 C	Special Commercial	IB85
							\$75,297,900.00		

-5286,800.00

Residential Properties

202 E. Keefe	2731759000	Darryel Williams	\$0.00	\$21,500.00
244 E. Keefe	2731749000	Monica Pope	\$0.00	\$20,600.00
248 E. Keefe	2731748000	Stephen Cherney	\$0.00	\$21,600.00
252 E. Keefe	2731747000	James Benitley	\$0.00	\$19,300.00
256 E. Keefe	2731746000	Robert Jones	\$0.00	\$22,300.00
260 E. Keefe	2731745000	Secretary of Housing	\$0.00	\$16,600.00
264 E. Keefe	2731744000	Darryel Williams	\$0.00	\$19,000.00
3512 N. Palmer	2731758000	Levi Lewis	\$0.00	\$16,400.00
3519 N. Palmer	2731783000	Frances Shelton	\$0.00	\$15,800.00
3526 N. Palmer	2731762000	S. Newby	\$0.00	\$13,500.00
3540 N. Palmer	2731765000	Bankers Trust	\$0.00	\$27,600.00
3544 N. Palmer	2731766000	Susan Fields	\$0.00	\$30,600.00
3602 N. Palmer	2731767000	Louis Simmons	\$0.00	\$26,900.00
3604 N. Palmer	2731768000	Dorothy Smith	\$0.00	\$25,200.00
3608 N. Palmer	2731769000	Susan Fields	\$0.00	\$33,300.00
118 E. Melvina	2730226000	Kelly Star	\$0.00	\$16,600.00
122 E. Melvina	2730227000	L. Szerbowski	\$0.00	\$18,200.00
130 E. Melvina	2730228000	K. Bennett	\$0.00	\$16,100.00
3883 N. Palmer	2730217000	T. Norwood	\$0.00	\$17,300.00
3891 N. Palmer	2730215000	J. Utsey	\$0.00	\$38,400.00
3893 N. Palmer	2730214100	R. Scott	\$0.00	\$13,500.00
3935 N. Palmer	2730223000	E. Meadam	\$0.00	\$25,200.00
3825 N. Richards	2730801000	G. Ballstren	\$0.00	\$15,100.00
4117 N. Richards	2420015100	E. Grunwald	\$0.00	\$31,900.00
4135 N. Richards	2420010100	Tops Tool &	\$0.00	\$26,600.00
4153 N. Richards	2420007100	Terra Firma Hold	\$0.00	\$42,900.00
4175 N. Richards	2420003000	F. O'Leary	\$0.00	\$37,900.00
4179 N. Richards	2420002000	F. O'Leary	\$0.00	\$22,800.00

3889 N. Bremen Street
202 E. Keele
3705 N. Palmer

2740321000 D. McChain
2731759009 W. Gibson
2731738000 G. Perry

\$300.00
\$223.50
\$252.00

\$35,000.00
\$19,700.00
\$25,400.00