

BUSINESS IMPROVEMENT DISTRICT NO. 26

MENOMONEE VALLEY BID

PROPOSED 2010-11 OPERATING PLAN



August 25, 2010

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## **I. INTRODUCTION**

### **A. Background**

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). 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 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has received a petition from property owners that requests creation of a Business Improvement District for the purpose of revitalizing and improving the Menomonee Valley business area , which is located in the heart of Milwaukee's (see Appendix A). The BID law requires that every district have an annual Operating Plan. This document serves as the Operating Plan for the proposed Menomonee Valley district. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

### **B. Physical Setting**

The Menomonee Valley is primarily an industrial area, located west of Downtown Milwaukee and the Historic Third Ward. Its general boundaries are I-94 on the north, the confluence of the Menomonee and Milwaukee Rivers on the east, Bruce St. and the Soo Line Railroad tracks on the south, and U.S. 41 on the west.

## **II. DISTRICT BOUNDARIES**

Boundaries of the Menomonee Valley Business Improvement District (“district”) are shown on the map in Appendix A of this plan. A listing of the properties included in the district is provided in Appendix B.

## **III. PROPOSED OPERATING PLAN**

### **A. Plan Objectives**

The objective of the BID is to contribute to the redevelopment of the Menomonee Valley and provide important business services to the businesses within the district.

B. Principle activities to be engaged in by the district during its 2010-11 fiscal year of operation will include:

- a. Recruiting to the District new businesses that will provide family supporting jobs and contribute to the Milwaukee economy.
- b. Facilitating the development of business resources for companies operating throughout the district.
- c. Assisting Valley employers in developing new and improving existing workforce linkages.
- d. Facilitating and creating awareness of the public transportation options for the Menomonee Valley to ensure Valley businesses are accessible to the surrounding workforce.
- e. Facilitating the planning of and fundraising for the Menomonee Valley Community Park to provide community greenspace, biking and walking trails, access to the Menomonee River, and make these amenities available to Valley employees, their families, and community members.

- f. Negotiating on behalf of the District with the City of Milwaukee, Wisconsin Department of Natural Resources, Department of Transportation, and other local, state and federal agencies having jurisdiction in regards to the Menomonee Valley.
- g. Developing options for site improvements throughout the District.
- h. Complete the Valley Passage Project construction and manage the installation of the mural project.
- i. Increase capacity of the Business Resource Committee and to build workforce strategies to increase the linkages to community and workforce organizations.
- j. Implementing a Graffiti Removal Project in the District whereby properties within the District boundary will be eligible to have graffiti removed at a minimal cost.
- k. Manage the Emmber Lane River Improvement Project.
- l. Develop safety clusters areas to improve the overall safety and neighborhood relations of all areas of the Menomonee Valley.
- m. Provide improvements, resources and services particularly toward the esthetic appearance of St. Paul Ave, through the St. Paul Commercial District Initiative.
- n. To serve as a partner and funder in the *Menomonee Valley - From the Ground Up* effort, a collaboration of the City of Milwaukee, State of Wisconsin, Menomonee Valley Partners, Inc., and the Urban Ecology Center. The component projects of *From the Ground Up* include transforming a 24-acre remnant brownfield parcel into a natural area of the Hank Aaron State Trail and converting an abandoned building into a third Urban Ecology Center branch that will serve neighborhood schools and residents, as well as Valley employers and their employees. The BID has made a \$100,000 multi-year pledge toward this project.
- o. Administrative activities including, but not limited to, securing an independent certified audit, securing insurance for the activities of the District Board, and complying with the open meeting law, Subchapter V of Chapter 19 of the Wisconsin Statutes.

#### C. Proposed District Budget

##### INCOME

2011 Special Assessments.....	\$114,016.00
Menomonee Valley Business Association dues.....	\$1,000.00
BID CED Project Funds.....	\$5,250.00

**Comment [Imb1]:** This is another source of funds for the Emmber Lane project.

**Total Income .....** **\$120,266.00**

##### EXPENSES

Yearly contract with Menomonee Valley Partners, Inc., a 501 (c)(3) organization, to assist in staffing and implementation of activities outlined above .....	\$80,000.00
Contribution to Valley Employee Resource Calendar .....	\$9,000.00
Expenses for supplies, insurance, audit and events .....	\$5,000.00
Graffiti Removal.....	\$2,000.00
Friends of the Hank Aaron State Trail Run/Walk.....	\$2,000.00

**Comment [Imb2]:** This was increased by \$3000 for possible events.

Emmber Lane Revitalization Project.....\$10,500.00

\* 50% of project costs are being applied for through BID CED Funds

Menomonee Valley - From the Ground Up.....\$10,000.00

\* This year's investment of a \$100,000 multi-year pledge toward this project.

St. Paul Commercial District Initiative.....\$33,300.00

\* Funding will be matched (3:1 ratio) through the Industrial Business Initiative

**Total Expenses.....\$151,800.00**

NET ASSETS at June 30, 2010 ..... \$88,545.14

#### D. Financing Method

It is proposed to raise \$114,016.00 through BID assessments (see Appendix B). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

#### E. Organization of BID Board

The board's primary responsibility will be implementation of this 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 periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – Seven
2. Composition – The majority of members shall be 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. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.

7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.

8. Meetings - The board shall meet regularly, at least twice each year. The board shall follow rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to Menomonee Valley Partners, Inc.

The BID shall be a separate entity from Menomonee Valley Partners, Inc., notwithstanding the fact that members, officers and directors of each may be shared. The Association 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 the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

#### IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

To support the District Board's budget for calendar year 2011, the City of Milwaukee shall levy in 2010 and carry into the tax rolls for inclusion in tax bills to be sent out in December 2010 special assessments on all properties in the District subject to special assessment. Property that is not tax-exempt shall be included in the property subject to special assessment. The District Board uses a special assessment formula, whereby each tax key number parcel is assessed the rate of \$1.50 per \$1,000 in assessed property value, subject to a minimum assessment per tax key number parcel of \$350 and a maximum assessment per tax key number parcel of \$2,500.

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment rate based on the assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$2,500 per parcel will be applied, and a minimum assessment of \$350 per parcel will be applied.

As of January 1, 2011, the property in the proposed district had a total assessed value of more than \$140.4 million. This plan proposed to assess the property in the district at a rate of \$1.50 per \$1,000.00 of assessed value, subject to the maximum and minimum assessments, for the purposes of the BID.

Appendix B shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(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 method set forth in this plan because it is assumed that they will benefit from development in the district.

2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix B, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

## **V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY**

### **A. City Plans**

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Menomonee Valley business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

### **B. City Role in District Operation**

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.

5. Provide the board, through the Tax Commissioner's Office on or before June 30<sup>th</sup> of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1<sup>st</sup> of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

## **VI. PLAN APPROVAL PROCESS**

### **A. Public Review Process**

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

### **B. Petition against Creation of the BID**

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

## **VII. FUTURE YEAR OPERATING PLANS**

### **A. Phased Development**

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

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon activities, and information on specific assessed values, budget amounts and assessment amounts are based on previous year conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

#### B.Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

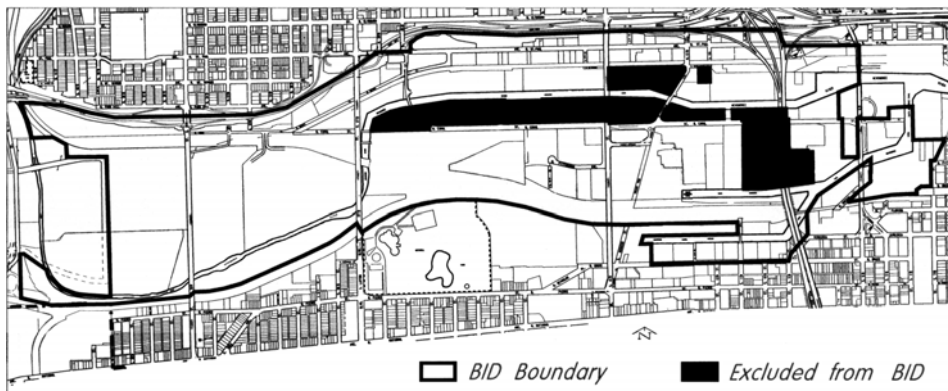
Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

## APPENDICES

A. DISTRICT BOUNDARIES

B. 2009 PROJECTED ASSESSMENTS

## APPENDIX A: DISTRICT BOUNDARIES



**APPENDIX B: 2010 PROJECTED ASSESSMENTS, SORTED BY TAX KEY**

<b>Taxkey</b>	<b>Property Owner</b>	<b>Address</b>	<b>Total Assessed Value</b>	<b>BID 26 Assessment</b>
3611587116	STATE OF WI DEPT OF TRANS	701 W ST PAUL	0	<b>0</b>
3611615120	STATE OF WISCONSIN	901 W HINMAN	0	<b>0</b>
3611617200	CITY OF MILWAUKEE	651 W ST PAUL	0	<b>0</b>
3980184100	WIS DEPT TRANSPORTATION	940 W ST PAUL	0	<b>0</b>
3980405112	STATE OF WISCONSIN	1027 W ST PAUL	0	<b>0</b>
3980409121	STATE OF WIS- DEPT OF TRANS	260 N 12TH	0	<b>0</b>
4010409111	CITY OF MILWAUKEE	3002 W CANAL	0	<b>0</b>
4239999017	THE SE WI PROFESSIONAL	400 S 44TH	0	<b>0</b>
4270203120	STATE OF WI	833 W CANAL	0	<b>0</b>
4270406110	WISCONSIN ELECTRIC POWER CO	1135 W CANAL	0	<b>0</b>
4270574000	COMMUNITY WAREHOUSE INC	521 S 9TH	0	<b>0</b>
3970001113	HD MILW LLC	126 N 6TH	12368000	<b>2500</b>
3980698100	READCO	1505 W ST PAUL	353700	<b>530.55</b>
3980700100	READCO	1601 W ST PAUL	206000	<b>350</b>
3980702000	WISC INVESTMENT CO LLC	1635 W ST PAUL	690700	<b>1036.05</b>
3980705120	GARNET ABRASIVE & WATER	1719 W ST PAUL	191000	<b>350</b>
3980707000	PATRICIA J OLIVOTTI TRUSTEE	1739 W ST PAUL	327000	<b>490.5</b>
3980713000	HENRY ALBERT & SANDRA ALBERT	1925 W ST PAUL	256000	<b>384</b>
3980906111	GIUFFRE I LLC	1601 W MT VERNON	1373100	<b>2059.65</b>
3981212110	ANDREW G MUELLER	1200 W CANAL	540100	<b>810.15</b>
3981241000	MYRIAD PROPERTY GROUP LLC	272 N 12TH	661000	<b>991.5</b>
3981261000	JOSEPH A SANTORO REAL	1205 W MT VERNON	620000	<b>930</b>
3990213111	ZZ INVESTMENTS LLC	1922 W ST PAUL	70300	<b>350</b>
3990229110	PAIN ENTERPRISES INC	1816 W ST PAUL	217000	<b>350</b>
3990231111	ZZ INVESTMENTS LLC	1800 W ST PAUL	35000	<b>350</b>
3990271000	MELANIE SOBELMAN	1900 W ST PAUL	291000	<b>436.5</b>
3990272000	YVONNE M ZAFFIRO REVOCABLE	1902 W ST PAUL	22000	<b>350</b>
3990281100	CANAL ST LLC	1300 W CANAL	1534000	<b>2301</b>
3999988100	ROBERT F ZELLMER	1418 W ST PAUL	865400	<b>1298.1</b>
3999997100	1435 CORPORATION	1357 W ST PAUL	276600	<b>414.9</b>
3999999110	FOREST COUNTY POTAWATOMI	313 N 13TH	2555000	<b>2500</b>
4000401110	DOGS WORLD LLC	2501 W ST PAUL	397800	<b>596.7</b>
4000784110	HENRY ALBERT & SANDRA ALBERT	2015 W ST PAUL	557000	<b>835.5</b>

4000788100	ARUNDEL LLC	2045 W ST PAUL	355000	<b>532.5</b>
4000789100	BRENNAN FAMILY LIMITED	2101 W ST PAUL	731000	<b>1096.5</b>
4009990000	ALMACEN DEVELOPMENT LLC	321 N 25TH	262000	<b>393</b>
4009991110	ALMACEN DEVELOPMENT LLC	305 N 25TH	404000	<b>606</b>
4230001000	JOHN F STIMAC JR	600 S 44TH	514800	<b>772.2</b>
4259983122	FCPC PLANKINTON YARDS	2301 W CANAL	1323000	<b>1984.5</b>
4260061110	EMMPAK FOODS INC	1513 W CANAL	532000	<b>798</b>
4260111000	FOREST COUNTY POTAWATOMI	1611 W CANAL	364500	<b>546.75</b>
4260131000	PFC INC	104 S EMMBER	563000	<b>844.5</b>
4260132000	ZIEGLER BENCE PARTNERS 5 LLC	1207 W CANAL	8600000	<b>2500</b>
4269940111	FOREST COUNTY POTAWATOMI	305 S 16TH	809200	<b>1213.8</b>
4269947111	FOREST COUNTY POTAWATOMI	338 S 17TH	12052000	<b>2500</b>
4269948112	FOREST COUNTY POTAWATOMI	320 S 19TH	12052000	<b>2500</b>
4269965112	SOO LINE RAILROAD COMPANY	500 S MUSKEGO	325000	<b>487.5</b>
4270101100	GEORGE A DAMMAN CHARITABLE	754 W VIRGINIA	206000	<b>350</b>
4270203111	JOHN STOLLENWERK	131 S 7TH	352800	<b>529.2</b>
4270207100	HAROLD KLEIN & BERNARD KLEIN	754 W VIRGINIA	118800	<b>350</b>
4270210112	SOO LINE RAILROAD COMPANY	904 W BRUCE	57400	<b>350</b>
4270411120	SOO LINE RAILROAD COMPANY	1104 W BRUCE	294300	<b>441.45</b>
4270422200	DOMINGO MUNOZ	904 W BRUCE	58000	<b>350</b>
4270425000	AKSS, LLC	1102 W BRUCE	611000	<b>916.5</b>
4270426000	BERNARD KLEIN & HAROLD KLEIN	1134 W BRUCE	206200	<b>350</b>
4270541000	JOHN STOLLENWERK MILWAUKEE	841 W CANAL	412200	<b>618.3</b>
4270571100	JNA INVESTMENT	530 S 11TH	333000	<b>499.5</b>
4270572100	BLACKHAWK DEVELOPMENT LLC	1000 W BRUCE	496500	<b>744.75</b>
4270573000	BLACKHAWK DEVELOPMENT LLC	920 W BRUCE	212000	<b>350</b>
3980181100	JRB VIII LLC	1118 W ST PAUL	56000	<b>350</b>
3980403100	JRB VIII LLC	324 N 12TH	1834600	<b>2500</b>
3980705110	STONE PROPERTIES LLC	1701 W ST PAUL	390500	<b>585.75</b>
3980803112	CR INTERNATIONAL INC	405 N 12TH	1112100	<b>1668.15</b>
3981232100	481DA LLC	254 N EMMBER	775800	<b>1163.7</b>
3990013110	WISC INVESTMENT CO LLC	1610 W ST PAUL	0	<b>0</b>
3990026000	MONITOR CORP	1500 W ST PAUL	565400	<b>848.1</b>
3990215110	LUCILLE L LIEBNER	1906 W ST PAUL	125600	<b>350</b>
3999991100	CR INTERNATIONAL INC	407 N 13TH	1003800	<b>1505.7</b>
4000786110	2033 ASSOCIATES LLP	2033 W ST PAUL	314200	<b>471.3</b>
4009991215	2612 GREVES LLC	2612 W GREVES	1070000	<b>1605</b>
4009998111	DIEDRICH ACQUISITIONS LLC	2615 W GREVES	1005100	<b>1507.65</b>
4011401112	RED STAR PROPERTY LLC	2702 W GREVES	285100	<b>427.65</b>

4019999110	THIELE TANNING CO	123 N 27TH	618400	<b>927.6</b>
4230014000	MULHANEY PROPERTIES LLC	3880 W MILWAUKEE	1589800	<b>2384.7</b>
4230021000	VALTAY LLC	3630 W WHEELHOUSE	3248800	<b>2500</b>
4230031000	HSI INDUSTRIAL I LLC	3800 W CANAL	7625400	<b>2500</b>
4240401000	PALERMO PROPERTIES LLC	3301 W CANAL	8069400	<b>2500</b>
4249998110	REXNORD INDUSTRIES LLC	3001 W CANAL	9481300	<b>2500</b>
4260022100	ALDRICH CHEMICAL CO INC	210 S EMMER	1147100	<b>1720.65</b>
4260033120	EMMPACK FOODS INC	219 S EMMER	2857400	<b>2500</b>
4260071113	EMMPAK FOODS INC	1901 W CANAL	2758800	<b>2500</b>
4260133000	EMMPACK FOODS INC	320 S EMMER	1069400	<b>1604.1</b>
4269985000	MID-CITY FOUNDRY CO	1400 W BRUCE	308800	<b>463.2</b>
3980303110	ST MARY'S CEMENT	712 W CANAL	1632000	<b>2448</b>
3980305112	ST MARY'S CEMENT	880 W CANAL	117000	<b>350</b>
3980805000	ANCHOR ENTERPRISES II	315 N 12TH	705900	<b>1058.85</b>
3981231000	STANDARD ELECTRIC SUPPLY CO	222 N EMMER	992000	<b>1488</b>
3981242000	ASTOR APTS LTD PTN	250 N 12TH	2353000	<b>2500</b>
3990291000	ZZ INVESTMENTS LLC	1741 W ST PAUL	1228000	<b>1842</b>
3990292000	ZZ INVESTMENTS LLC	1819 W ST PAUL	177000	<b>350</b>
3999997200	READCO	324 N 15TH	566000	<b>849</b>
4000774110	2326 LLC	2326 W ST PAUL	1146200	<b>1719.3</b>
4000789210	2301 LLC	2301 W ST PAUL	905600	<b>1358.4</b>
4009995115	RAYMOND F KUBACKI,	2401 W ST PAUL	934000	<b>1401</b>
4009995117	GIUFFRE VIII LLC	200 N 25TH	2000000	<b>2500</b>
4009995118	GIUFFRE I LLC	2001 W MT VERNON	587000	<b>880.5</b>
4230016000	CALEFFI NORTH AMERICA INC	3883 W MILWAUKEE	2600000	<b>2500</b>
4269986000	WESTERN LIME CORPORATION	1304 W BRUCE	487000	<b>730.5</b>
4270103100	LOON INVESTMENT COMPANY INC	800 W VIRGINIA	51300	<b>350</b>
4270104100	AHMED A KAHIN	840 W VIRGINIA	634900	<b>952.35</b>
4270401110	OLSEN BROTHERS ENTERPRISES	920 W BRUCE	625000	<b>937.5</b>
4270409121	RNC CANAL ST PROPERTY LLC	1201 W CANAL	1189000	<b>1783.5</b>
4270418100	HURON TRANSPORTATION INC	470 S 11TH	638000	<b>957</b>
4270422100	KARL H ZIELKE	902 W BRUCE	19900	<b>350</b>
4270427000	BRUCE STREET PROPERTIES LLC	1230 W BRUCE	604000	<b>906</b>
4270521211	BUILDING 41 LLC	615 W OREGON	30000	<b>350</b>
4270542111	LONE STAR INDUSTRIES AKA	643 W CANAL	2381000	<b>2500</b>
4280512114	BUILDING 41 LLC	339 W PITTSBURGH	2282300	<b>2500</b>

4280516110	BUILDING 41 LLC	220 S 6TH	274100	<b>411.15</b>
4230013000	CAM-JWM, LLC	3754 W. Milwaukee Rd.	1179800	<b>1769.7</b>
3990243112	WISC INVESTMENT CO LLC	1712 W ST PAUL	95200	<b>350</b>
4230032000	Ingeteam	3757 W Milwaukee Rd		
			\$140,401,400	\$
				<b>114,016</b>