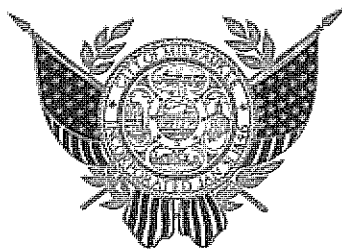


WAYNE F. WHITTOW
City Treasurer



James L. Hanna
Deputy City Treasurer

James F. Klajbor
Special Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

January 27, 2009

Ald. Michael Murphy
Milwaukee Common Council
City Hall, Room 205

Dear Ald. Murphy:

This is written in response to your request for more information regarding the release of property tax refunds.

Float revenue plays no role in the release of property tax refunds and is minimal. Property tax refunds are generally released no later than ten business days to assure that the City of Milwaukee does not incur a loss from stopped or NSF tax payment checks that precipitate the refunds and to avoid misdirected refunds. It also provides an opportunity to apply refunds owed to any other outstanding accounts due.

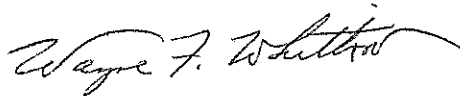
Property tax refunds are first issued the day following payment posting to allow mailing address and ownership changes noted on the tax payment coupons to be data entered, assuring those changes made known to us are made prior to check issuance. If a taxpayer makes a tax over payment on Monday afternoon, the transaction would first be on Tuesday's business and batch uploaded Tuesday evening to the tax collection system. On Wednesday, mailing address and ownership changes would be manually entered to the tax collection system. On Thursday morning, the tax refund check would be printed. From the taxpayer's perspective, three business days have lapsed, but the review and research process has not yet begun.

Each property tax refund is reviewed to the extent possible to assure it is proper and to facilitate its application to any other outstanding accounts. Since December 15, 2008, nearly 3,000 property tax refunds have been issued, each requiring review.

Please note that escrow agents do make mistakes, so just because an escrow check payment precipitates a property tax refund does not assure that the refund is legitimate and no other accounts have an outstanding balance due. Note, too, that even though most property tax refunds are released after ten business days, some NSF checks are still returned after the refunds have been released. While the tax payment can be reversed in such instances, the refund becomes a loss.

This office has made every effort to release property tax refunds no later than ten business days with the staff resources available to it to do the requisite review and research. Occasionally, some refunds are delayed, but it is in the best interest of the City of Milwaukee to limit the possibility of loss on a misdirected property tax refund and to assure other outstanding amounts are recovered prior to release of a property tax refund.

Sincerely,



WAYNE F. WHITTOW
City Treasurer