

**RESOLUTION AUTHORIZING THE ISSUANCE OF \$4,380,000
TAXABLE GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2005-B,
OF THE CITY OF MADISON, WISCONSIN,
PROVIDING THE DETAILS THEREOF, ESTABLISHING
INTEREST RATES THEREON AND LEVYING TAXES THEREFOR**

BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MADISON, WISCONSIN, as follows:

Section 1. Authority and Purpose. This resolution is adopted pursuant to Section 67.12(12) of the Wisconsin Statutes to authorize the issuance of notes for the following improvements or purposes:

Purpose	Amount
Land Acquisition	\$2,000,000
Commercial/Residential Development	\$2,322,000
Costs and Discount	\$58,000

The foregoing improvements or purposes are hereby authorized to be made or undertaken by the City of Madison, Wisconsin (the "City"). For the purpose of paying principal of and interest on the notes, there is hereby levied on all the taxable property in the City a direct, annual, irrepealable tax sufficient for that purpose.

Section 2. Authorization and Terms of Notes. To meet part of the estimated cost of the improvements or purposes described in Section 1 of this resolution, there is hereby appropriated the sum of \$4,380,000. For the purpose of financing said appropriation, Taxable General Obligation Promissory Notes of the City shall be issued and sold in an aggregate principal amount of \$4,380,000, shall be designated "Taxable General Obligation Promissory Notes, Series 2005-B" and shall be issuable in the denominations of \$5,000 or any integral multiple thereof. The notes shall be numbered consecutively from 1 upwards in order of their issuance and may bear such other identifying numbers or letters as may be useful to facilitate the registration, transfer and exchange thereof. Each note shall be dated as of the interest payment date next preceding the date of issuance thereof, except that (a) if such date of issuance shall be prior to the first interest payment date, said note shall be dated as of October 1, 2005, (b) if such date of issuance shall be an interest payment date, said note shall be dated as of such interest payment date, or (c) if interest due on said note shall not have been paid in full, then notwithstanding any of the foregoing provisions, said note shall be dated as of the date to which interest has been paid in full on said note. The notes shall mature on September 1 in each year shown in the following table in the respective principal amount set forth opposite each such year, and each note shall bear interest from its date payable April 1, 2006 and semiannually thereafter on each succeeding October 1 and April 1 at the rates per annum set forth in the following table:

Year	Principal Amount	Interest Rate
2006	\$440,000	4.300%
2007	440,000	4.300%
2008	440,000	4.300%

2009	440,000	4.300%
2010	440,000	4.300%
2011	440,000	4.600%
2012	435,000	4.500%
2013	435,000	4.500%
2014	435,000	4.500%
2015	435,000	4.550%

The principal of and premium, if any, on the notes shall be payable in lawful money of the United States of America at the principal corporate trust office of the bank, trust company or national banking association designated in Section 7 of this resolution. Interest on the notes shall be payable in lawful money of the United States of America on each interest payment date to the registered owners of record thereof appearing on the registration books maintained by the City for such purpose at the principal corporate trust office of the note registrar, as of the close of business on the fifteenth day of the calendar month next preceding the applicable interest payment date. Interest on the notes shall be paid by check or draft mailed to such registered owners at their addresses appearing on the registration books.

The notes are not subject to redemption prior to maturity.

The notes may be initially issued in temporary form and shall be exchanged for definitive printed notes as soon as possible. The temporary notes shall be executed as provided herein and shall be in substantially the form set forth in Section 5 hereof.

Section 3. Execution and Authentication of Notes. The notes shall be executed in the name of the City by the manual or facsimile signatures of its Mayor and City Clerk and the corporate seal of the City, or a facsimile thereof, shall be thereunto affixed, impressed or otherwise reproduced thereon.

In case any officer whose signature, or a facsimile of whose signature, shall appear on any notes shall cease to hold such office before the issuance of the notes, such notes shall nevertheless be valid and sufficient for all purposes, the same as if the person whose signature, or a facsimile thereof, appears on such notes had not ceased to hold such office. Any note may be signed, sealed or attested on behalf of the City by any person who, on the date of such act, shall hold the proper office, notwithstanding that at the date of such note such person may not have held such office. No recourse shall be had for the payment of any notes against any officer who executes the notes.

The notes shall bear thereon a certificate of authentication executed manually by the note registrar. No note shall be entitled to any right or benefit under this resolution or shall be valid or obligatory for any purpose until such certificate of authentication shall have been duly executed by the note registrar.

Section 4. General Obligations. The full faith and credit of the City are hereby irrevocably pledged to the punctual payment of the principal of and interest on the notes. The notes shall be direct and general obligations of the City, and the City shall be obligated to levy ad

valorem taxes upon all the taxable property in the City for the payment of the notes and the interest thereon, without limitation as to rate or amount.

Section 5. Form of Notes. The notes shall be issued as fully registered notes and shall be in substantially the following form, the blanks to be appropriately completed when the notes are printed:

(Form of Note)

UNITED STATES OF AMERICA

STATE OF WISCONSIN

COUNTY OF DANE

CITY OF MADISON

**TAXABLE GENERAL OBLIGATION PROMISSORY NOTE
SERIES 2005-B**

REGISTERED
NO. _____

REGISTERED
\$ _____

DATED DATE

INTEREST RATE

MATURITY DATE

CUSIP

October 1, 2005

REGISTERED OWNER:

PRINCIPAL AMOUNT:

The CITY OF MADISON, a municipal corporation of the State of Wisconsin situate in the County of Dane, acknowledges itself indebted and for value received hereby promises to pay to the registered owner identified above, or registered assigns, the principal amount specified above on the maturity date specified above, unless this note shall be redeemable and shall have previously been called for redemption and payment of the redemption price made or provided for, and to pay interest on such principal amount from the dated date hereof at the interest rate per annum specified above, payable in lawful money of the United States of America on April 1, 2006, and semiannually thereafter on the first days of October and April in each year until the principal amount shall have been paid, by check or draft mailed to the registered owner of record hereof as of the fifteenth day of the calendar month next preceding such interest payment date, at the address of such owner appearing on the registration books maintained by the City for such purpose at the principal corporate trust office of U.S. Bank National Association, in the City of St. Paul, Minnesota, as fiscal agent pursuant to Section 67.10(2), Wisconsin Statutes, and as note registrar or its successor (the "Note Registrar"). This note, as to principal and premium, if any, when due, will be payable in lawful money of the United States of America upon presentation and surrender of this note at the principal corporate trust office of the Note

Registrar. The full faith and credit of the City are irrevocably pledged for the punctual payment of the principal of and interest on this note according to its terms.

This note is part of a series of notes issued in the aggregate principal amount of \$4,380,000, which are all of like tenor except as to date, maturity, rate of interest and option of redemption. The notes are being issued for the following purposes:

Purpose	Amount
Land Acquisition	\$2,000,000
Commercial/Residential Development	\$2,322,000
Costs and Discount	\$58,000

The notes are authorized and issued under and pursuant to Section 67.12(12) of the Wisconsin Statutes and under and in accordance with a resolution adopted by the Common Council of the City on September 20, 2005, and entitled: "Resolution Authorizing the Issuance of \$4,380,000 Taxable General Obligation Promissory Notes, Series 2005-B, of the City of Madison, Wisconsin, Providing the Details Thereof, Establishing Interest Rates Thereon and Levying Taxes Therefor."

The notes are not subject to redemption prior to maturity.

This note shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been duly executed by the Note Registrar.

It is hereby certified, recited and declared that all acts, conditions and things required to be done, exist and be performed precedent to and in the issuance of this note in order to make it a legal, valid and binding obligation of the City have been done, exist and have been performed in regular and due time, form and manner as required by law, that a direct, annual, irrevocable tax has been levied by the City sufficient to pay the interest when it falls due and also to pay and discharge the principal at maturity, and that the series of notes of which this note is one, together with all other indebtedness of the City, is within every debt or other limit prescribed by law.

IN WITNESS WHEREOF, the CITY OF MADISON has caused this note to be executed in its name and on its behalf by the manual or facsimile signatures of its Mayor and its City Clerk, and its corporate seal, or a facsimile thereof, to be hereunto affixed or otherwise reproduced hereon.

CITY OF MADISON

Mayor

(SEAL)

City Clerk

CERTIFICATE OF AUTHENTICATION

Date of Authentication:

This note is one of the Taxable General
Obligation Promissory Notes, Series 2005-B,
described in the within-mentioned resolutions.

U.S. BANK NATIONAL ASSOCIATION, as
Note Registrar

By _____
Authorized Officer

ASSIGNMENT

For value received the undersigned sells, assigns and transfers unto _____ the within note and hereby irrevocably constitutes and appoints _____ attorney to transfer the said note on the books kept for registration thereof, with full power of substitution in the premises.

Dated _____

Signature Guarantee

Section 6. Transfer, Exchange and Registry. The notes shall be negotiable, subject to the provisions for registration of transfer contained herein. Each note shall be transferable only upon the registration books maintained by the City for that purpose at the principal corporate trust office of the note registrar, by the registered owner thereof in person or by his attorney duly authorized in writing, upon surrender thereof together with a written instrument of transfer satisfactory to the note registrar and duly executed by the registered owner or his duly authorized attorney. Upon the surrender for transfer of any such note, the City shall execute and the note registrar shall authenticate and deliver a new note or notes registered in the name of the transferee, of the same aggregate principal amount, maturity and interest rate as the surrendered note. Notes, upon surrender thereof at the principal corporate trust office of the note registrar, with a written instrument satisfactory to the note registrar, duly executed by the registered owner or his attorney duly authorized in writing, may be exchanged for an equal aggregate principal amount of notes of the same maturity and interest rate and of the denominations of \$5,000 or any integral multiple thereof

For every such exchange or registration of transfer of notes, the City or the note registrar may make a charge sufficient to reimburse it for any tax, fee or other governmental charge required to be paid with respect to such exchange or transfer, which sum or sums shall be paid by the person requesting such exchange or transfer as a condition precedent to the exercise of the privilege of making such exchange or transfer. No other charge shall be made for the privilege of making such transfer or exchange.

The note registrar shall not be required to transfer or exchange any note after notice of the redemption of all or a portion thereof has been mailed. The note registrar shall not be required to transfer or exchange any note during a period of 15 days next preceding the mailing of a notice of redemption that could designate for redemption all or a portion of such note.

The City and the note registrar may deem and treat the person in whose name any note shall be registered upon the registration books as the absolute owner of such note, whether such note shall be overdue or not, for the purpose of receiving payment of, or on account of, the principal of, premium, if any, or interest thereon and for all other purposes whatsoever, and all

such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such note to the extent of the sums or sums so paid, and neither the City nor the note registrar shall be affected by any notice to the contrary.

In order to provide for the initial issuance of the notes in a form that provides for a system of book-entry only transfers, the ownership of one fully registered note for each maturity in the aggregate principal amount of such maturity shall be registered in the name of Cede & Co., as a nominee of The Depository Trust Company, New York, New York ("DTC"). In the event that the City determines that the system of book-entry only transfers through DTC (or a successor securities depository) is not in the best interests of the Beneficial Owners (as hereinafter defined) of the notes or is burdensome to the City, the City may notify DTC, whereupon DTC will notify the DTC Participants (as hereinafter defined) of the availability through DTC of note certificates. In such event, the City shall issue and the note registrar shall authenticate, transfer and exchange note certificates as requested by DTC of like principal amount, series and maturity, in denominations of \$5,000 or any integral multiple thereof to the identifiable Beneficial Owners, in replacement of such Beneficial Owners' beneficial interests in the notes. For the purposes of this paragraph, the term "Beneficial Owners" shall mean (a) those persons for whom DTC was created to hold their securities ("DTC Participants"), and (b) the persons for whom the DTC Participants acquire interests in the notes as nominees.

Section 7. Note Registrar. The City has initially contracted with and designated U.S. Bank National Association, St. Paul, Minnesota, to serve as fiscal agent pursuant to Section 67.10(2), Wisconsin Statutes, and as note registrar. The City covenants that it shall at all times retain a bank, trust company or national banking association to act as note registrar with respect to the notes, that it will maintain at the designated office of such note registrar a place where notes may be presented for payment and registration of transfer or exchange and that it shall require that the note registrar maintain proper registration books and perform the other duties and obligations imposed upon it by this resolution in a manner consistent with the standards, customs and practices of the municipal securities business.

The note registrar shall signify its acceptance of the duties and obligations imposed upon it by this resolution by executing the certificate of authentication on any note, and, by such execution, the note registrar shall be deemed to have certified to the City that it has all requisite power to accept, and has accepted, such duties and obligations not only with respect to the note so authenticated but with respect to the notes. The note registrar is the agent of the City and shall not be liable in connection with the performance of its duties except for its own negligence or default. The note registrar shall, however, be responsible for any representation in its certificate of authentication on the notes.

The City may remove the note registrar at any time. In case at any time the note registrar shall resign or shall be removed or shall become incapable of acting, or shall be adjudged a bankrupt or insolvent, or if a receiver, liquidator or conservator of the note registrar, or of its property, shall be appointed, or if any public officer shall take charge or control of the note registrar or of its property or affairs, the City covenants and agrees that it will thereupon appoint a successor note registrar. The City shall mail notice of such appointment made by it to each registered owner of notes within 20 days after such appointment.

Section 8. Sale of Notes. The sale of \$4,380,000 Taxable General Obligation Promissory Notes, Series 2005-B, to _____, _____, _____, at a price of \$_____ and accrued interest to the date of delivery is hereby ratified and confirmed. A summary of the bids received and a copy of the successful bid are attached to this resolution.

Section 9. Borrowed Money Fund. The principal proceeds from the sale of the notes shall be paid into the City treasury and entered in a fund separate and distinct from all other funds, which fund shall be designated “Taxable General Obligation Promissory Notes, Series 2005-B, Borrowed Money Fund.” Money in said fund shall be used solely for the purposes for which the notes were issued, including repayment of any temporary loan or reimbursement of any temporary advance made in anticipation of the issuance of said notes.

Section 10. Tax Levy. For the purpose of paying the principal amounts of the notes as the same shall mature, and to pay the interest thereon as the same shall come due, there is hereby levied, for each year in which any of the notes shall be outstanding, direct, annual, irrevocable taxes in amounts fully sufficient to pay such principal and interest, and the specific amounts levied for each year are as follows:

Year of Levy	Amount of Principal and Interest
2005	\$633,357.50
2006	\$614,437.50
2007	\$595,517.50
2008	\$576,597.50
2009	\$557,677.50
2010	\$538,757.50
2011	\$513,517.50
2012	\$493,942.50
2013	\$474,367.50
2014	\$454,792.50

Interest or principal coming due at any time when there shall be insufficient funds on hand to pay the same shall be paid promptly when due from current funds on hand in advance of the collection of the taxes herein levied; and when said taxes shall have been collected, reimbursement shall be made to the said funds in the amounts thus advanced.

Section 11. Extension of Taxes. The amounts of taxes levied pursuant to Section 10 hereof shall be carried onto the tax roll by the City from year to year and collected as other taxes are collected; and such amounts may be reduced in any year only by any amount of surplus money in the Debt Service Fund created pursuant to Section 67.11, Wisconsin Statutes.

Section 12. Debt Service Fund. There is hereby created a fund to be known as “Taxable General Obligation Promissory Notes, Series 2005-B, Debt Service Fund” to be established and maintained in accordance with generally accepted accounting principles. Into the Debt Service fund, there shall be deposited the following: (a) all premium and accrued

interest from the sale of the notes; (b) all money raised by taxation pursuant to Section 10 hereof; (c) any surplus in the Borrowed Money Fund created in Section 9 hereof; and (d) such additional amounts as may at any time be necessary to pay the principal of and interest on the notes as the same shall become due.

Section 13. Application and Investment of Note Proceeds. Following the sale of the notes, the Mayor and City Clerk are hereby authorized and directed to cause the notes to be printed, and to execute and deliver the notes to the purchasers thereof upon payment therefor; and the principal proceeds from the sale of the notes shall be used only for the purposes and in the manner required by law and by this resolution. The proceeds may be invested in the manner permitted by law, subject to the restrictions contained in the next succeeding section.

Section 14. Continuing Disclosure. For the benefit of the beneficial owners of the notes, the City covenants and agrees to provide an annual report containing certain financial information and operating data relating to the City and to provide notices of the occurrence of certain enumerated events, if material.

The annual report shall be filed with each Nationally Recognized Municipal Securities Information Repository and with the Wisconsin state information depository, if any, within 270 days after the close of the City's fiscal year. The information to be contained in the annual report shall consist of the annual audited financial statement of the City and such additional information as noted in the Official Statement under the caption "CONTINUING DISCLOSURE." Each annual audited financial statement will conform to generally accepted accounting principles applicable to governmental units and will be prepared in accordance with standards of the Governmental Accounting Standards Board. If audited financial statements are not available by the time the annual financial information must be provided, unaudited financial statements will be provided as part of the annual financial information, and the audited financial statements will be provided when and if available.

The City also covenants and agrees, for the benefit of the beneficial owners of the notes, to provide timely notice to the Municipal Securities Rulemaking Board and to the Wisconsin state information depository, if any, of any failure of the City to file any such annual report within the 270-day period and of the occurrence of any of the following events with respect to the notes, if material: (a) principal and interest payment delinquencies; (b) non-payment-related defaults; (c) unscheduled draws on debt service reserves reflecting financial difficulties; (d) unscheduled draws on credit enhancements reflecting financial difficulties; (e) substitution of credit or liquidity providers, or their failure to perform; (f) adverse tax opinions or events affecting the tax-exempt status of the notes; (g) modifications to rights of noteholders; (h) note calls; (i) defeasances; (j) release, substitution or sale of property securing repayment of the notes; and (k) rating changes.

It is found and determined that the City has agreed to the undertakings contained in this section in order to assist participating underwriters of the notes and brokers, dealers and municipal securities dealers in complying with Securities and Exchange Commission Rule 15c2-12(b)(5) promulgated under the Securities Exchange Act of 1934. The City Comptroller is authorized and directed to do and perform, or cause to be done or performed, for or on behalf of the City, each and every thing necessary to accomplish the undertakings of the

City contained in this section for so long as said Rule 15c2-12(b)(5) is applicable to the notes and the City remains an “obligated person” under the Rule with respect to the notes.

The undertakings contained in this section may be amended by the City upon a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the obligated person, or type of business conducted, provided that (a) the undertaking, as amended, would have complied with the requirements of Rule 15(c)2-12(b)(5) at the time of the primary offering, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances and (b) in the opinion of nationally recognized note counsel selected by the City, the amendment does not materially impair the interests of the beneficial owners of the notes.

Section 15. Resolution To Constitute a Contract. The provisions of this resolution shall constitute a contract between the City and the owner or owners of the notes. Any pledge made in this resolution and the provisions, covenants and agreements herein set forth to be performed by or on behalf of the City shall be for the equal benefit, protection and security of the owners of any and all of the notes. All of the notes, regardless of the time or times of their issuance, shall be of equal rank without preference, priority or distinction of any of the notes over any other thereof except as expressly provided in or pursuant to this resolution. This resolution and the resolution awarding the notes, fixing the interest rates and levying taxes for the payment thereof, shall constitute full authority for the issuance of the notes, and to the extent that the provisions of this resolution conflict with the provisions of any other resolution of the City, the provisions of this resolution, as amended, shall control. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

Section 16. Notice. The City Clerk is authorized to publish a notice of the issuance of the notes as a class 1 notice pursuant to Section 893.77, Wisconsin Statutes.

Section 17. Effective Date. This resolution shall become effective immediately upon its passage, the public welfare requiring it.

Adopted this 20th day of September, 2005, by roll call vote as follows:

Ayes:

Nays:

Approved:

Mayor

(SEAL)

Attest:

City Clerk

CERTIFICATE

I, Ray Fisher, hereby certify that I am the qualified and acting City Clerk of the City of Madison, Wisconsin (the "City"), and that I am the legal custodian of the papers and records of the City, and as such officer I further certify that I have compared the attached resolution with the original minutes of the meeting of the Common Council of the City held on September 20, 2005, at which meeting a quorum was present and acting throughout, and that such resolution is a complete and correct copy of a resolution duly adopted at said meeting and awarding \$4,380,000 of the City's Taxable General Obligation Promissory Notes, Series 2005-B.

I further certify that said resolution was approved by Mayor David J. Cieslewicz on _____, 2005, and that I recorded said resolution in the records kept in my office.

I further certify that notice to the public and to the official City newspaper and to those news media that have filed a written request for such notice, of the time, place and subject matter of the Common Council meeting of September 20, 2005, was given by the Mayor or his designee pursuant to Subchapter V of Chapter 19, Wisconsin Statutes, by posting a written notice thereof at a public bulletin board in the City Hall, and by such other means as was reasonably likely to apprise the members of the public and the news media thereof, all such notices having been given not less than 24 hours prior to the commencement of said meeting.

WITNESS my official signature and the corporate seal of the City this _____ day of _____, 2005.

City Clerk

(SEAL)