

**YEAR 2023
OPERATING PLAN**

**RIVERWORKS
BUSINESS IMPROVEMENT DISTRICT #25
“Milwaukee’s Creative District”**

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**Riverworks Business Improvement District #25
Annual Operating Plan Year Twenty-Three (2023)**

I. Introduction

In 1984, the Wisconsin Legislature created Sec. 66.1109 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 66.1109 (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. 66.1109 Wis. Stats. for operation of the Riverworks Business Improvement District #25 in Year 2023. It re-emphasizes the primary mission of the Riverworks Business Improvement District to facilitate commercial and industrial development within the district.

II. 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 plans to improve the appearance of North Holton Street, which includes the City of Milwaukee previous purchase of the CMC old railroad corridor between Keefe Avenue and Auer Avenue for redevelopment into a recreational trail and more recently the City of Milwaukee has purchased and has plans to redevelop the CMC old railroad corridor between Capitol Drive and Richards Street; for the expansion of the existing Beerline Recreational Trail from Richards Street north to Capitol Drive into the B-Line Park. Currently there is a Capitol Campaign in the silent phase of raising money to support the B-Line Park development. In addition, a federal Transportation Alternatives Program grant has been secured in partnership with Milwaukee County, the City of Milwaukee and the City of Glendale to further expand the Beerline Trail northwest through Glendale, west across Green Bay Ave, continue south of Cornell St, north along the WE Energies 20th Street Corridor and continue northwest to 24th Place.

The business improvement district is a means for further formalizing the efforts of the Renewal Plan and the City of Milwaukee's efforts to find adaptive reuses of existing factory and commercial sites, underutilized parcels and attract more commerce to East Capitol Drive and the surrounding area.

III. Plan Approval Process

The City may not create the 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 to more than 40% of the assessed valuation of all property to be assessed under the Operating Plan.

IV. District Boundaries

The boundaries are generally bounded by Port Washington Road to the west, Humboldt Boulevard to the east, Auer Avenue to the south and Hope Street to the north (City of Milwaukee city limits).

V. 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 and brand this district as "Milwaukee's Creative District".

VI. The BID will undertake the following activities:

Short Term:

- *Maintain the landscaping and other amenities owned by the BID that are installed on East Capitol Drive, Holton Street, Keefe Avenue and adjacent side streets. In addition, assist with mowing services along the Beerline Recreational Trail from Capitol Drive to Auer Avenue.*
- *Develop a Riverworks BID Strategic Art Plan. Create and install community mural(s), sculpture, and/or other artwork(s) within the BID's boundary. (Opportunity to expand this effort. Work with muralists throughout the City/State/Country to develop mural activation throughout the BID.)*
- *Work with the City of MKE, RDC and the Beerline Trail Leadership Team to help facilitate additional improvements to the Beerline Recreational Trail where necessary.*
- *Explore Food Truck Court expansion on Capitol Drive or in retail parking lots*
- *Continue a district-wide litter and graffiti removal program. In addition, look at creative ways to decrease graffiti in the area by supporting other methods (define what this is)*
- *Assist area business and property owners with improvements to their property facades, Exterior Lighting and/or Exterior Cameras through direct matching grants of funds up to \$5,000 or 50% of the project cost. (Explore funding percentage expansion and promotion of additional qualifications for inclusion in the façade grant program, including picnic tables, speaker systems, fence line landscaping cleanup, etc...)*

- *Act as an ombudsman for BID members in seeking assistance, change, or services from the City, County, State, and Federal government.*
- *Develop Capitol Dr Bridge strategic plan in coordination with DPW, DCD and the Beerline Leadership Team*
- *Promote the area as “Milwaukee’s Creative District” a great place to work, live, play and do commerce through activities and programs.*
- *Maintain the fiscal integrity of the BID.*

Long Term:

- *Develop and Maintain the data base for BID properties. This can be used for providing information to property owners and define our community*
- *Develop Business standard document. BID Advantage, get this out to all the realtors.*
- *Explore Mural/Sculpture/Installation Charette, Bridge Charette, Humboldt/Capitol Dr Charette(Caroline Eswine)*
- *Streetscape improvement projects for the corridors which includes: Capitol Drive, Holton Street and Keefe Avenue.*
- *Continue to Implement the Riverworks Strategic Action Plan prepared by the City of Milwaukee Department of City Development, Riverworks Development Corporation and Riverworks BID. (Working with DCD to update and bring up to date)*
- *Support the expansion and upgrades of the Beerline Recreational Trail (“Life Ways Plan”) into neighboring communities and through the BID district.*
- *Developing strategic improvement plan for the Capitol Drive Bridge through leveraging resources to help with the maintenance and improvements.*
- *Explore traffic calming measures along the BID’s corridors which includes: Capitol Drive, Holton Street, Richards Street, Fratney Street, Vienna Ave and Keefe Avenue.*
 - *Research Crash data specifically along Capitol Dr and generally throughout the BID*
 - *Work with DPW to understand long range options for “pinned on medians” along Capitol Dr to help slow down traffic and protect pedestrians*
- *Continue to work on creating Riverworks’ two “Creative Corridors” Fratney Street (Keefe Avenue to Capitol Drive) and Richards Street (Keefe Avenue to Capitol Drive).*
- *Pay the debt associated with the BID’s contribution to a significant development project called the Riverworks City Center 3300 N. Holton Street.*
- *Partner and coordinate business recruitment and development with Riverworks Development Corporation.*
- *Initiate positive media coverage regarding District development activities.*
- *Promote the area as “Milwaukee’s Creative District” a great place to work, live, play and do commerce through activities and programs.*
- *Maintain the fiscal integrity of the BID.*

VII. 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 \$132,024,984. This represents a \$3,075,863 increase from the previous year's value of \$128,949,121 indicative of the difference the BID is making to improve the area. The estimated assessment generated for the Year 2023 is \$291,096.

The operating budget for the Riverworks BID 25 is detailed below.

REVENUE

BID Assessment	\$291,096
Program Funding Carried Forward	\$175,000
Interest Income	\$25
Loan Repayment	\$10,900
Miscellaneous (Sponsorships, Graffiti, etc.)	\$ 2,500

TOTAL REVENUE	\$ 479,521
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EXPENSES

ADMINISTRATIVE SUPPORT

BID Management	\$100,000
Insurance Expense	\$3,000
Contract Services	\$2,500
Bank Service Charges	\$500
Auditing Services	\$3,000
Office Supplies	\$2,000
Postage/Mailing Services	\$1,000
Meeting Expenses/Travel	\$2,500
Memberships	\$1,000
Equipment Purchases/Maintenance	\$2,000
Software	\$1,500

Subtotal	\$119,000
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PUBLIC SAFETY & APPEARANCE PROGRAM

Area Wide Cleaning Expense	\$65,000
Landscaping Maintenance	\$11,000
Public Art / Mural Program	\$30,000
Maintenance/of Streetscape	\$3,000
Beerline Trail Maintenance	\$4,000
Streetscape Lighting/Maintenance	\$1,900
Graffiti Removal	<u>\$4,000</u>

Banners/Wreaths	\$1,500	
Gateway Signage Expense	\$2,720	
Miscellaneous	\$3,701	
Subtotal		\$126,821
DEBT SERVICE		
Riverworks City Center Project	\$20,000	
Subtotal		\$20,000
Special Projects		
Capitol Drive Bridge		\$100,000
Subtotal		\$100,000
MARKETING & PROMOTIONS PROGRAM		
Advertising/Newsletters/Annual Report/Events	\$1,200	
Marketing/Website	\$12,500	
Subtotal		\$13,700
BUSINESS & PROPERTY OWNER ASSISTANCE PROGRAM		
Property Improvement Grants	\$50,000	
Subtotal		\$50,000
Budget Contingency	\$50,000	
		\$50,000
TOTAL EXPENSES		\$479,521

VIII. Method Of Assessment

The method of assessment for the Year 2023 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 66.1109 (5)(a): “*Property known to be used exclusively for residential purposes will not be assessed.*”
- Section 66.61109 (1)(f)(1m): 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.

IX. 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. 66.1109 (3)(c) 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. 66.1109 (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.

X. Business Improvement District Board of Director

The Board shall consist of a maximum of eleven (11) Members. All eleven (11) Members will be chosen by the Riverworks BID Board. Board terms are three years. Officers are appointed by the board to one calendar year term. Succession planning will always be considered and strategic in our future recruitment efforts.

XI. 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.

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 66.1109 (3)(c) 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 66.0703 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.

XII. Amendment, Severability and Expansion

The Riverworks BID will be created under authority of Sec. 66.1109 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 66.1109 (3)(b).

The Riverworks Business Improvement District Board of Directors will engage in a performance review after its twenty-five (25) 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.

XIII. APPENDICES

- 1. STATE STATUE (page 11 - 17)**
- 2. BOUNDARY MAP (page 18 – 19)**
- 3. ASSESSMENT LIST (page 20 - 27)**
- 4. EARLY TERMINATION OF THE DISTRICT (page 27 - 28)**
- 5. BOARD OF DIRECTOR LIST (page 29)**

STATE STATUE

66.1109 66.1109 Business improvement districts

66.1109(1)(1) In this section:

66.1109(1)(a) (a) "Board" means a business improvement district board appointed under sub. (3) (a).

66.1109(1)(b) (b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

66.1109(1)(c) (c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

66.1109(1)(d) (d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

66.1109(1)(e) (e) "Municipality" means a city, village, or town.

66.1109(1)(f) (f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation, and promotion of a business improvement district, including all of the following:

66.1109(1)(f)1. 1. The special assessment method applicable to the business improvement district.

66.1109(1)(f)1m. 1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

66.1109(1)(f)2. 2. The kind, number, and location of all proposed expenditures within the business improvement district.

66.1109(1)(f)3. 3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

66.1109(1)(f)4. 4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

66.1109(1)(f)5. 5. A legal opinion that subs. 1. to 4. have been complied with.

66.1109(1)(g) (g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

66.1109(2) (2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

66.1109(2)(a) (a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

66.1109(2)(b) (b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

66.1109(2)(c) (c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

66.1109(2)(d) (d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent 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 the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

66.1109(2)(e) (e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

66.1109(2m) (2m) A municipality may annex territory to an existing business improvement district if all of the following are met:

66.1109(2m)(a) (a) An owner of real property used for commercial purposes and located in the territory proposed to be annexed has petitioned the municipality for annexation.

66.1109(2m)(b) (b) The planning commission has approved the annexation.

66.1109(2m)(c) (c) At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.

66.1109(2m)(d) (d) Within 30 days after the hearing under par. (c), the owners of property in the territory to be annexed that would be assessed under the operating plan having a valuation equal to more than 40 percent of the valuation of all property in the territory to be annexed that would be assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property in the territory to be annexed that would be assessed under the operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property in the territory to be annexed that would be assessed under the operating plan, have not filed a petition with the planning commission protesting the annexation.

66.1109(3) (3)

66.1109(3)(a)(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

66.1109(3)(b) (b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

66.1109(3)(c) (c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include one of the following:

66.1109(3)(c)1. 1. If the cash balance in the segregated account described under sub. (4) equaled or exceeded \$300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.

66.1109(3)(c)2. 2. If the cash balance in the segregated account described under sub. (4) was less than \$300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.

66.1109(3)(cg) (cg) For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. (c) 1. and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. (c) 2. shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of \$10 if the revised amount is not a multiple of \$10 or, if the revised amount is a multiple of \$5, such an amount shall be increased to the next higher multiple of \$10.

66.1109(3)(cr) (cr) The municipality shall obtain an additional independent certified audit of the implementation of the operating plan upon termination of the business improvement district.

66.1109(3)(d) (d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

66.1109(4) (4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits and reviewed financial statements required under sub. (3) (c), or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

66.1109(4g) (4g) A municipality may convert a business improvement district under this section into a neighborhood improvement district under s. 66.1110 if an owner of real property that is subject to general real estate taxes, that is used exclusively for residential purposes, and that is located in the business improvement district petitions the municipality for the conversion. If the municipality approves the petition, the board shall consider and may make changes to the operating plan under s. 66.1110 (4) (b).

66.1109(4m) (4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

66.1109(4m)(a) (a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

66.1109(4m)(b) (b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

66.1109(4m)(c) (c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

66.1109(4m)(d) (d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

66.1109(4m)(e) (e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

66.1109(5) (5)

66.1109(5)(a)(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.

66.1109(5)(b) (b) A municipality may terminate a business improvement district at any time.

66.1109(5)(c) (c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

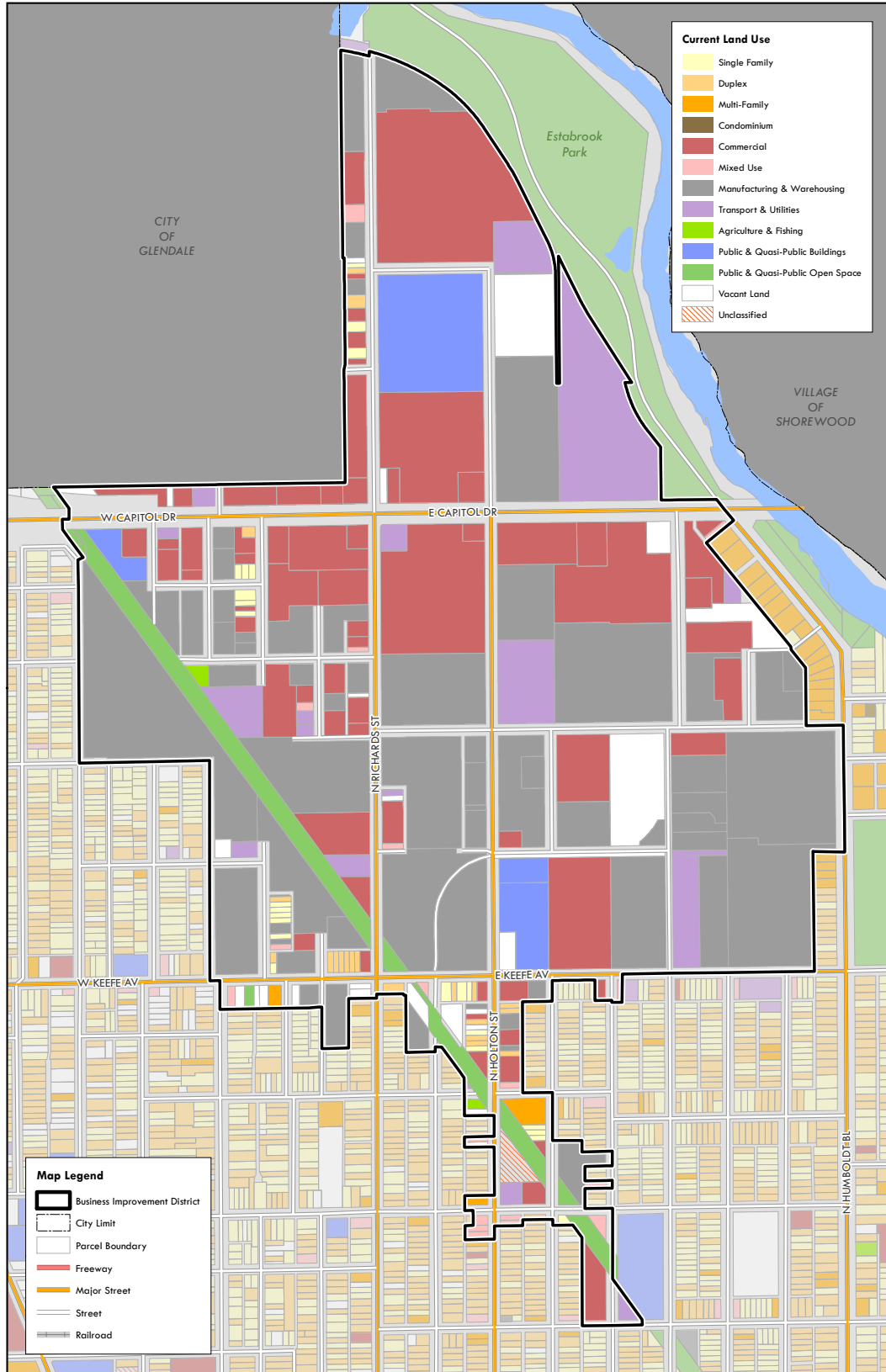
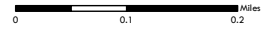
66.1109(5)(d) (d) If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. 70.11 or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.

66.1109 History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85; 2017 a. 59, 70, 189.

BOUNDARY MAP

BID NO. 25: RIVERWORKS
CITY OF MILWAUKEE

Prepared by the Dept. of City Development Planning Division, 7/6/2017
 Source: City of Milwaukee Information Technology Management Division;
 Dept. of City Development Commercial Corridors Team



Document Path: E:\GIS_Data\Projects\2017 Projects\17-01-30 Updated BID Maps\Up-Updated Maps (7-5-17)\Map - BID 25 - Riverworks.mxd

ASSESSMENT LIST

(Estimated Assessments)

ASSESSMENT LIST

BID	Taxkey	Address	Owner1
25	2410001000	420 E CAPITOL DR	MCDONALD'S CORPORATION
25	2410002100	320-380 E CAPITOL DR	RIVER WEST MKE LLC
25	2410011000	4390 N RICHARDS ST	FIVE SAC SELF STORAGE CORP
25	2410012000	4200 N HOLTON ST	PHOENIX CUDAHY LLC
25	2410013000	4198 N HOLTON ST	PHOENIX CUDAHY LLC
25	2419982000	4132 N HOLTON ST, Unit 3	CITY OF MILW REDEV AUTH
25	2419986000	4108-4160 N RICHARDS ST	STATE OF WIS
25	2419988100	4198-ADJ N HOLTON ST	PHOENIX CUDAHY, LLC
25	2419990110	720 E CAPITOL DR	SCRIPPS MEDIA INC
25	2419992100	532 E CAPITOL DR	SH 7203-7207 LLLC
25	2419994000	310 E CAPITOL DR	HENOTIC ENTERPRISES
25	2419998000	300 E CAPITOL DR	RIVER WEST MKE LLC
25	2420001000	4185 N RICHARDS ST	RICHARD L SCHMIDT JR
25	2420002000	4179 N RICHARDS ST	FRANCIS G O'LEARY & TRINA HW
25	2420003000	4175 N RICHARDS ST	FRANCIS G O'LEARY
25	2420004000	4171 N RICHARDS ST	UNITED PAPERWORKERS
25	2420005000	4161 N RICHARDS ST	TERRA FIRMA HOLDINGS LLC
25	2420007100	4153 N RICHARDS ST	THE GLORIA A PETERS REVOC TRT
25	2420009000	4141 N RICHARDS ST	RUSH HOLDINGS LLC
25	2420010100	4135 N RICHARDS ST	SUKHWINDER SINGH
25	2420012110	4125-4127 N RICHARDS ST	TOP GUN HIGH FIVE LLC
25	2420015100	4117 N RICHARDS ST	EARL GRUNEWALD
25	2420017000	4105-4107 N RICHARDS ST	EARL E. GRUNWALD
25	2420201000	4301 N RICHARDS ST	SPIC & SPAN REALTY INC
25	2420202000	4223 N RICHARDS ST	MATTHEW ELM
25	2420204110	4199 N RICHARDS ST	RICHARD L SCHMIDT JR.
25	2420211112	244-R W CAPITOL DR	250 CAPITOL LLC
25	2420212316	102 W CAPITOL DR	101 CAPITOL, LLC
25	2420212320	122 W CAPITOL DR	GP2 PETROLEUM LLC
25	2420401000	100-202 E CAPITOL DR	RICHARD R PIEPER
25	2420411000	210 W CAPITOL DR	OUTREACH COMMUNITY
25	2420412000	130 W CAPITOL DR	LCM FUNDS 43 HIGH BAY LLC
25	2420431000	4041 N RICHARDS ST	PHOENIX RICHARDS LLC
25	2420441000	242 E CAPITOL DR	SHAKIR ZAHIDA

25	2420442000	272 E CAPITOL DR	REALTYNET PROPERTIES I LLC
25	2421211000	208 E CAPITOL DR	AUTOZONE INC
25	2421212000	230 E CAPITOL DR	A B S PROPERTIES LLC
25	2429997000	4353 N RICHARDS ST	PHOENIX BROADWAY LLC
25	2730001100	3879 N RICHARDS ST	CAPITAL BUILDING LLC
25	2730002100	3865-3867 N RICHARDS ST	PINKEY'S CAPITAL AUTO BODY
25	2730004000	3859 N RICHARDS ST	RICHARD H FEEST TOD
25	2730005000	3853-3855 N RICHARDS ST	RED OAK INVESTMENTS LLC
25	2730008000	3851 N HUBBARD ST	KIVLEY INVESTMENTS LLC
25	2730010100	3837 N RICHARDS ST	LAZZARA W LLC
25	2730011100	255 E ABERT PL	PINKEY'S CAPITAL AUTO
25	2730202000	207 E CAPITOL DR	BRODERSEN PROPERTIES OF MILW
25	2730211000	3860 N PALMER ST	PALMER GARAGE LLC
25	2730212000	3849 N PALMER ST	T ROBINETTE LLC
25	2730214100	3893 N PALMER ST	ROBERT A SCOTT
25	2730215000	3891 N PALMER ST	CASSONDRA K FRAZIER
25	2730216000	3887 N PALMER ST	CASSONDRA K FRAZIER
25	2730217000	3883 N PALMER ST	ADAM R BROSTOWICZ
25	2730218000	3873-3881 N PALMER ST	MICHAEL S FORTUNA
25	2730220100	3869 N PALMER ST	RIVERWORKS INVESTMENTS INC
25	2730221000	3867 N PALMER ST	PALMER STREET WAREHOUSE
25	2730223000	3935 N PALMER ST	PINKEYS CAPITAL AUTO
25	2730224000	117 E CAPITOL DR	HUMM FAMILY TRUST
25	2730225000	3913-3915 N PALMER ST	LINDEMS REAL ESTATE, LLC
25	2730226000	118 E MELVINA ST	GERALD J YOUNG
25	2730227000	122 E MELVINA ST	CHRIS M HOUGHTALING
25	2730228000	130 E MELVINA ST	RAUL RODRIGUEZ SR
25	2730801000	3825 N RICHARDS ST	LAZZARA W LLC
25	2730802100	3809-3817 N RICHARDS ST	PINKEY'S CAPITAL AUTO BODY
25	2730804000	3801-3805 N RICHARDS ST	RAMON L DAVIS SR
25	2730807100	3818 N HUBBARD ST	GREG S VUORINEN
25	2730808000	3832 N HUBBARD ST	FOUR WALLS LLC
25	2730810000	3833 N HUBBARD ST	HUBBARD GARAGE LLC
25	2730811000	3827 N HUBBARD ST	CARSON P COOPER
25	2730813100	3819 N HUBBARD ST	PINKEY'S CAPITAL
25	2730814100	3815-3817 N HUBBARD ST	MILWAUKEE STORAGE SOLUTIONS LLC
25	2730901000	104 E NASH ST	CITY OF MILW REDEV AUTH
25	2731003100	3930 N 1ST ST	GLACIER INVESTMENTS LLC

25	2731004000	106 E MELVINA ST	GLACIER INVESTMENTS LLC
25	2731005000	101-103 W CAPITOL DR	BRODERSEN 101 CAPITOL DR
25	2731006000	3901 N 1ST ST	BARRY R SNIDER
25	2731010100	3928 N 2ND ST	QUANG TRAN
25	2731011000	123 W CAPITOL DR	JILL L GOLDBERG REV
25	2731017000	3889 N 1ST ST	MELVINA LLC
25	2731020110	105 E MELVINA ST	105EMELVINA LLC
25	2731020200	3800 N 1ST ST	MOREA LLC
25	2731022000	101-113 W ABERT PL	TODD ROBINETTE LLC
25	2731401111	3832-3898 N 3RD ST	B3D3 LLC
25	2731743112	3518-3520 N HUBBARD ST	MOHAMMAD ABU-SAIF
25	2731743113	274 E KEEFE AV	KEEFE AVE CROSSINGS LLC
25	2731744000	264-266 E KEEFE AV	DARRYEL J WILLIAMS
25	2731745000	260-262 E KEEFE AV	JOSHUA C DAVIS
25	2731746000	256-258 E KEEFE AV	ROBERT E & ERMA P JONES
25	2731747000	252-254 E KEEFE AV	MONK PROPERTIES LLC
25	2731748000	248-250 E KEEFE AV	MONK PROPERTIES LLC
25	2731749000	244-246 E KEEFE AV	MICHAEL WOLF
25	2731751113	3704 N PALMER ST	ILLINOIS TOOL WORKS INC
25	2731754110	3519-3523 N HUBBARD ST	RUSS KLISCH LLC
25	2731754121	218 E KEEFE AV	RUSS KLISCH LLC
25	2731758000	3512 N PALMER ST	LUIS A FELICIANO
25	2731759000	202 E KEEFE AV	DARRYEL JAMES WILLIAMS
25	2731761100	3524 N PALMER ST	IRON JENNY LLC
25	2731762000	3526 N PALMER ST	SHIRLEY M NEWBY
25	2731763100	3530 N PALMER ST	IRON JENNY LLC
25	2731765000	3540 N PALMER ST	SUSAN J FIELDS
25	2731766000	3544 N PALMER ST	SUSAN I FIELDS
25	2731767000	3602 N PALMER ST	LOUIS D SIMMONS
25	2731768000	3604 N PALMER ST	DOROTHY JEAN SMITH
25	2731769000	3608-3610 N PALMER ST	SUSAN I FIELDS
25	2731941000	201 W CAPITOL DR	SHAMROCK 7 CHASE CAPITOL LLC
25	2731961000	3900 N PALMER ST	GOODWILL INDUSTRIES OF
25	2731962000	3901-3925 N RICHARDS ST	3901 N RICHARDS LLC
25	2731965000	3707 N RICHARDS ST	3707 LLC
25	2731966000	3695 N RICHARDS ST	3707 LLC
25	2731971000	225 W CAPITOL DR	THE RUNNING REBELS COMMUNITY
25	2731991000	120 W MELVINA ST	PINKEYS CAPITAL AUTO BODY CO

25	2732001000	102 E KEEFE AV	MEDOVATIONS INC
25	2732021000	3701-3711 N PALMER ST	MEDOVATIONS INC
25	2732031000	125 W MELVINA ST	MASA PROPERTIES LLC
25	2739958000	3839 N PALMER ST	TODD ROBINETTE LLC
25	2739961100	275 E CAPITOL DR	PNC1 MILW 4 GUYS LLC
25	2739962100	225 E CAPITOL DR	ALDI INC # 19
25	2739966100	214-216 E VIENNA AV	HEIDER & BOTT COMPANY INC
25	2739984000	3607 N RICHARDS ST	OGUIS AUTO REPAIR LLC
25	2739989110	3745-3775 N RICHARDS ST	MILWAUKEE STORAGE SOLUTIONS LLC
25	2739996111	3521-R N RICHARDS ST	CITY OF MILW
25	2739996200	301 W CAPITOL DR	MANAGED INVESTMENTS, LLC
25	2739996300	327 W CAPITOL DR	CITY OF MILWAUKEE
25	2740001112	3760 N HOLTON ST	ADVANCE DIE CAST LLC
25	2740006110	3747 N BOOTH ST	CRH ACQUISITIONS LLC
25	2740013110	3700-3706 N HOLTON ST	ANTHONY KANDARAPALLY
25	2740023100	3775 N HOLTON ST	MARY ANN DODULIK
25	2740027110	3737 N HOLTON ST	ADVANCE DIE CAST LLC
25	2740029000	3729 N HOLTON ST	EDWARD A ELIAS
25	2740034100	3701-3725 N HOLTON ST	EDWARD ELIAS
25	2740035000	301 E VIENNA AV	JOHNSON BROS BEVERAGES INC
25	2740036000	3702 N RICHARDS ST	RICHARD J DESOTELLE & BONNIE
25	2740037100	3710 N RICHARDS ST	LTS PROPERTIES, LLC
25	2740040000	3738 N RICHARDS ST	JOHNSON BROS BEVERAGES INC
25	2740041000	3740-3742 N RICHARDS ST	LTS PROPERTIES, LLC
25	2740102100	3701 N HUMBOLDT BL	3701 HUMBOLDT LLC, C/O TRAMO
25	2740103000	3700 N FRATNEY ST	WEST RIVER PARTNERS LLC
25	2740105000	3740 N FRATNEY ST	GOAT DEVELOPMENT LLC
25	2740106000	811 E VIENNA AV	BIG BRICK PROPERTIES LLC
25	2740112000	3726 N BOOTH ST	MILWAUKEE HABITAT FOR
25	2740113100	3744 N BOOTH ST	KCOTS LLC
25	2740116110	326 E KEEFE AV	TRAMONT INVESTMENT LLC
25	2740116200	3510 N RICHARDS ST	RIVERWORKS DEVELOPMENT CORP
25	2740118100	401-ADJ E NASH ST	CITY OF MILWAUKEE
25	2740121000	634 E KEEFE AV	ROADSTER LLC
25	2740122000	714 E KEEFE AV	TULIP MOLDED PLASTICS CORP
25	2740124100	900 E KEEFE AV	B2D2 LLC
25	2740129100	3522-ADJ N FRATNEY ST	B2D2 LLC
25	2740130000	3522 N FRATNEY ST	B2D2 LLC

25	2740131110	830 E KEEFE AV	B2D2 LLC
25	2740313000	807-821 E CAPITOL DR	HERSHEL ABELMAN & INGEBOG
25	2740314000	3929 N HUMBOLDT BL	WEDADO SWEETS LLC
25	2740321000	3889 N BREMEN ST	MAP EAST LLC
25	2740331000	3720 N FRATNEY ST	FRATNEYMAO LLC ET AL
25	2740332000	3728 N FRATNEY ST	3728 FRATNEY LLC
25	2740341000	505 E CAPITOL DR	TWENTY FOUR SAC SELF STORAGE
25	2740342000	627 E CAPITOL DR	ARC CAFEUSA001, LLC
25	2740344000	3850 N HOLTON ST	525 PROPERTIES LIMITED
25	2740353100	3500 N HOLTON ST	CITY OF MILW REDEV AUTH
25	2740361100	3950 N HOLTON ST	525 PROPERTIES LTD
25	2740371100	3628 N HOLTON ST	CITY OF MILWAUKEE C/O
25	2740382000	3600 N HOLTON ST	US POSTAL SERVICE
25	2740391000	701 E VIENNA AV	BLACK RIDGE INVESTMENT CO
25	2740392000	720-728 E NASH ST	IAN F SUSTAR
25	2740402000	620-684 E VIENNA AV	620 E VIENNA AVENUE LLC
25	2740411000	3936 N RICHARDS ST	WAL-MART REAL ESTATE
25	2740412000	401 E CAPITOL DR	JONATHAN K TOURZAN
25	2740413000	400 E VIENNA AV	LIGHT RAY DEVELOPMENT LLC
25	2740491000	701-709 E CAPITOL DR	PJR PROPERTIES LLC
25	2740492000	733 E CAPITOL DR	GHWI INVESTMENT INC
25	2749970100	801-A-E E CAPITOL DR	HERSHEL ABELMAN & INGEBOG
25	2749972112	3872 N FRATNEY ST	WEDADO SWEETS LLC
25	2749974100	3888 N FRATNEY ST	SAMIH OMARI
25	2749975111	3866 N FRATNEY ST	PHOENIX FRATNEY LLC
25	2749978100	3845 N BREMEN ST	ELIMS LLC & COURTNEY D
25	2749980110	3830 N FRATNEY ST	BARKOW INVESTMENTS LLC
25	2749981111	925 E ABERT PL	BLUE BIKE LLC
25	2749984110	900 E VIENNA AV	B C MILLER HOLDINGS LLC
25	2749996000	425 E CAPITOL DR	MULTANI REAL ESTATE CAPITOL
25	2810214000	3359 N BOOTH ST	MICHAEL J SCHRAMM & GERALDIN
25	2810215000	3355 N BOOTH ST	ELIZABETH D HOOVER
25	2810216000	3351 N BOOTH ST	IRINA P FARAJ
25	2810217000	3341-3345 N BOOTH ST	ANTHONY P BALISTRERI JR
25	2810401000	3279 N HOLTON ST	CHRIST APOSTOLIC CHURCH
25	2810403000	3271-3273 N HOLTON ST	ALMIAN HOLDINGS LLC
25	2810404000	3265-3267 N HOLTON ST	ALI SHAUKAT
25	2810517100	3301-3303 N HOLTON ST	ROSEMARY OLIVEIRA-MANCINI

25	2810523110	3334 N HOLTON ST	RIVERWORKS CITY CENTER LLC
25	2810524100	3304 N HOLTON ST	RIVERWORKS CITY CENTER LLC
25	2810525000	518-528 E CONCORDIA AV	RIVERWORKS CITY CENTER LLC
25	2810602110	3472 N RICHARDS ST	HERBERT WASHINGTON
25	2810630000	3429-3435 N BUFFUM ST	WENNIGER ELEC & SONS INC
25	2810642000	419-425 E TOWNSEND ST	TIMOTHY COWLING
25	2810643000	3369 N HOLTON ST	CITY OF MILWAUKEE
25	2810659000	418 E TOWNSEND ST	TIMOTHY COWLING
25	2810701110	701 E KEEFE AV	ATINSKY PROPERTY MGMT LLC
25	2811602000	3349 N HOLTON ST	FALA7 INVESTMENTS LLC
25	2811603000	3345 N HOLTON ST	FALA7 INVESTMENTS LLC
25	2811748100	3372 N HOLTON ST	RIVERWORKS LOFTS LLC
25	2811822000	3279 N BOOTH ST	GOOD VIBES PROPERTIES LLC
25	2811851000	3272-3274 N HOLTON ST	EYE MATHITHY LLC
25	2811852000	3276-3278 N HOLTON ST	CITY OF MILWAUKEE
25	2811853000	3225 N PIERCE ST	3225 NORTH PIERCE, LLC
25	2811870100	3274 N BOOTH ST	CHAD E MCGRAW
25	2811901000	3210 N PIERCE ST	321 LIMITED LLC
25	2812106111	3334 N BOOTH ST	METAL FORMS CORPORATION
25	2812109000	3315 N PIERCE ST	WAYNE WALLNER
25	2812113000	3275 N PIERCE ST	PIERCE STREET PROPERTY LLC
25	2812601000	629-635 E KEEFE AV	MARIA ABADIE
25	2812638111	531 E KEEFE AV	531 KEEFE LLC
25	2812643000	3460 N HOLTON ST	PEPPIDINI LLC
25	2812644000	3456 N HOLTON ST	BB13 HOLDINGS LLC
25	2812646100	3448 N HOLTON ST	GEORG SCHIENKE
25	2812648110	3434 N HOLTON ST	MOBILE CAR CARE LLC
25	2812650000	3430 N HOLTON ST	MOBILE CAR CARE LLC
25	2812651000	3424 N HOLTON ST	ANTHONY F COFFARO
25	2812654110	3404 N HOLTON ST	EXTREME BUILDING SERVICES LLC
25	2812655000	3400 N HOLTON ST	L C WHITEHEAD
25	2812670000	433 E KEEFE AV	ARTHUR B STEEL
25	2812671000	425 E KEEFE AV	ALAN LEWIS
25	2812672000	421 E KEEFE AV	DAVID J NIEC
25	2812673100	417 E KEEFE AV	ARTHUR B STEEL
25	2812675000	409 E KEEFE AV	L & C ENTERPRISES LLP
25	2812676100	405 E KEEFE AV	HOUSING AUTHORITY OF THE
25	2812678000	3456-3462 N BUFFUM ST	SIMON BARBIER

25	2812679000	3411 N HOLTON ST	ANTHONY P BALISTRERI
25	2812680000	3431 N HOLTON ST	FALA7 INVESTMENTS LLC
25	2812681000	3435 N HOLTON ST	FALA7 INVESTMENTS LLC
25	2812682000	3437 N HOLTON ST	ADAM BROSTOWICZ
25	2812683000	3441 N HOLTON ST	SAL HOMES LLC
25	2812684000	3447 N HOLTON ST	FALA7 INVESTMENTS LLC
25	2812685000	3449 N HOLTON ST	FALA7 INVESTMENTS LLC
25	2812686000	3455 N HOLTON ST	SOLA NORTH LLC
25	2812687000	3457 N HOLTON ST	SOLA NORTH LLC
25	2812688000	3461 N HOLTON ST	KEITH C JOHNSON
25	2812689000	3475 N BUFFUM ST	MILWAUKEE HOME REALTY LLC
25	2812772000	325 E KEEFE AV	WENNIGER ELECTRIC INC
25	2812773000	450 E TOWNSEND ST	CITY OF MILW
25	2812791000	3474-3476 N HOLTON ST	KOOL PETROLEUMS INC
25	2819976120	3300 N BOOTH ST	EAST SIDE LOT LLC
25	2819976200	615 E CONCORDIA AV	CITY OF MILWAUKEE
25	2821901000	245 E KEEFE AV	D & E AUTO REPAIR LLC
25	2822602110	229-233 E KEEFE AV	NIKOLAOS DIMOS
25	2822604000	217-219 E KEEFE AV	CITY OF MILW
25	2822621100	135 E KEEFE AV	135 E KEEFE LLC
25	2822622000	129 E KEEFE AV	CITY OF MILWAUKEE
25	2822623000	121 E KEEFE AV	CITY OF MILWAUKEE
25	2822624000	117 E KEEFE AV	CITY OF MILWAUKEE
25	2822625000	109 E KEEFE AV	CAROLYN V WATTS REV TRUST
25	2822626000	103 E KEEFE AV	YUVRAJ FOOD MART INC
25	2829986000	3473-3475 N RICHARDS ST	RCBC INVESTMENTS LLC
25	2829987000	3477-3479 N RICHARDS ST	CONN, THOMAS P

EARLY TERMINATION OF THE DISTRICT

The City shall consider terminating the District if the owners of property assessed under the Operating Plan having a valuation equal to more than 50% of the valuation of all property assessed under the Operating Plan, using the method of valuation specified herein, or the owners of property assessed under the Operating Plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the Operating Plan, file a petition with the City Plan Commission requesting termination of the District. On or after the date such a petition is filed, neither the Board nor the City may enter into any new obligations by contract or otherwise until the expiration of thirty (30) days after the date a public hearing is held and unless the District is not terminated.

Within thirty (30) days after filing of a petition, the City Plan Commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a Class 2 notice. Before publication, a copy of the notice with a copy of the Operating Plan and a copy of the detail map showing the boundaries of the District shall be sent by certified mail to all owners of real property within the District.

Within thirty (30) days after the date of such hearing, every owner of property assessed under the Operating Plan may send a written notice to the City Plan Commission indicating, if the owner signed a petition, that the owner retracts the owner's request to terminate the District or, if the owner did not sign the petition, that the owner requests termination of the District.

If, after the expiration of thirty (30) days after the date of the public hearing, by petition or subsequent notification and after subtracting any retractions, the owners of property assessed under the Operating Plan having a valuation equal to more than 50% of the valuation of all property assessed under the Operating Plan, using the method of valuation specified in the Operating Plan, or the owners of property assessed under the Operating Plan having an assessed valuation equal to more than 50% of the assessed valuation of all properties assessed under the Operating Plan have requested the termination of the District, the City shall terminate the District on the date that the obligation with the latest completion date entered into to implement the Operating Plan expires.

BOARD OF DIRECTORS LIST

NAMES	TITLE	EMAIL	PROPERTY OWNED	TERM
Carl Nilssen	Chair	carlnilssen@gmail.com	811 E. Vienna Ave	06-08-2020
Bob Smith	Vice-Chair	robertsmith531@gmail.com	531 E. Keefe Ave	10-21-2024
Sandy Woycke	Secretary	sw@ctcsupplies.com	3845 N. Bremen St.	06-23-2024
Steve Chitwood	Treasurer	'stephen.chitwood@pnc.com'	275 E. Capitol Dr.	04-04-2023
Mark Porreca	Member	mcporreca@gmail.com	125 W. Melvina St.	05-04-2021
Kevin Riordan	Member	kriordan@boerke.com	102 W. Capitol Dr.	02-22-2024
Cliff Wenniger	Member	cliffw@wennigercompressor.com	3435 N. Buffum St.	04-23-2024
L.C. Whitehead	Member	betty43_74@hotmail.com	3400 N. Holton St.	10-21-2023

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2021
(With Summarized Totals for the Year Ended December 31, 2020)
with Accountant's Review Report

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25

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INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Board of Directors
Riverworks Business Improvement District #25
Milwaukee, Wisconsin

We have reviewed the accompanying financial statements of Riverworks Business Improvement District #25 (a nonprofit organization), which comprise the statement of financial position as of December 31, 2021, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Riverworks Business Improvement District #25 and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Ritz Holman LLP

Serving business, nonprofits, individuals and trusts.

330 E. Kilbourn Ave., Suite 550
Milwaukee, WI 53202

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f. 414.271.7464
ritzholman.com

To the Board of Directors
Riverworks Business Improvement District #25

Summarized Comparative Information

We previously reviewed Riverworks Business Improvement District #25's 2020 financial statements and in our conclusion dated April 23, 2021, stated that based on our review, we were not aware of any material modifications that should be made to the 2020 financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America. We are not aware of any material modifications that should be made to the summarized comparative information presented herein as of and for the year ended December 31, 2020, for it to be consistent with the reviewed financial statements from which it has been derived.



RITZ HOLMAN LLP
Certified Public Accountants

Milwaukee, Wisconsin
March 25, 2022

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2021
(With Summarized Totals for December 31, 2020)
(See Accountant's Review Report)

ASSETS		2021	2020
CURRENT ASSETS			
Cash		\$ 199,875	\$ 144,117
Accounts Receivable		115	20,481
Prepaid Expenses		1,962	1,740
Total Current Assets		\$ 201,952	\$ 166,338
FIXED ASSETS			
Equipment		\$ 24,007	\$ 6,265
Less: Accumulated Depreciation		(5,742)	(4,908)
Net Fixed Assets		\$ 18,265	\$ 1,357
LONG-TERM ASSETS			
Loan to Riverworks Development Corporation		\$ 234,906	\$ 245,489
TOTAL ASSETS		\$ 455,123	\$ 413,184
LIABILITIES AND NET ASSETS			
CURRENT LIABILITIES			
Accounts Payable		\$ 10,251	\$ 8,336
Current Portion of Long-Term Debt		10,981	10,584
Total Current Liabilities		\$ 21,232	\$ 18,920
LONG-TERM LIABILITIES			
Loans Payable		\$ 234,906	\$ 245,489
Less: Current Portion		(10,981)	(10,584)
Total Long-Term Liabilities		\$ 223,925	\$ 234,905
Total Liabilities		\$ 245,157	\$ 253,825
NET ASSETS			
Without Donor Restrictions		\$ 209,966	\$ 159,359
Total Net Assets		\$ 209,966	\$ 159,359
TOTAL LIABILITIES AND NET ASSETS		\$ 455,123	\$ 413,184

The accompanying notes are an integral part of these financial statements.

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2021
(With Summarized Totals for the Year Ended December 31, 2020)
(See Accountant's Review Report)

	Without Donor Restrictions	
	2021	2020
REVENUE		
Property Tax Income - City of Milwaukee	\$ 284,222	\$ 277,681
Graffiti Removal Fee	2,662	1,775
Sponsorship Income	---	25,000
Interest Income	18	58
Total Revenue	\$ 286,902	\$ 304,514
EXPENSES		
Program Services		
Property Improvement Grants	\$ 9,647	\$ ---
Area Wide Maintenance	51,277	48,142
Public Appearance	33,915	15,115
Riverworks Week	---	29,987
Catalytic Improvement Project	18,000	15,000
Other	65,819	62,744
Total Program Services	\$ 178,658	\$ 170,988
Management and General		
Administrative Support	\$ 49,534	\$ 49,070
Other	8,103	12,884
Total Management and General	\$ 57,637	\$ 61,954
Total Expenses	\$ 236,295	\$ 232,942
CHANGE IN NET ASSETS	\$ 50,607	\$ 71,572
Net Assets, Beginning of Year	159,359	87,787
NET ASSETS, END OF YEAR	\$ 209,966	\$ 159,359

The accompanying notes are an integral part of these financial statements.

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2021
(With Summarized Totals for the Year Ended December 31, 2020)
(See Accountant's Review Report)

	Program Services	Management and General	2021 Total	2020 Total
EXPENSES				
Property Improvement Grants	\$ 9,647	\$ ---	\$ 9,647	\$ ---
Banners and Holiday Wreaths	887	---	887	2,110
Public Lighting	1,434	---	1,434	702
Catalytic Improvement Project	18,000	---	18,000	15,000
Interest Expense	9,206	---	9,206	9,588
Contract Services				
Area-Wide Maintenance	51,277	---	51,277	48,142
Public Appearance	33,915	---	33,915	15,115
Streetscape Maintenance	497	---	497	855
Administrative Support	49,534	49,534	99,068	98,141
Professional Fees	---	4,600	4,600	4,600
Riverworks Week				
Communication and Marketing	---	---	---	23,237
Equipment and Venue Rentals	---	---	---	820
Food and Beverage	---	---	---	130
Awards and Prizes	---	---	---	5,000
Entertainment	---	---	---	800
Insurance	---	1,451	1,451	1,415
Marketing	---	652	652	3,118
Meeting Expense and Travel	---	---	---	2,790
Office Supplies and Postage	---	82	82	---
Miscellaneous	3,427	1,318	4,745	961
Depreciation	834	---	834	418
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL	<u>\$ 178,658</u>	<u>\$ 57,637</u>	<u>\$ 236,295</u>	<u>\$ 232,942</u>

The accompanying notes are an integral part of these financial statements.

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2021
(With Summarized Totals for the Year Ended December 31, 2020)
(See Accountant's Review Report)

	2021	2020
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ 50,607	\$ 71,572
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
Depreciation Expense	834	418
(Increase) Decrease in Accounts Receivable	20,366	(20,481)
(Increase) Decrease in Loans Receivable	10,583	20,034
(Increase) Decrease in Prepaid Expenses	(222)	(815)
Increase (Decrease) in Accounts Payable	1,915	4,007
Net Cash Provided by Operating Activities	\$ 84,083	\$ 74,735
CASH FLOWS FROM FINANCING ACTIVITIES		
Payments on Loan	\$ (10,583)	\$ (10,201)
Net Cash Used by Financing Activities	\$ (10,583)	\$ (10,201)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Fixed Assets	\$ (17,742)	\$ ---
Net Cash Used by Investing Activities	\$ (17,742)	\$ ---
Net Increase in Cash	\$ 55,758	\$ 64,534
CASH BALANCE, BEGINNING OF YEAR	144,117	79,583
CASH BALANCE, END OF YEAR	\$ 199,875	\$ 144,117
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Interest Paid	\$ 9,206	\$ 9,588

The accompanying notes are an integral part of these financial statements.

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2021

(See Accountant's Review Report)

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2021
(See Accountant's Review Report)

NOTE A - Summary of Significant Accounting Policies

Organization

The Riverworks Business Improvement District #25 (RBID) was created by the Common Council of the City of Milwaukee pursuant to Wisconsin Statutes. The purpose of RBID is to sustain the competitiveness of the Riverworks Industrial and Commercial District of the City of Milwaukee and to ensure a safe, clean environment conducive to business activity.

Riverworks Business Improvement District #25 is exempt from tax as an affiliate of a governmental unit under Section 501(a) of the Internal Revenue Code.

Accounting Method

The financial statements of Riverworks Business Improvement District #25 have been prepared on the accrual basis of accounting.

Basis of Presentation

The Organization reports information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions.

Cash and Cash Equivalents

For purposes of the statement of cash flows, cash and cash equivalents include all highly liquid debt instruments with original maturities of three months or less when purchased.

Accounts Receivable and Allowance for Uncollectible Accounts

Accounts receivable are stated at unpaid balances, less an allowance for doubtful accounts. The Organization provides for losses on accounts receivable using the allowance method. The allowance is based on experience, third-party contracts, and other circumstances, which may affect the ability of customers to meet their obligations. Receivables are considered impaired if full principal payments are not received in accordance with the contractual terms. It is the Organization's policy to charge off uncollectible accounts receivable when management determines the receivable will not be collected.

Management believes all receivables will be collected in accordance with the terms of the agreements. Thus, no allowance for uncollectible accounts is necessary at year end.

Fixed Assets

Fixed assets are recorded at cost. The Organization's capitalization policy is \$500. Depreciation is provided over the estimated useful lives of the assets using the straight-line method.

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2021
(See Accountant's Review Report)

NOTE A - Summary of Significant Accounting Policies (continued)

Contributions and Grant Revenue

Contributions received and unconditional promises to give are measured at their fair values and are reported as increases in net assets. Contributions are considered available for the Organization's general programs unless specifically restricted by the donor. Contributions received with restrictions that are met in the same reporting period are reported as revenue without donor restrictions and increase net assets without donor restrictions. Conditional promises to give are not recognized until they become unconditional. A conditional contribution is one that has both a barrier that must be overcome and an agreement requiring advance payment to be returned or future payment not to be obligated whence the barrier is not overcome. Amounts received for which the donor has limited the use of the asset or designated the gift as support for future periods are considered restricted support and included in net assets with donor restrictions. When a donor restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. When the restriction on a contribution is met in the same reporting period as the contribution is received, the contribution is reported in net assets without donor restrictions.

Contributions of assets other than cash are recorded at their estimated fair value at the date of the gift. Donated services are recognized as contributions if the services create or enhance nonfinancial assets or the services require specialized skills, are performed by people with those skills, and would otherwise be purchased by the Organization. Accordingly, the value of contributed time that does not meet these requirements has not been determined and is not reflected in the accompanying financial statements.

Functional Expenses

The Organization allocates costs directly to program and management when appropriate. Certain expenses are attributable to programs or supporting functions of the Organization. Those expenses include interest and advertising expense which is allocated based on estimates of usage between the program and management.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2021
(See Accountant's Review Report)

NOTE B - Future Accounting Pronouncements

Accounting Standards Update 2020-07, Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets (Topic 958) will be effective for fiscal years beginning after June 15, 2021. The amendments in this update are required and provide new presentation and disclosure requirements about contributed nonfinancial assets to nonprofits, including additional disclosure requirements for recognized contributed services. Contributed nonfinancial assets will be required to be reported as a separate line in the statement of activities. A financial statement note will be required to provide disaggregated contributed nonfinancial assets by category including: the type of contributed nonfinancial asset; qualitative information about the monetization or utilization of the nonfinancial assets; the policy about the monetization or utilization of nonfinancial assets; a description of restrictions, valuation, and the market used to determine the fair value. The amendments, required to be presented retrospectively to all periods presented, will not change the recognition and measurement requirements for those assets.

Accounting Standards Update 2016-02, Leases (Topic 842) will be effective for fiscal years beginning after December 15, 2021. This update requires the recognition of lease assets and lease liabilities on the statement of financial position measured at the present value of lease payments and requires disclosure of key information about the leasing arrangements.

Accounting Standards Update 2020-08, Receivables - Nonrefundable Fees and Other Costs (Topic 310-20) will be effective for fiscal years beginning after December 15, 2021. The amendments in this update represent changes to clarify the codification. An organization shall apply the amendment prospectively. This amendment impacts the effective yield of an existing individual callable debt security.

Accounting Standards Update 2016-13, Financial Instruments - Credit Losses (Topic 326) will be effective for fiscal years beginning after December 15, 2023. The main objective of this update is to provide financial statement users with more decision-useful information about the expected credit losses on financial instruments and other commitments to extend credit held by a reporting entity at each reporting date. To achieve this objective, the amendments in this update replace the incurred loss impairment methodology in current GAAP with a methodology that reflects expected credit losses and requires consideration of a broader range of reasonable and supportable information to inform credit loss estimates, including exploring more forward-looking alternatives.

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2021
(See Accountant's Review Report)

NOTE C - Comparative Financial Information

The financial information shown for 2020 in the accompanying financial statements is included to provide a basis for comparison with 2021. The comparative information is summarized by total only, not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity to accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the Organization's financial statements for the year ended December 31, 2020, from which the summarized information was derived.

Certain reclassifications have been made to the 2020 amounts to conform to the 2021 presentation. These reclassifications did not change net assets or the change in net assets as previously reported.

NOTE D - Liquidity

The Organization maintains cash and cash equivalents on hand to represent approximately two months of general operating expenditures. These balances are held in liquid bank accounts or other securities with maturities of three months or less.

Resources available for general expenditures as of December 31, 2021, are as follows:

<u>Assets</u>	<u>Amount</u>
General Operating Cash	\$199,875
Accounts Receivable	<u>115</u>
Total	<u>\$199,990</u>

NOTE E - Concentration of Risk

Riverworks Business Improvement District #25 receives property tax assessment income and grants from the City of Milwaukee. Riverworks Business Improvement District #25's operations rely on the availability of these funds. Approximately 99% of the Organization's revenue was from the City of Milwaukee for the year ended December 31, 2021.

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2021
(See Accountant's Review Report)

NOTE F - Loans Receivable and Payable

Riverworks Business Improvement District #25 has a note payable to the City of Milwaukee. The note payable bears an interest rate of 3.75% payable annually, with a final maturity on March 31, 2036. The future scheduled maturities of long-term debt are as follows:

<u>Year Ending December 31,</u>	<u>Amount</u>
2022	\$ 10,981
2023	11,392
2024	11,820
2025	12,263
2026	12,723
2027 and thereafter	<u>175,726</u>
Total	<u>\$234,906</u>

These funds were loaned to Riverworks Development Corporation for partial funding of the Riverworks City Center Project. Accordingly, a loan receivable was recorded in the amount of the loan from the City and bears a 0% interest payable to Riverworks Business Improvement District #25. Riverworks Development Corporation will make payments on the loan receivable in amounts sufficient to make the annual principal payment to the City.

NOTE G - Management Arrangement

Under an arrangement with Riverworks Development Corporation, the Organization is provided with office facilities, administrative support, and other overhead related costs. Under this contract, which is renewed annually, the administrative fees are comprised as follows for the year ended December 31, 2021:

<u>Description</u>	<u>Amount</u>
Administrative Support	\$99,067
Accounting	<u>2,100</u>
Total	<u>\$101,167</u>

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2021
(See Accountant's Review Report)

NOTE H - Assessment Income

In order to provide revenues to support the Organization's mission, the Common Council of the City of Milwaukee enforced an assessment on property located within a specified area of the Harambee and Riverwest neighborhoods. The assessment is calculated based on assessed values of the properties as of January 1. The assessment levied on the industrial and warehouse properties was \$125 plus \$5/\$1,000 for every dollar of assessed property value with a maximum assessment of \$1,500 for the year ended December 31, 2021. The assessment levied on the commercial properties was \$125 plus \$5/\$1,000 for every dollar of assessed property value with a maximum assessment of \$3,500 for the year ended December 31, 2021.

NOTE I - Subsequent Events

The Organization evaluated subsequent events and transactions for possible adjustments to the financial statements and disclosures. The Organization has considered events and transactions occurring after December 31, 2021, the date of the most recent statement of financial position, through March 25, 2022, the date the financial statements are available to be issued.

The COVID-19 outbreak in the United States has caused business disruption through mandated and voluntary closings of many businesses and nonprofit organizations. While the disruption is expected to be temporary, there is considerable uncertainty around the duration of the closings. The Organization, or its partner organization, Riverworks Development Corporation, may experience reduction in tax assessment or donation/program revenue in the future. It is unknown at this time what, if any, negative impact on the Organization's financial position may be.

Riverworks Business Improvement District #25 2022 Annual Report

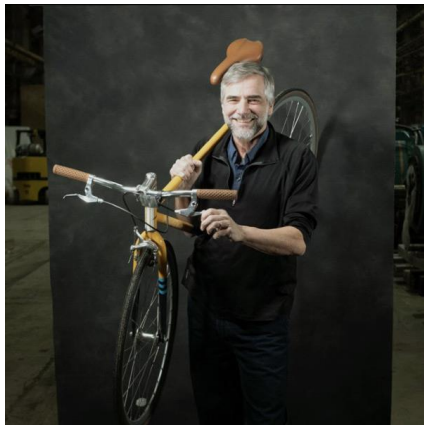
The Riverworks BID #25 went through a significant period of transition in 2021 and 2022. Darryl Johnson who led the organization for the past 22 years and is continuing his role as the Executive Director of Riverworks Development Corporation (RDC) and as support for the Harambee Neighborhood District #7 stepped down as Executive Director of the BID in the fall of 2021. The BID was happy to announce the hiring of Willie Karidis as their new Executive Director and Karen Cheney as their new Accounting Manager.

Karidis said, "the work of Darryl in his dual roles as BID and RDC Executive Director has helped transform the district and create amazing opportunities for both existing and new businesses. The board of directors' sincerely thanks Darryl for his 22 years of service and I personally look forward to working on our strategic business initiatives long into the future. Darryl's long-time leadership has been the bedrock of countless relationships and opportunities for the Riverworks community. His current work with the Beerline Trail and the B-Line Park will transform the area into a destination for all of Milwaukee and beyond. Thank you Darryl!"

Karidis brings a wealth of experience into his new role formerly working as the Branch Manager of the Urban Ecology Center, Executive Director of the Denali Education Center and the Chief Operations Officer of the Iditarod Trail Committee. Willie is continuing his role as the Project Manager for the Route of the Badger, a program of Rails-to-Trails Conservancy, building a 705-mile connected trail network in southeast WI.

As the new Accounting Manager, Cheney brings 16 years of experience overseeing the accounting for The Town Club in Fox Point. In addition, Karen is currently a realtor for Keller Williams Prestige opening up ample opportunities for locating and selling properties within the BID. The BID is fortunate to have Karen's detailed oversight as part of their team.

Together Karidis and Cheney worked with the staff of Riverworks Development Corporation (RDC) to transition the RDC books and all related documents over to the now independent Business Improvement District #25.



Willie Karidis



Karen Cheney

The list of business tasks completed are ongoing and detailed in their nuance.

- Met with Ritz Holman, CPA's, who since 1957, have taken a hands-on approach to advising businesses, nonprofits, individuals and trusts on tax, accounting, and financial management strategies. Ritz Holman conducts reviews on the Riverworks BID #25 on all finances related to the BID. The trust and integrity of the BID accounting is the first and foremost priority moving forward.
- Opened a new bank account with US Bank.
- Transferred over from the RDC and redesigned the website opening a new web domain name, www.rbidmke.com.
- Opened a new permanent BID headquarters/office for operations of the BID business operations at 811 E Vienna, Milwaukee, WI 53212.
- Karidis and Cheney had ongoing face to face meetings with multiple BID business owners to both introduce themselves and to listen for previous and current concerns related to the BID.
- Updated the 2023 Operations Plan to reflect both short and long-term goals for the BID moving forward.
- Formed a Strategic Art Committee who will address an area wide BID approach to funding murals, sculpture, creative landscaping, performance art and all art related subject matter. The Strategic Art Committee will help to identify requirements for inclusion in the plan and help to set the BID on a path to get the most impact to demonstrate forward motion in helping to change the artistic identification of the BID.
- In 2022, the BID was able to fund six Façade Improvement Grants, for a total of \$20,237.27 compared to 2021 where there was a total of \$4,287.64 provided to local businesses. In 2022 the Façade/Safety Improvement grant qualifications were rewritten to attract more applicants.
- Completed first BID assessment in cooperation with the City of Milwaukee.
- Continued working with Riverworks Cleans to maintain a BID void of trash, graffiti removal and illegal dumping to the best of their ability.
- Began working with the City of Milwaukee to develop a Capitol Drive traffic plan to address reckless driving and long term solutions for making Capitol Drive a safer place for pedestrians and motorists.
- Developed a Capitol Drive Bridge fund to work with the City of Milwaukee, who owns the bridge, to either refurbish or replace the bridge. This fund will help secure the necessary resources to upgrade this important connection point with the long term additions to the Beerline Trail northwest through Glendale and back into Milwaukee to eventually connect with the Oak Leaf trail and the future 30th Street Corridor Trail.
- Began outreach to BID businesses to develop an area wide BID data base to more efficiently communicate and share resources.
- Developed beginning stages of exploring the rebranding of the BID for 2023 and beyond.
- Worked with the BID Board of Directors to reenergize and engage to become more active participants and to creatively make the BID the best it can be.

BOARD OF DIRECTORS LIST

Carl Nilssen, Chairman, carlnilssen@gmail.com
Bob Smith, Vice-Chair, robertsmith531@gmail.com
Sandy Woycke, Secretary, sw@ctcsupplies.com
Steve Chitwood, Treasurer, stephen.chitwood@pnc.com
Mark Porreca, Member, mcporreca@gmail.com
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