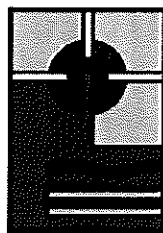


**YEAR 2019  
OPERATING PLAN**



**RIVERWORKS  
BUSINESS IMPROVEMENT DISTRICT #25**



# RIVERWORKS

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## CENTER

### Riverworks Business Improvement District #25 Annual Operating Plan Year Twenty (2019)

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#### **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 Seventeen. It re-emphasizes the primary mission of the Riverworks Business Improvement District to facilitate commercial and industrial development within the district.

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

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

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.

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.

### **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).

### **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". The BID will contract with the Riverworks Development Corporation to promote to carry out the administrative functions of the BID.

### **The BID will undertake the following activities:**

- ◆ *Explore the possibility of a Bublr Station in the BID district located on the 3300 N. Holton Street (BLT Food Court area); work with Bublr Bikes, Riverworks Development Corporation and others.*
- ◆ *Implement strategies and partnerships for the development of properties identified in the Riverworks Charette.*
- ◆ *Streetscape improvement projects for the corridors which includes: Capitol Drive, Holton Street and Keefe Avenue.*
- ◆ *Coordinate with the City of Milwaukee where possible the creation of a TIF/TID within the Riverworks Center Area.*
- ◆ *Continue to implement the Riverworks Strategic Action Plan Prepared by the City of Milwaukee Department of City Development, Riverworks Development Corporation and Riverworks BIDs.*
- ◆ *Support the expansion and upgrades of the Beerline Recreational Trail into neighboring communities and through the BID district and improvements to the Capitol Drive Bridge through leveraging resources to help with the maintenance and improvements of the Beerline trail and neighboring buildings and properties.*
- ◆ *Create and install a community mural(s) and/or other artwork(s) within the BID's boundary.*
- ◆ *Make additional improvements to the Beerline Recreational Trail when necessary.*
- ◆ *Maintain the landscaping and other amenities owned by the BID that are installed on East Capital Drive, Holton Street, Keefe Avenue and side streets area and the Beerline Recreational Trail from Capitol Drive to Auer Avenue.*
- ◆ *Continue to implement Riverworks Center Strategic Plan for the BIDs.*

- ◆ *Financially assist, support and implement safety initiative measures in the Riverworks Center and surrounding areas; to reduce and eliminate problem properties, reduce crime and nuisance issues when funding is available.*
- ◆ *Pay the debt associated with the BID's contribution to a significant development project called the Riverworks City Center 3300 N. Holton Street in 2018 Coordinate a district-wide litter and graffiti removal program. Also look at creative ways to decrease graffiti in the area by supporting other methods.*
- ◆ *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 40% of the project cost.*
- ◆ *Act as an ombudsman for BID members in seeking assistance, change, or services from the City, County, State, and Federal government.*
- ◆ *Coordinate business recruitment and development with Riverworks Development Corporation.*
- ◆ *Initiate positive media coverage regarding District development activities.*
- ◆ *Promote the area as a great place to work, live, play and do commerce through Riverworks Week and other activities and programs.*
- ◆ *Produce an Annual Report for the BID*
- ◆ *Maintain the fiscal integrity of the BID.*

**Budget**

The proposed expenditures will be financed from funds collected through the BID assessment process, voluntary private contributions and public grants. The estimated assessed value of BID properties is \$117,941,628. This represents a \$405,622 increase from the previous year's value of \$113,885,400 indicative of the difference the BID is making to improve the area. The estimated assessment generated for the Year 2018 is \$278,491

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

**REVENUE**

|  |                   |
|--|-------------------|
| BID Assessment   | \$278,491         |
| Program Funding Carried Forward                            | \$ 50,000         |
| Interest Income  | \$150             |
| Miscellaneous (Sponsorships, Loan Payment, Graffiti, etc.) | \$ 25,661         |
| <hr/>  |                   |
| <b>TOTAL REVENUE</b>                                       | <b>\$ 354,302</b> |

**EXPENSES**

**ADMINISTRATIVE SUPPORT**

|                     |          |           |
|---------------------|----------|-----------|
| RDC Management      | \$90,000 |           |
| Insurance Expense   | \$1,000  |           |
| Account Services    | \$2,000  |           |
| Consulting Services | \$2,800  |           |
| Auditing Services   | \$3,000  |           |
| Office Supplies     | \$2,800  |           |
| Meeting Expense     | \$450    |           |
| Memberships         | \$700    |           |
| Miscellaneous       | \$100    |           |
| Subtotal            |          | \$100,650 |

**PUBLIC SAFETY & APPEARANCE PROGRAM**

|  |           |            |
|--|-----------|------------|
| Area Wide Cleaning Expense             | \$30,000  |            |
| Landscaping Maintenance                | \$16,500  |            |
| Public Art Program                     | \$ 10,000 |            |
| Equipment Purchase                     | \$1,200   |            |
| Maintenance/Replacement of Streetscape | \$ 36,135 |            |
| Beerline Trail Maintenance             | \$10,000  |            |
| Streetscape Lighting                   | \$3,100   |            |
| Graffiti Removal                       | \$2,200   |            |
| Subtotal                               |           | \$ 109,135 |

**DEBT SERVICE**

|   |          |        |
|---|----------|--------|
| Riverworks City Center Project                                      | \$19,804 |        |
| Bubl'r Bikes Project (Holton Street/Townsend Street—BLT Food Court) | \$15,000 |        |
| (Commitment of \$15,000 for 5 years; total amount \$75,000)         |          |        |
| Subtotal  |          | 34,804 |

**MARKETING & PROMOTIONS PROGRAM**

|   |          |          |
|---|----------|----------|
| Riverworks Week/Advertising/Newsletters/Annual Report/Events/Banner | \$54,713 |          |
| Subtotal  |          | \$54,713 |

**BUSINESS & PROPERTY OWNER ASSISTANCE PROGRAM**

|                             |          |           |
|-----------------------------|----------|-----------|
| Property Improvement Grants | \$35,000 |           |
| Subtotal                    |          | \$ 35,000 |

|                    |          |          |
|--------------------|----------|----------|
| Budget Contingency | \$20,000 | \$20,000 |
|--------------------|----------|----------|

|                       |  |                   |
|-----------------------|--|-------------------|
| <b>TOTAL EXPENSES</b> |  | <b>\$ 354,302</b> |
|-----------------------|--|-------------------|

### Method Of Assessment

The method of assessment for the Year 2018 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 it 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.

### **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 31<sup>st</sup> and no later than March 31<sup>st</sup>. 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.

### **Business Improvement District Board of Director**

The Board shall consist of a maximum of fifteen (13) Members, two (2) Members from Riverworks Development Corporation Board of Directors and eleven (11) Members from Riverworks BID.

The Riverworks BID's residential outreach will be achieved through its partnership with Riverworks Development Corporation, a community based economic development corporation with residential and business Board representation. Board terms are three years. Officers are appointed by the board to one calendar year term.

**Riverworks Development Corporation**

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

Any contract with the BID shall be exempt from the requirements of Sec 62.15, Wis. Stats. Because such contracts shall not be for the construction of improvements or provision of materials. If the BID does contract for the construction of improvements or provision of materials, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required under Sec 66.1109 (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.

**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 (20) 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.



## APPENDICES

1. **State Statue**
2. **Boundary Map**
3. **Assessment List**
4. **Early Termination of the District**
5. **Board of Director List**

## 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 subds. 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.

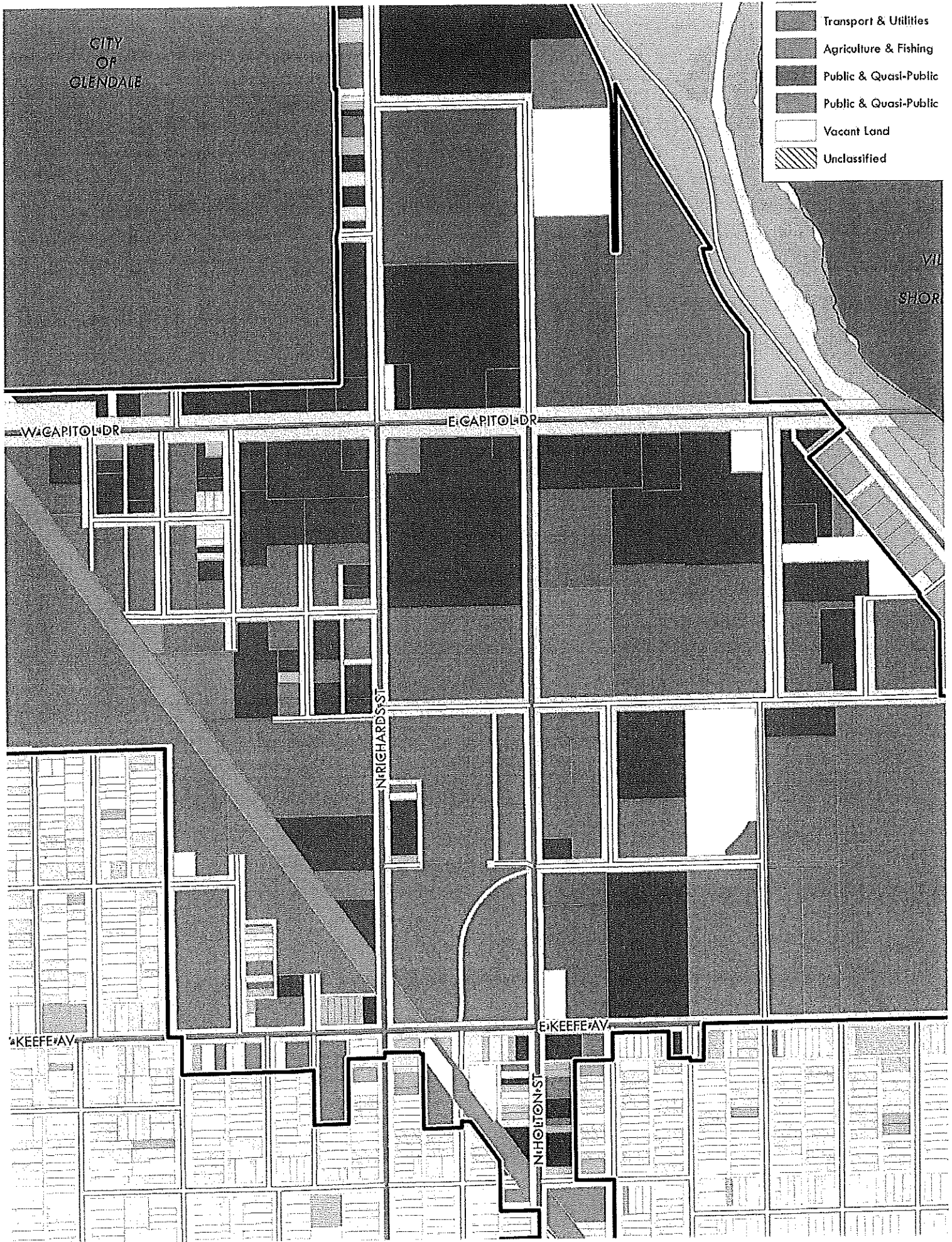
66.1109(5)(d) (d) If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. 70.11 or is residential, or both, and part of the real property is taxable, the municipality may specially 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 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  
And  
ASSESSMENT LIST**





### ASSESSMENT LIST

| BID | Tax Key #  | Address         | Property Owner1              |
|-----|------------|-----------------|------------------------------|
| 25  | 2410001000 | 420 E CAPITOL   | MCDONALD'S CORPORATION       |
| 25  | 2410002100 | 320 E CAPITOL   | TL RIVER WEST LLC            |
| 25  | 2410011000 | 4390 N RICHARDS | FIVE SAC SELF STORAGE CORP   |
| 25  | 2410012000 | 4200 N HOLTON   | PHOENIX CUDAHY LLC           |
| 25  | 2410013000 | 4198 N HOLTON   | PHOENIX CUDAHY LLC           |
| 25  | 2419988100 | 4198 N HOLTON   | PHOENIX CUDAHY, LLC          |
| 25  | 2419990110 | 720 E CAPITOL   | SCRIPPS MEDIA INC            |
| 25  | 2419992100 | 532 E CAPITOL   | DIV HDV MILWAUKEE I LLC      |
| 25  | 2419994000 | 310 E CAPITOL   | HENOTIC ENTERPRISES          |
| 25  | 2419998000 | 300 E CAPITOL   | TL RIVER WEST LLC            |
| 25  | 2420001000 | 4185 N RICHARDS | C G SCHMIDT, INC             |
| 25  | 2420005000 | 4161 N RICHARDS | TERRA FIRMA HOLDINGS LLC     |
| 25  | 2420009000 | 4141 N RICHARDS | BRESSON LLC                  |
| 25  | 2420012110 | 4125 N RICHARDS | SS LAND LLC                  |
| 25  | 2420017000 | 4105 N RICHARDS | EARL E. GRUNWALD             |
| 25  | 2420201000 | 4301 N RICHARDS | SPIC & SPAN REALTY INC       |
| 25  | 2420202000 | 4223 N RICHARDS | MATTHEW ELM                  |
| 25  | 2420204110 | 4199 N RICHARDS | C G SCHMIDT INC              |
| 25  | 2420211112 | 244 W CAPITOL   | NORTH SIDE LUMBER & FUEL CO  |
| 25  | 2420212316 | 102 W CAPITOL   | 101 CAPITOL, LLC             |
| 25  | 2420212320 | 122 W CAPITOL   | SCHWARTZ PROPERTIES LLC      |
| 25  | 2420216000 | 208 E CAPITOL   | D & M PROPERTIES LLC         |
| 25  | 2420401000 | 100 E CAPITOL   | RICHARD R PIEPER             |
| 25  | 2420411000 | 210 W CAPITOL   | OUTREACH COMMUNITY           |
| 25  | 2420412000 | 130 W CAPITOL   | LCM FUNDS 43 HIGH BAY LLC    |
| 25  | 2420431000 | 4041 N RICHARDS | PHOENIX RICHARDS LLC         |
| 25  | 2420441000 | 242 E CAPITOL   | SHAKIR ZAHIDA                |
| 25  | 2420442000 | 272 E CAPITOL   | REALTYNET PROPERTIES I LLC   |
| 25  | 2429997000 | 4353 N RICHARDS | PHOENIX BROADWAY LLC         |
| 25  | 2730001100 | 3879 N RICHARDS | CAPITAL BUILDING LLC         |
| 25  | 2730002100 | 3865 N RICHARDS | PINKEY'S CAPITAL AUTO BODY   |
| 25  | 2730004000 | 3859 N RICHARDS | RICHARD H FEEST TOD          |
| 25  | 2730005000 | 3853 N RICHARDS | ANN C VALENT & EDWARD C      |
| 25  | 2730008000 | 3851 N HUBBARD  | KIVLEY INVESTMENTS LLC       |
| 25  | 2730010100 | 3837 N RICHARDS | LAZZARA W LLC                |
| 25  | 2730011100 | 255 E ABERT     | PINKEY'S CAPITAL AUTO        |
| 25  | 2730202000 | 207 E CAPITOL   | BRODERSEN PROPERTIES OF MILW |
| 25  | 2730211000 | 3860 N PALMER   | PALMER GARAGE LLC            |
| 25  | 2730212000 | 3849 N PALMER   | T ROBINETTE LLC              |

|    |            |                 |                              |
|----|------------|-----------------|------------------------------|
| 25 | 2730216000 | 3887 N PALMER   | JAMES H UTSEY                |
| 25 | 2730218000 | 3873 N PALMER   | MICHAEL S FORTUNA            |
| 25 | 2730220100 | 3869 N PALMER   | RIVERWORKS INVESTMENTS INC   |
| 25 | 2730221000 | 3867 N PALMER   | PALMER STREET WAREHOUSE      |
| 25 | 2730224000 | 117 E CAPITOL   | HUMM FAMILY TRUST            |
| 25 | 2730225000 | 3913 N PALMER   | JAMES S MAGESTRO             |
| 25 | 2730802100 | 3809 N RICHARDS | PINKEY'S CAPITAL AUTO BODY   |
| 25 | 2730804000 | 3801 N RICHARDS | SHEBA LLC                    |
| 25 | 2730807100 | 3818 N HUBBARD  | GREG S VUORINEN              |
| 25 | 2730808000 | 3832 N HUBBARD  | FOUR WALLS LLC               |
| 25 | 2730810000 | 3833 N HUBBARD  | HUBBARD GARAGE LLC           |
| 25 | 2730811000 | 3827 N HUBBARD  | CARSON P COOPER              |
| 25 | 2730813100 | 3819 N HUBBARD  | PINKEY'S CAPITAL             |
| 25 | 2730814100 | 3815 N HUBBARD  | 3745-55 RICHARDS             |
| 25 | 2731003100 | 3930 N 1ST      | G WIZ INVESTMENTS LLC        |
| 25 | 2731004000 | 106 E MELVINA   | G WIZ INVESTMENTS LLC        |
| 25 | 2731005000 | 101 W CAPITOL   | BRODERSEN 101 CAPITOL DR     |
| 25 | 2731006000 | 3901 N 1ST      | BARRY R SNIDER               |
| 25 | 2731010100 | 3928 N 2ND      | QUANG TRAN                   |
| 25 | 2731011000 | 123 W CAPITOL   | JILL L GOLDBERG              |
| 25 | 2731017000 | 3889 N 1ST      | SKYLINE HOLDING COMPANY LLC  |
| 25 | 2731020110 | 105 E MELVINA   | MNR HOLDINGS LLC             |
| 25 | 2731020200 | 3800 N 1ST      | MOREA LLC                    |
| 25 | 2731022000 | 101 W ABERT     | TODD ROBINETTE LLC           |
| 25 | 2731401111 | 3832 N 3RD      | US CORRUGATED OF MILWAUKEE I |
| 25 | 2731743112 | 3518 N HUBBARD  | MOHAMMAD ABU-SAIF            |
| 25 | 2731743113 | 274 E KEEFE     | KEEFE RICHARDS LLC           |
| 25 | 2731751113 | 3704 N PALMER   | ILLINOIS TOOL WORKS INC      |
| 25 | 2731754110 | 3519 N HUBBARD  | RUSS KLISCH LLC              |
| 25 | 2731754121 | 218 E KEEFE     | RUSS KLISCH LLC              |
| 25 | 2731760000 | 3520 N PALMER   | CARROLL DISBROW              |
| 25 | 2731761000 | 3524 N PALMER   | CARROLL C DISBROW            |
| 25 | 2731763100 | 3530 N PALMER   | IRON JENNY LLC               |
| 25 | 2731941000 | 201 W CAPITOL   | DBCHASE LLC                  |
| 25 | 2731961000 | 3900 N PALMER   | GOODWILL INDUSTRIES OF       |
| 25 | 2731962000 | 3901 N RICHARDS | 3901 N RICHARDS LLC          |
| 25 | 2731965000 | 3707 N RICHARDS | 3707 LLC                     |
| 25 | 2731966000 | 3695 N RICHARDS | 3707 LLC                     |
| 25 | 2731971000 | 225 W CAPITOL   | THE RUNNING REBELS COMMUNITY |
| 25 | 2731991000 | 120 W MELVINA   | PINKEYS CAPITAL AUTO BODY CO |
| 25 | 2732001000 | 102 E KEEFE     | MEDO LLC                     |
| 25 | 2732021000 | 3701 N PALMER   | MEDO LLC                     |

|    |            |                 |                              |
|----|------------|-----------------|------------------------------|
| 25 | 2732031000 | 125 W MELVINA   | MASA PROPERTIES, LLC         |
| 25 | 2739958000 | 3839 N PALMER   | TODD ROBINETTE LLC           |
| 25 | 2739961100 | 275 E CAPITOL   | PNC1 MILW 4 GUYS LLC         |
| 25 | 2739962100 | 225 E CAPITOL   | ALDI INC # 19                |
| 25 | 2739966100 | 214 E VIENNA    | HEIDER & BOTT COMPANY INC    |
| 25 | 2739984000 | 3607 N RICHARDS | OGUIS AUTO REPAIR LLC        |
| 25 | 2739989110 | 3745 N RICHARDS | 3745-55 RICHARDS INDUSTRIAL  |
| 25 | 2739996200 | 301 W CAPITOL   | MANAGED INVESTMENTS, LLC     |
| 25 | 2740001112 | 3760 N HOLTON   | ADVANCE DIE CAST LLC         |
| 25 | 2740006110 | 3747 N BOOTH    | GRH ACQUISITIONS LLC         |
| 25 | 2740013110 | 3700 N HOLTON   | ANTHONY KANDARAPALLY         |
| 25 | 2740023100 | 3775 N HOLTON   | MARY ANN DODULIK             |
| 25 | 2740027110 | 3737 N HOLTON   | ADVANCE DIE CAST LLC         |
| 25 | 2740029000 | 3729 N HOLTON   | EDWARD A ELIAS               |
| 25 | 2740034100 | 3701 N HOLTON   | EDWARD ELIAS                 |
| 25 | 2740035000 | 301 E VIENNA    | JOHNSON BROS BEVERAGES INC   |
| 25 | 2740037100 | 3710 N RICHARDS | LTS PROPERTIES, LLC          |
| 25 | 2740040000 | 3738 N RICHARDS | JOHNSON BROS BEVERAGES INC   |
| 25 | 2740041000 | 3740 N RICHARDS | LTS PROPERTIES, LLC          |
| 25 | 2740102100 | 3701 N HUMBOLDT | 3701 HUMBOLDT LLC, C/O TRAMO |
| 25 | 2740103000 | 3700 N FRATNEY  | RB FRATNEY LLC               |
| 25 | 2740105000 | 3740 N FRATNEY  | BIG BRICK PROPERTIES LLC     |
| 25 | 2740106000 | 811 E VIENNA    | BIG BRICK PROPERTIES LLC     |
| 25 | 2740113100 | 3744 N BOOTH    | KCOTS LLC                    |
| 25 | 2740116110 | 326 E KEEFE     | COMPO STEEL PRODUCTS INC     |
| 25 | 2740116200 | 3510 N RICHARDS | RIVERWORKS DEVELOPMENT       |
| 25 | 2740121000 | 634 E KEEFE     | ROADSTER LLC                 |
| 25 | 2740122000 | 714 E KEEFE     | TULIP MOLDED PLASTICS CORP   |
| 25 | 2740124100 | 900 E KEEFE     | C&D TECHNOLOGIES INC         |
| 25 | 2740129100 | 3522 N FRATNEY  | C & D TECHNOLOGIES INC       |
| 25 | 2740130000 | 3522 N FRATNEY  | C & D TECHNOLOGIES INC       |
| 25 | 2740131110 | 830 E KEEFE     | C & D TECHNOLOGIES INC       |
| 25 | 2740313000 | 807 E CAPITOL   | HERSHEL ABELMAN & INGEBORG   |
| 25 | 2740314000 | 3929 N HUMBOLDT | WEDADO SWEETS LLC            |
| 25 | 2740331000 | 3720 N FRATNEY  | FRATNEymao LLC ET AL         |
| 25 | 2740332000 | 3728 N FRATNEY  | CREATIVE STORE DESIGN INC    |
| 25 | 2740341000 | 505 E CAPITOL   | TWENTY FOUR SAC SELF STORAGE |
| 25 | 2740342000 | 627 E CAPITOL   | ARC CAFEUSA001, LLC          |
| 25 | 2740344000 | 3850 N HOLTON   | 525 PROPERTIES LIMITED       |
| 25 | 2740361100 | 3950 N HOLTON   | 525 PROPERTIES LTD           |
| 25 | 2740391000 | 701 E VIENNA    | BLACK RIDGE INVESTMENT CO    |
| 25 | 2740392000 | 720 E NASH      | IAN F SUSTAR                 |

|    |            |                 |                             |
|----|------------|-----------------|-----------------------------|
| 25 | 2740402000 | 620 E VIENNA    | INSITE MILWAUKEE LLC        |
| 25 | 2740411000 | 3936 N RICHARDS | WAL-MART REAL ESTATE        |
| 25 | 2740412000 | 401 E CAPITOL   | CONTINENTAL 20 FUND LTD     |
| 25 | 2740413000 | 400 E VIENNA    | LIGHT RAY DEVELOPMENT LLC   |
| 25 | 2740491000 | 701 E CAPITOL   | PJR PROPERTIES LLC          |
| 25 | 2740492000 | 733 E CAPITOL   | PJR PROPERTIES LLC          |
| 25 | 2749970100 | 801 E CAPITOL   | HERSHEL ABELMAN & INGEBORG  |
| 25 | 2749972112 | 3872 N FRATNEY  | WEDADO SWEETS LLC           |
| 25 | 2749974100 | 3888 N FRATNEY  | SAMIH OMARI                 |
| 25 | 2749975111 | 3866 N FRATNEY  | PHOENIX FRATNEY LLC         |
| 25 | 2749978100 | 3845 N BREMEN   | ELIMS LLC & COURTNEY D      |
| 25 | 2749980110 | 3830 N FRATNEY  | BARKOW INVESTMENTS LLC      |
| 25 | 2749981111 | 925 E ABERT     | BLUE BIKE LLC               |
| 25 | 2749984110 | 900 E VIENNA    | B C MILLER HOLDINGS LLC     |
| 25 | 2749996000 | 425 E CAPITOL   | MULTANI REAL ESTATE CAPITOL |
| 25 | 2810217000 | 3341 N BOOTH    | ANTHONY P BALISTRERI JR     |
| 25 | 2810403000 | 3271 N HOLTON   | ALMIAN HOLDINGS LLC         |
| 25 | 2810404000 | 3265 N HOLTON   | ALI SHAUKAT                 |
| 25 | 2810517100 | 3301 N HOLTON   | WILFREDO FUENTES SR         |
| 25 | 2810523110 | 3334 N HOLTON   | RIVERWORKS CITY CENTER LLC  |
| 25 | 2810524100 | 3304 N HOLTON   | RIVERWORKS CITY CENTER LLC  |
| 25 | 2810525000 | 518 E CONCORDIA | RIVERWORKS CITY CENTER LLC  |
| 25 | 2810630000 | 3429 N BUFFUM   | WENNIGER ELEC & SONS INC    |
| 25 | 2810642000 | 419 E TOWNSEND  | TIMOTHY COWLING             |
| 25 | 2810659000 | 418 E TOWNSEND  | TIMOTHY COWLING             |
| 25 | 2810701110 | 701 E KEEFE     | ATINSKY PROPERTY MGMT LLC   |
| 25 | 2811602000 | 3349 N HOLTON   | FALA7 INVESTMENTS LLC       |
| 25 | 2811603000 | 3345 N HOLTON   | FALA7 INVESTMENTS LLC       |
| 25 | 2811851000 | 3272 N HOLTON   | EYE MATHITHY LLC            |
| 25 | 2811852000 | 3276 N HOLTON   | JAMES BENTLEY               |
| 25 | 2811853000 | 3225 N PIERCE   | KMG HOLDINGS INC            |
| 25 | 2811901000 | 3210 N PIERCE   | 321 LIMITED LLC             |
| 25 | 2812106111 | 3334 N BOOTH    | METAL FORMS CORPORATION     |
| 25 | 2812109000 | 3315 N PIERCE   | WAYNE WALLNER               |
| 25 | 2812113000 | 3275 N PIERCE   | PIERCE STREET PROPERTY LLC  |
| 25 | 2812601000 | 629 E KEEFE     | MARK & THOMAS LLC           |
| 25 | 2812638111 | 531 E KEEFE     | 531 KEEFE LLC               |
| 25 | 2812646100 | 3448 N HOLTON   | GEORG SCHIENKE              |
| 25 | 2812648110 | 3434 N HOLTON   | MOBILE CAR CARE LLC         |
| 25 | 2812650000 | 3430 N HOLTON   | MOBILE CAR CARE LLC         |
| 25 | 2812654110 | 3404 N HOLTON   | HOLTON LLC                  |
| 25 | 2812655000 | 3400 N HOLTON   | LC WHITEHEAD                |

|    |            |                 |                              |
|----|------------|-----------------|------------------------------|
| 25 | 2812670000 | 433 E KEEFE     | ARTHUR B STEEL               |
| 25 | 2812678000 | 3456 N BUFFUM   | SIMON BARBIER                |
| 25 | 2812679000 | 3411 N HOLTON   | ANTHONY P BALISTRERI         |
| 25 | 2812684000 | 3447 N HOLTON   | FALA7 INVESTMENTS LLC        |
| 25 | 2812686000 | 3455 N HOLTON   | JAMES P JANKOWSKI            |
| 25 | 2812687000 | 3457 N HOLTON   | JAMES P JANKOWSKI            |
| 25 | 2812688000 | 3461 N HOLTON   | STEVEN DODDER                |
| 25 | 2812689000 | 3475 N BUFFUM   | CORNICE D GRACE & BETTY HOOD |
| 25 | 2812772000 | 325 E KEEFE     | WENNIGER ELECTRIC INC        |
| 25 | 2812791000 | 3474 N HOLTON   | KOOL PETROLEUMS INC          |
| 25 | 2819976120 | 3300 N BOOTH    | EAST SIDE LOT LLC            |
| 25 | 2821901000 | 245 E KEEFE     | D & E AUTO REPAIR LLC        |
| 25 | 2822602110 | 229 E KEEFE     | TIMOTHY R FIRLEY             |
| 25 | 2822625000 | 109 E KEEFE     | CAROLYN V WATTS REV TRUST    |
| 25 | 2822626000 | 103 E KEEFE     | YUVRAJ FOOD MART INC         |
| 25 | 2829986000 | 3473 N RICHARDS | RCBC INVESTMENTS LLC         |

### **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

| <b>NAME</b>       | <b>POSITION</b> |
|-------------------|-----------------|
| Carl Nilssen      | Chair           |
| Cliff Wenniger    | Vice-Chair      |
| Sandy Woycke      | Secretary       |
| Steve Chitwood    | Treasurer       |
| Tim Fox           | Member          |
| Meg Hopkins       | Member          |
| Mark Porecca      | Member          |
| Kevin Riordan     | Member          |
| Bob Smith         | Member          |
| L.C. Whitehead    | Member          |
| Ihsan Atta        | Member          |
| Catherine Madison | Member          |
| Tony Balisteri    | Member          |



# RIVERWORKS ANNUAL REPORT

2017



RIVERWORKS  
CENTER

MESSAGE FROM THE  
EXECUTIVE DIRECTOR

# LOOKING TOWARD THE FUTURE!

The Riverworks Business Improvement District (BID) has experienced great growth in 2017 and continues to be at the forefront of providing quality services to the businesses and property owners we serve. The BID can take pride in the achievements and accomplishments that it has made over the past seventeen years and feel hopeful for the future.

Our BID represents Milwaukee's first successful urban industrial park using recycled land. Along with our sister organization, Riverworks Development Corporation (RDC), the district's business community is an eclectic and successful mix of industrial, retail, entrepreneurial, and commercial businesses.

The BID's relationship with RDC has been enormous and successful. Together, they have increased community prosperity, built strong public and private partnerships, increased property values, brought positive developments to the area, and developed workforce programs that link residents with area employers. They have created a vibrant business district "Milwaukee's Creative District" where industries, entrepreneurs, start-ups and retailers want to locate their companies, where people and residents want to shop and live, and where great things continue to happen.

I believe in this area and I believe that Milwaukee's Creative District has an extremely bright and prosperous future ahead; so many creative entrepreneurs have relocated into the district, bringing new life, energy and a positive impact on this community. I look forward to being a part of the implementation of the 2018 Riverworks Strategic Action Plan that brings together key strategies in an effective and organized way to get the work done.

Thank you for your support,

**Darryl Johnson**  
*Riverworks Executive Director*

# THE RIVERWORKS BID ADVANTAGE

*The Riverworks Business Improvement District has a history of returning resources directly to our business community through grant programs and services.*

## **Facade and Security Grants**

Our grant program provides up to \$5,000 for qualifying facade and/or security improvements. We also provide technical assistance to businesses seeking property related city grants.

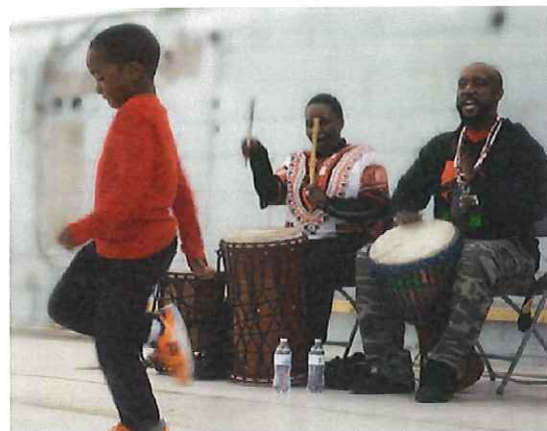
## **Riverworks Cleans**

The BID contracts this social enterprise operated by our sister organization, Riverworks Development Corporation, to provide litter removal, graffiti removal, eyes-on-the-street security, and general maintenance of our district's public green-spaces.



## **Holiday Street Lights**

During the holiday shopping season, the BID decorates our retail corridors with lights and merriment to encourage safe holiday shopping with our merchants.



## **Public Art**

The BID actively partners with Milwaukee's Arts community to create and install public art throughout the district.

## **Business Assistance**

The BID staff actively assists BID businesses with technical issues relating to building codes, real estate matters, City of Milwaukee grant opportunities, and as a general resource for our business and property owners.

# RIVERWORKS WEEK 2017

## CELEBRATING MILWAUKEE'S CREATIVE DISTRICT

For the past five years Riverworks has been showcasing our expanding creative culture during a week of events. As a magnet for incoming creative enterprises our district has been re-branded as Milwaukee's Creative District.

The district's excellent inventory of properties well suited for craft and commerce, and our exceptional location have kept our business activity moving forward. During Riverworks Week we host events that celebrate entrepreneurial spirit, community, and strategic partnerships.



### Riverworks Week 2017 Schedule:

#### Wednesday – Friday

Pop-Up Cafe. Sponsored by Colectivo, free coffee and baked goods were served from a pop-up structure created by Flux Design, a creative enterprise located in the district.

#### Wednesday Evening

The Dolphin Pool, like shark Tank, only gentler. This very popular event included Teens Grow Greens pitch night for the first time.

#### Friday Night

Creative District Alive! and The Inventors Circus. Alive! was held on the Beerline Trail where live music, food trucks, a locally sourced beer garden, rickshaw rides and free ice cream provided fun and nourishment to attendees.

New in 2017 was The Inventors Circus, where teams were given the assignment to build a ridiculously unnecessary contraption designed to spill a snack on a Barbie doll! What? This Rube Goldberg inspired activity encouraged teams to design, engineer, and problem solve – all skills relating to creativity and ingenuity, values we hold high in Milwaukee's Creative District!

# 2017 FINANCIALS

| REVENUE                                 | 2017 (AUDITED)   | % OF BUDGET |
|---|------------------|-------------|
| PROPERTY TAX INCOME - CITY OF MILWAUKEE | \$284,726        | 49.75%      |
| CITY OF MILWAUKEE GRANT                 | \$276,379        | 48.30%      |
| SPONSORSHIP INCOME                      | \$10,000         | 1.75%       |
| RIVERWORKS WEEK INCOME                  | \$1,069          | 0.19%       |
| INTEREST INCOME                         | \$92             | 0.02%       |
| <b>TOTAL</b>                            | <b>\$572,266</b> | <b>100%</b> |

| EXPENSES                                     | 2017 (AUDITED)   | % OF BUDGET   |
|--|------------------|---------------|
| <b>PROGRAMS SERVICES:</b>                    |                  |               |
| STREET SWEEPER AND PUBLIC SAFETY EXPENSE     | \$43,722         | 8.32%         |
| PROPERTY IMPROVEMENT GRANTS                  | \$297,094        | 56.55%        |
| STREETSCAPE EXPENSE                          | \$20,463         | 3.90%         |
| RIVERWORK WEEK                               | \$51,232         | 9.75%         |
| OTHER  | \$14,429         | 2.75%         |
| <i>TOTAL PROGRAM SERVICES EXPENSES</i>       | <b>\$426,940</b> | <b>81.27%</b> |
| <b>MANAGEMENT AND GENERAL:</b>               |                  |               |
| ADMINISTRATIVE SUPPORT                       | \$90,000         | 17.13%        |
| MEETING EXPENSE                              | \$465            | 0.09%         |
| OTHER  | \$7,927          | 1.51%         |
| <i>TOTAL MANAGEMENT AND GENERAL EXPENSES</i> | <b>\$98,392</b>  | <b>18.73%</b> |
| <b>TOTAL</b>                                 | <b>\$525,332</b> | <b>100%</b>   |



## **2017 Administrative Staff**

Darryl Johnson  
*Executive Director*

Chris Grandt  
*Director of Neighborhood Development*

## **2017 Board of Directors**

Carl Nilssen

Catherine Madison

Cliff Wenninger

Ihsan Atta

Kevin Riordan

L. C. Whitehead

Mark Porreca

Meg Hopkins

Robert Smith

Sandra Woycke

Stephen Chitwood

Timothy Fox

Tony Balisteri

**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2017**  
**(With Summarized Totals for the Year Ended December 31, 2016)**

**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25**

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Independent Auditor's Report

Board of Directors  
Riverworks Business Improvement District No. 25

We have audited the accompanying financial statements of Riverworks Business Improvement District No. 25 which comprise the balance sheet as of December 31, 2017, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements.

**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.

**Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Organization's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Riverworks Business Improvement District No. 25 as of December 31, 2017, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Ritz Holman LLP  
*Serving businesses, nonprofits, individuals and trusts.*

330 E. Kilbourn Ave., Suite 550 t. 414.271.1451  
Milwaukee, WI 53202 f. 414.271.7464  
ritzholman.com

Board of Directors  
Riverworks Business Improvement District No. 25

**Report on Summarized Comparative Information**

We have previously audited Riverworks Business Improvement District No. 25's December 31, 2016 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated April 19, 2017. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2016, is consistent, in all material respects, with the audited financial statements from which it has been derived.

**Supplementary Information**

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of functional expenses is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.



RITZ HOLMAN LLP  
Certified Public Accountants

Milwaukee, Wisconsin  
June 21, 2018

**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25**  
**BALANCE SHEET**  
**DECEMBER 31, 2017**  
(With Summarized Totals for December 31, 2016)

| ASSETS                                     | 2017       | 2016        |
|--|------------|-------------|
| <b>CURRENT ASSETS</b>                      |            |             |
| Cash                                       | \$ 47,056  | \$ 28,227   |
| Accounts Receivable                        | 215        | 548         |
| Prepaid Expenses                           | 830        | 9,860       |
| Total Current Assets                       | \$ 48,101  | \$ 38,635   |
| <b>FIXED ASSETS</b>                        |            |             |
| Equipment                                  | \$ 6,265   | \$ 6,265    |
| Less: Accumulated Depreciation             | (3,654)    | (3,236)     |
| Net Fixed Assets                           | \$ 2,611   | \$ 3,029    |
| <b>LONG-TERM ASSETS</b>                    |            |             |
| Loan to Riverworks Development Corporation | \$ 275,000 | \$ ---      |
| TOTAL ASSETS                               | \$ 325,712 | \$ 41,664   |
| <b>LIABILITIES AND NET ASSETS</b>          |            |             |
| <b>CURRENT LIABILITIES</b>                 |            |             |
| Accounts Payable                           | \$ 7,248   | \$ 3,609    |
| Current Portion of Long-Term Debt          | 62,503     | 41,526      |
| Total Current Liabilities                  | \$ 69,751  | \$ 45,135   |
| <b>LONG-TERM LIABILITIES</b>               |            |             |
| Loans Payable                              | \$ 318,193 | \$ 84,718   |
| Less: Current Portion                      | (62,503)   | (41,526)    |
| Total Long-Term Liabilities                | \$ 255,690 | \$ 43,192   |
| Total Liabilities                          | \$ 325,441 | \$ 88,327   |
| <b>NET ASSETS</b>                          |            |             |
| Unrestricted                               | \$ 271     | \$ (46,663) |
| Total Net Assets                           | \$ 271     | \$ (46,663) |
| TOTAL LIABILITIES AND NET ASSETS           | \$ 325,712 | \$ 41,664   |

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, 2017**  
**(With Summarized Totals for the Year Ended December 31, 2016)**

|  | Unrestricted |             |
|--|--------------|-------------|
|  | 2017         | 2016        |
| <b>REVENUE</b>                           |              |             |
| Property Tax Income - City of Milwaukee  | \$ 284,726   | \$ 257,856  |
| City Grants                              | 276,379      | 2,000       |
| In-Kind Income                           | ---          | 4,800       |
| Sponsorship Income                       | 10,000       | 3,000       |
| Riverworks Week Income                   | 1,069        | ---         |
| Interest Income                          | 92           | 109         |
| Streetscape Income                       | ---          | 291         |
| Miscellaneous Income                     | ---          | 85          |
| Total Revenue                            | \$ 572,266   | \$ 268,141  |
| <b>EXPENSES</b>                          |              |             |
| Program Services                         |              |             |
| Street Sweeper and Public Safety Expense | \$ 43,722    | \$ 42,416   |
| Property Improvement Grants              | 297,094      | 37,779      |
| Streetscape Expense                      | 20,463       | 13,424      |
| Riverworks Week                          | 51,232       | 57,897      |
| Other                                    | 14,429       | 21,579      |
| Total Program Services                   | \$ 426,940   | \$ 173,095  |
| Management and General                   |              |             |
| Administrative Support                   | \$ 90,000    | \$ 90,000   |
| Meeting Expense                          | 465          | 224         |
| Other                                    | 7,927        | 8,401       |
| Total Management and General             | \$ 98,392    | \$ 98,625   |
| Total Expenses                           | \$ 525,332   | \$ 271,720  |
| CHANGE IN NET ASSETS                     | \$ 46,934    | \$ (3,579)  |
| Net Assets, Beginning of Year            | (46,663)     | (43,084)    |
| NET ASSETS, END OF YEAR                  | \$ 271       | \$ (46,663) |

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, 2017**  
(With Summarized Totals for the Year Ended December 31, 2016)

|   | <u>2017</u>        | <u>2016</u>        |
|---|--------------------|--------------------|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>   |                    |                    |
| Change in Net Assets  | \$ 46,934          | \$ (3,579)         |
| Adjustments to Reconcile Change in Net Assets to<br>Net Cash Provided by Operating Activities |                    |                    |
| Depreciation Expense  | 418                | 417                |
| (Increase) Decrease in Accounts Receivable  | 333                | 502                |
| (Increase) Decrease in Prepaid Expenses   | 9,030              | (8,955)            |
| Increase (Decrease) in Accounts Payable   | <u>3,639</u>       | <u>(2,462)</u>     |
| Net Cash Provided (Used) by Operating Activities  | <u>\$ 60,354</u>   | <u>\$ (14,077)</u> |
| <b>CASH FLOWS FROM FINANCING ACTIVITIES</b>   |                    |                    |
| Payments on Loan  | <u>\$ (41,525)</u> | <u>\$ (39,938)</u> |
| Net Cash Used by Financing Activities   | <u>\$ (41,525)</u> | <u>\$ (39,938)</u> |
| Net Increase (Decrease) in Cash   | \$ 18,829          | \$ (54,015)        |
| CASH BALANCE, BEGINNING OF YEAR   | <u>28,227</u>      | <u>82,242</u>      |
| CASH BALANCE, END OF YEAR   | <u>\$ 47,056</u>   | <u>\$ 28,227</u>   |
| <b>SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION</b>                                       |                    |                    |
| Interest Paid   | \$ 3,368           | \$ 4,956           |

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

**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2017**

**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2017**

**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 three classes of net assets: unrestricted, temporarily restricted, and permanently restricted net assets. Assets of the restricted classes are created only by donor-imposed 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, 2017**

**NOTE A - Summary of Significant Accounting Policies (continued)**

**Contributions**

All contributions are considered available for the Organization's general programs unless specifically restricted by the donor. Amounts received that are designated for future periods or restricted by the donor are reported as temporarily or permanently restricted support and increase the respective class of net assets. Contributions received with temporary restrictions that are met in the same reporting period are reported as unrestricted support and increase unrestricted net assets. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions. Investment income that is limited to specific uses by donor restrictions is reported as increases in unrestricted net assets if the restrictions are met in the same reporting period as the income is recognized.

**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.

**NOTE B - Comparative Financial Information**

The financial information shown for 2016 in the accompanying financial statements is included to provide a basis for comparison with 2017. 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, 2016, from which the summarized information was derived.

**NOTE C - Concentration of Risk**

Riverworks Business Improvement District #25 receives property tax assessment income and grants from the City of Milwaukee. Riverworks Business Improvement District's operations rely on the availability of these funds. Approximately 98% of the Organization's revenue was from the City of Milwaukee for the year ended December 31, 2017.



**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

**NOTE D - Loans Payable**

During 2003, Riverworks Business Improvement District #25 received a \$500,000 loan from the City of Milwaukee at 4.17% interest, which is due March 2018. The loan is for partial funding of the Streetscape Project. Future tax collections will provide the Organization funding to repay the loan obligation per the loan agreement with the City of Milwaukee. At December 31, 2017, the balance due on the loan was \$43,193.

During 2017, Riverworks Business Improvement District #25 received \$550,000 from the City of Milwaukee which consisted of a grant of \$275,000 and a loan of \$275,000 at 3.75% interest, which is due March 31, 2036. These funds were granted and loaned to Riverworks Development Corporation for partial funding of the Riverworks City Center Project. Accordingly, a loan receivable was recorded in the amount of \$275,000. Riverworks Development Corporation will make payments on the loan receivable in amounts sufficient to make the annual principal and interest payments to the City.

The future scheduled maturities of long-term debt are as follows:

| <u>Year Ending December 31,</u> | <u>Amount</u>    |
|---------------------------------|------------------|
| 2018                            | \$ 19,310        |
| 2019                            | 10,201           |
| 2020                            | 10,583           |
| 2021                            | 10,981           |
| 2022                            | 11,392           |
| 2023 and thereafter             | <u>212,533</u>   |
| Total                           | <u>\$275,000</u> |

**NOTE E - Management Arrangement**

Under an arrangement with Riverworks Development Corporation (RDC), the Organization is provided with office facilities, administrative support, sidewalk cleaning services, 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, 2017:

|                        |                  |
|------------------------|------------------|
| Administrative Support | \$ 90,000        |
| Accounting             | <u>1,980</u>     |
| Total                  | <u>\$ 91,980</u> |

**NOTE F - Related Party Transactions**

A member of the board of directors is a key employee of a company that provided the Organization with event, newsletter printing and annual report printing services. The Organization paid \$25,619 to the company for the year ended December 31, 2017.

**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2017**

**NOTE G - 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 Riverwest neighborhood. 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, 2017. 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, 2017.

**NOTE H - 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, 2017, the date of the most recent balance sheet, through June 21, 2018 the date the financial statements are available to be issued.

**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25**  
**SCHEDULE OF FUNCTIONAL EXPENSES**  
**FOR THE YEAR ENDED DECEMBER 31, 2017**  
(With Summarized Totals for the Year Ended December 31, 2016)

| EXPENSES                                    | Program<br>Services | Management<br>and<br>General | 2017<br>Total     | 2016<br>Total     |
|---|---------------------|------------------------------|-------------------|-------------------|
| Street Sweeper and Public Safety Expense    | \$ 43,722           | \$ ---                       | \$ 43,722         | \$ 42,416         |
| Property Improvement Grants                 | 22,094              | ---                          | 22,094            | 37,779            |
| Streetscape Expense                         | 20,463              | ---                          | 20,463            | 13,424            |
| Graffiti Removal                            | 2,493               | ---                          | 2,493             | 4,668             |
| Riverworks Week                             | 51,232              | ---                          | 51,232            | 57,897            |
| Banners and Christmas Wreaths               | 1,949               | ---                          | 1,949             | 2,622             |
| Depreciation                                | 418                 | ---                          | 418               | 418               |
| Interest Expense                            | 2,694               | 674                          | 3,368             | 4,956             |
| Advertising                                 | ---                 | ---                          | ---               | 2,913             |
| Office Supplies                             | 4,442               | 1,110                        | 5,552             | 5,085             |
| Postage                                     | 888                 | 222                          | 1,110             | 924               |
| Publications and Subscriptions              | 458                 | 115                          | 573               | 1,943             |
| Insurance                                   | 1,047               | 262                          | 1,309             | 1,280             |
| Bank Charges                                | 40                  | 10                           | 50                | 240               |
| Administrative Support                      | ---                 | 90,000                       | 90,000            | 90,000            |
| Professional Fees                           | ---                 | 4,980                        | 4,980             | 4,880             |
| Meeting Expense                             | ---                 | 465                          | 465               | 224               |
| Grant to Riverworks Development Corporation | 275,000             | ---                          | 275,000           | ---               |
| Miscellaneous                               | ---                 | 554                          | 554               | 53                |
| <b>TOTAL</b>                                | <b>\$ 426,940</b>   | <b>\$ 98,392</b>             | <b>\$ 525,332</b> | <b>\$ 271,722</b> |

