

**YEAR 2018
OPERATING PLAN**



**RIVERWORKS
BUSINESS IMPROVEMENT DISTRICT #25**



RIVERWORKS

CENTER

Riverworks Business Improvement District #25 Annual Operating Plan Year Nineteen (2018)

Introduction

The Wisconsin Legislature created Sec. 66.1109 of the State 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. State Statues. 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. State Statute 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. The City of Milwaukee has purchased the CMC old railroad corridor between Capitol

Drive and Richards Street and the City is currently working with the BID to redevelop this portion also. The complete Beerline Recreational Trail is from Bremen Street 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:

- ◆ *Implement strategies and partnerships for the development of properties identified in the Riverworks Charette.*
- ◆ *Streetscape improvement projects for Capitol Drive gateways, Holton Street and Keefe Avenue corridors.*
- ◆ *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 through the BID district and the Capitol Drive Bridge by leveraging resources to help with the maintenance and improvements to these corridors.*
- ◆ *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.*
- ◆ *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.*
- ◆ *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.*
- ◆ *Pay the debt associated with the BID's contribution to the significant streetscape completed on East Capital Drive in 2003.*

- ◆ *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.*
- ◆ *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 \$114,666,500. This represents a \$2,299,600 increase from the previous year's value of \$112,366,600 indicative of the difference the BID is making to improve the area. The estimated assessment generated for the Year 2018 is \$290,000. The operating budget for the Riverworks BID 25 is detailed below.

REVENUE

BID Assessment	\$290,000
Program Funding Carried Forward	\$40,000
Interest Income	\$150
Miscellaneous	\$2,000

TOTAL REVENUE **\$332,150**

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	\$15,840	
RBID Safety Program	\$1,800	
Equipment Purchase	\$1,200	
Maintenance/Replacement of Streetscape	\$18,609	
Maintenance Reserve	\$5,000	
Streetscape Lighting	\$3,100	
Graffiti Removal	\$2,200	
Subtotal		\$82,749

DEBT SERVICE

Capitol Drive Streetscape Project	\$44,894	
Subtotal		\$44,894

MARKETING & PROMOTIONS PROGRAM

Riverworks Week/Advertising/Newsletters/Report/Events/Banner	\$50,857	
Subtotal		\$50,857

BUSINESS & PROPERTY OWNER ASSISTANCE PROGRAM

Property Improvement Grants	\$ 33,000	
Subtotal		\$33,000

Budget Contingency	<u>\$20,000</u>	\$20,000
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TOTAL EXPENSES		\$332,150
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Method Of Assessment

The method of assessment for the Year 2017 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.

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. 66.1108 (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 (15) Members, two (2) Members from Riverworks Development Corporation Board of Directors and thirteen (13) 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

STATE STATUE

66.1109 Business improvement districts.

(1) In this section:

(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.

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

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

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

(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:

1. The special assessment method applicable to the business improvement district.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

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.

5. A legal opinion that subs. [1.](#) to [4.](#) have been complied with.

(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.

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

(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.

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

(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.

(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.

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

(3)

(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.

(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.

(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 an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(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.

(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 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.

(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:

(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.

(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).

(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.

(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.

(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.

(5)

(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.

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

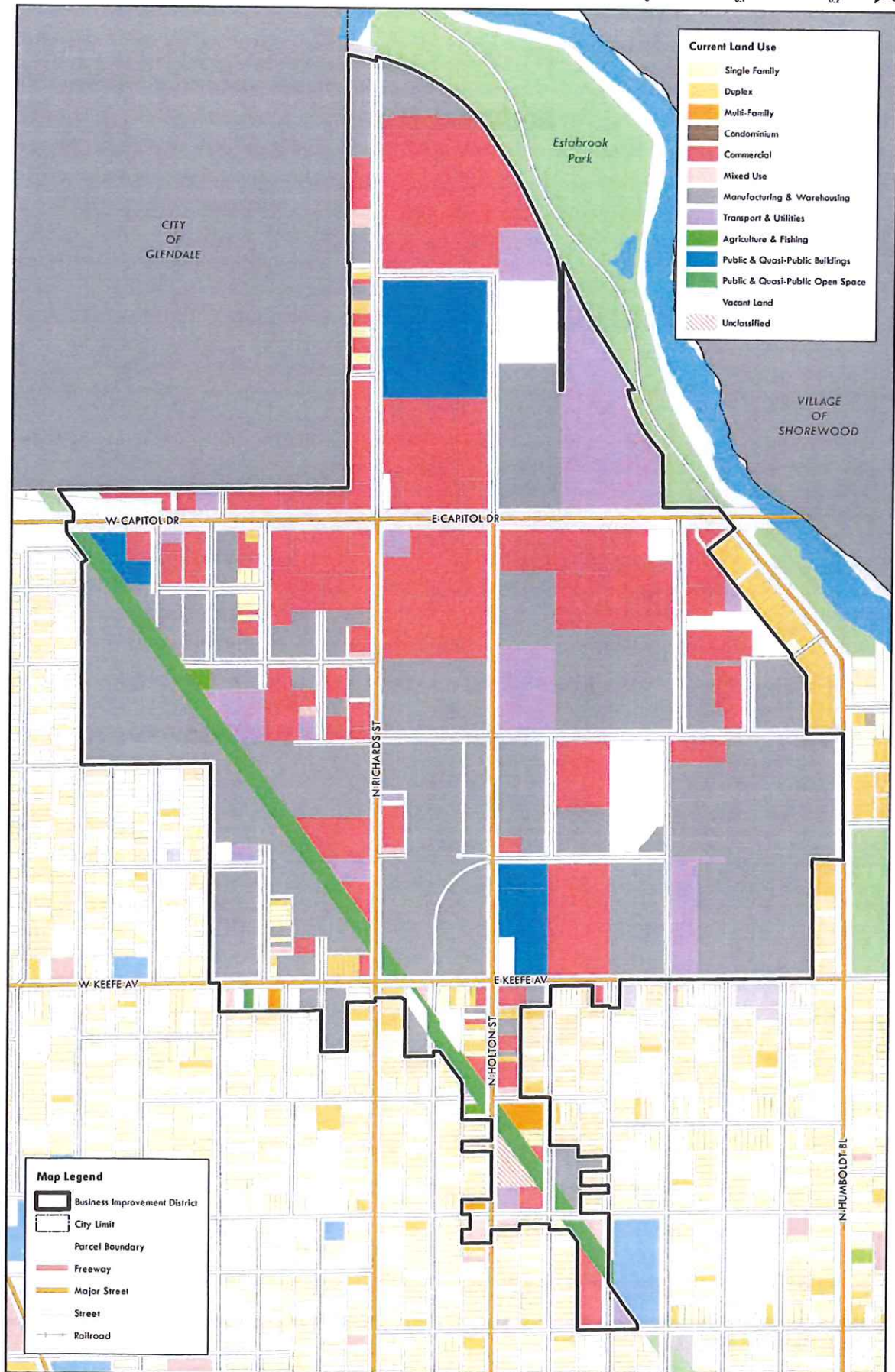
(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

History: [1983 a. 184](#); [1989 a. 56](#) s. [258](#); [1999 a. 150](#) s. [539](#); Stats. 1999 s. 66.1109; [2001 a. 85](#).

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



Current Land Use

- Single Family
- Duplex
- Multi-Family
- Condominium
- Commercial
- Mixed Use
- Manufacturing & Warehousing
- Transport & Utilities
- Agriculture & Fishing
- Public & Quasi-Public Buildings
- Public & Quasi-Public Open Space
- Vacant Land
- Unclassified

Map Legend

- Business Improvement District
- City Limit
- Parcel Boundary
- Freeway
- Major Street
- Street
- Railroad

ASSESSMENT LIST

BID	Taxkey #	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	CRH 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 & INGBORG
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	L C 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

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2016
(With Summarized Totals for the Year Ended December 31, 2015)

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25

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Independent Auditor's Report

Board of Directors
Riverworks Business Improvement District #25

We have audited the accompanying financial statements of Riverworks Business Improvement District #25 which comprise the balance sheet as of December 31, 2016, 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 entity'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 #25 as of December 31, 2016, 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.

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Milwaukee, WI 53202 f. 414.271.7464
ritzholman.com

Board of Directors
Riverworks Business Improvement District #25

Report on Summarized Comparative Information

We have previously audited Riverworks Business Improvement District #25's 2015 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated May 18, 2016. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2015, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Matter(s)

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
April 19, 2017

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
BALANCE SHEET
DECEMBER 31, 2016
(With Summarized Totals for December 31, 2015)

ASSETS	2016	2015
CURRENT ASSETS		
Cash	\$ 28,227	\$ 82,242
Accounts Receivable	548	1,050
Prepaid Expenses	9,860	905
Total Current Assets	\$ 38,635	\$ 84,197
FIXED ASSETS		
Equipment	\$ 6,265	\$ 6,265
Less: Accumulated Depreciation	(3,236)	(2,819)
Net Fixed Assets	\$ 3,029	\$ 3,446
TOTAL ASSETS	\$ 41,664	\$ 87,643
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts Payable	\$ 3,609	\$ 6,071
Due to Riverworks Development Corporation	—	—
Current Portion of Long-Term Debt	41,526	39,938
Total Current Liabilities	\$ 45,135	\$ 46,009
LONG-TERM LIABILITIES		
Loan Payable	\$ 84,718	\$ 124,656
Less: Current Portion	(41,526)	(39,938)
Total Long-Term Liabilities	\$ 43,192	\$ 84,718
Total Liabilities	\$ 88,327	\$ 130,727
NET ASSETS		
Unrestricted	\$ (46,663)	\$ (43,084)
Total Net Assets	\$ (46,663)	\$ (43,084)
TOTAL LIABILITIES AND NET ASSETS	\$ 41,664	\$ 87,643

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, 2016
(With Summarized Totals for the Year Ended December 31, 2015)

	Unrestricted	
	2016	2015
REVENUE		
Property Tax Income - City of Milwaukee	\$ 257,856	\$ 207,507
Graffiti Income	2,000	1,750
In-Kind Income	4,800	1,020
Sponsorship Income	3,000	5,200
Interest Income	109	133
Streetscape Income	291	—
Miscellaneous Income	85	1,593
Total Revenue	\$ 268,141	\$ 217,203
EXPENSES		
Program Services		
Street Sweeper and Public Safety Expense	\$ 42,416	\$ 26,907
Property Improvement Grants	37,779	7,111
Streetscape Expense	13,424	19,163
Riverworks Week	57,897	56,275
Other	21,579	16,734
Total Program Services	\$ 173,095	\$ 126,190
Management and General		
Administrative Support	\$ 90,000	\$ 72,000
Meeting Expense	224	13,219
Other	8,401	9,515
Total Management and General	\$ 98,625	\$ 94,734
Total Expenses	\$ 271,720	\$ 220,924
CHANGE IN NET ASSETS	\$ (3,579)	\$ (3,721)
Net Assets, Beginning of Year	(43,084)	(39,363)
NET ASSETS, END OF YEAR	\$ (46,663)	\$ (43,084)

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, 2016
(With Summarized Totals for the Year Ended December 31, 2015)

	<u>2016</u>	<u>2015</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ (3,579)	\$ (3,721)
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
Depreciation Expense	417	418
(Increase) Decrease in Accounts Receivable	502	(877)
(Increase) Decrease in Prepaid Expenses	(8,955)	101
Increase (Decrease) in Accounts Payable	(2,462)	6,071
Increase (Decrease) in Due to Riverworks Development Corporation	<u>---</u>	<u>(58)</u>
Net Cash (Used) Provided by Operating Activities	<u>\$ (14,077)</u>	<u>\$ 1,934</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Payments on Loan	<u>\$ (39,938)</u>	<u>\$ (38,411)</u>
Net Cash Used by Financing Activities	<u>\$ (39,938)</u>	<u>\$ (38,411)</u>
Net Decrease in Cash	<u>\$ (54,015)</u>	<u>\$ (36,477)</u>
CASH BALANCE, BEGINNING OF YEAR	<u>82,242</u>	<u>118,719</u>
CASH BALANCE, END OF YEAR	<u><u>\$ 28,227</u></u>	<u><u>\$ 82,242</u></u>
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Interest Paid	\$ 4,956	\$ 6,484

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

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

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.

Allowance for Uncollectible Accounts

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.

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.

**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016**

NOTE A - Summary of Significant Accounting Policies (continued)

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 2015 in the accompanying financial statements is included to provide a basis for comparison with 2016. 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, 2015, 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 96% of the Organization's revenue was from the City of Milwaukee for the year ended December 31, 2016.

NOTE D - Loan 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, 2016, the balance due on the loan was \$84,718. The future scheduled maturities of long-term debt are as follows:

<u>Year Ending December 31,</u>	<u>Amount</u>
2017	\$ 41,526
2018	<u>43,192</u>
Total	<u>\$ 84,718</u>

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2016

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, 2016:

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 \$44,042 to the company for the year ended December 31, 2016.

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, 2016. 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, 2016.

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, 2016, the date of the most recent balance sheet, through April 19, 2017 the date the financial statements are available to be issued.

On April 17, 2017, the Organization received a grant of \$275,000 and a loan of \$275,000 from the City of Milwaukee. The grant funds will be granted and the loan funds will be loaned to Riverworks Development Corporation to finance a portion of the construction costs of the Riverworks City Center.

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
SCHEDULE OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2016
(With Summarized Totals for the Year Ended December 31, 2015)

EXPENSES	Program Services	Management and General	2016 Total	2015 Total
Street Sweeper and Public Safety Expense	\$ 42,416	\$ ---	\$ 42,416	\$ 26,907
Property Improvement Grants	37,779	---	37,779	7,111
Streetscape Expense	13,424	---	13,424	19,163
Graffiti Removal	4,668	---	4,668	4,061
Riverworks Week	57,897	---	57,897	56,275
Banners and Christmas Wreaths	2,622	---	2,622	720
Depreciation	417	---	417	418
Interest Expense	3,965	991	4,956	6,484
Advertising	2,330	583	2,913	---
Office Supplies	4,068	1,017	5,085	4,184
Postage	739	185	924	748
Publications and Subscriptions	1,554	389	1,943	1,186
Insurance	1,024	256	1,280	1,727
Bank Charges	192	48	240	90
Administrative Support	---	90,000	90,000	72,000
Professional Fees	---	4,880	4,880	4,788
Meeting Expense	---	224	224	13,219
Miscellaneous	---	52	52	1,843
Total	\$ 173,095	\$ 98,625	\$ 271,720	\$ 220,924

BID #25 (Riverworks) Board Member Sheet

Board Organization: 15 members, 2 members from Riverworks Development Corporation Board of Directors and 13 members from Riverworks BID, at least 5 members (the majority) shall be owners or occupants of property within the BID. Any non-owner or non-occupant appointed to the Board shall be a resident of the City of Milwaukee. The Board shall elect its Chairperson from among its members.

<u>Board Member</u>	<u>Title</u>	<u>Start Date</u>	<u>End Date</u>
Carl Nilssen	Member	06/08/2017	06/08/2020
Catherine Madison	Member	12/21/2015	12/21/2018
Chris Swartz	Member	04/30/2014	04/30/2017*
Cliff Wenninger	Member	12/29/2015	12/29/2018
Ihsan Atta	Member	01/26/2016	01/26/2019
Kevin Riordan	Member	03/27/2017	03/27/2020
L.C. Whitehead	Member	01/15/2016	01/15/2019
Robert Smith	Member	02/01/2016	02/01/2019
Samih Omari	Member	06/18/2013	06/18/2016*
Sandra Woycke	Member	04/06/2017	04/06/2020
Stephen Chitwood	Member	01/10/2014	01/10/2017*
Timothy Fox	Member	12/29/2015	12/29/2018
Tony Balisteri	Member	06/07/2016	06/07/2019
Vickie Volpano	Member	01/02/2008	01/02/2011 (resigned)
Bill Swanson	Member	06/13/2013	06/13/2016 (resigned)

*Terms expired

2 vacancies as of 9/25/17

