



RIVERWORKS

CENTER



Riverworks Center

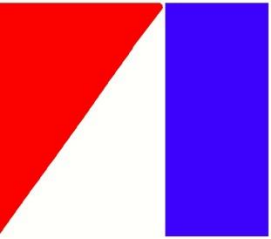
- ***1992 – Riverworks Development Corporation***
 - ***2000 – Riverworks Business Improvement District 25***
 - ***2005 – Riverworks Business Improvement District II 36***
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Riverworks Center Area



Milwaukee's Northeast Side





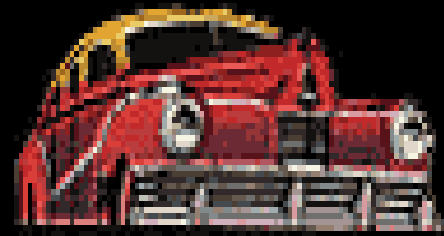
American Motors Corporation

AMC PRODUCTS



Jeep®

JEEP.COM



MARKET 33 ACRES & AREA as an URBAN INDUSTRIAL PARK

- **Create Tax Increment District (TID)**
 - **More Lights for the area**
 - **Area Identification Markers**
 - **Install Trees & Trash Receptacles**
- **Engage Experienced Industrial Park Developer as Partner**
- **Close Down Problem Bars**
- **Clear & Assemble Tax Delinquent Properties**
- **Attract Manufacturing Businesses**
- **Create “Family Supporting Jobs”**

RIVERWORKS CENTER

Surrounding Area

- **HIGHEST UNEMPLOYMENT RATE – 35+%**
- **LARGE UNSKILLED WORKFORCE**
- **VERY HIGH PUBLIC ASSISTANCE**
- **LOWEST INCOME POPULATION – 24.77% UNDER POVERTY LEVEL**



Private/Public PARTNERSHIP

RIVERWEST Industrial Council (RIC)	City of Milwaukee	WISPARK Development
University of Wisconsin - Milwaukee (UW-M)	Greater Milwaukee Foundation's Neighborhood & Family Initiative	Milwaukee Area Technical College (MATC)
East Side Housing Action Comm. (ESHAC)	State of WISCONSIN	HARAMBEE Ombudsman Project, Inc.

FORMER AMERICAN MOTORS CORPORATION PROPERTIES





NEW BLDG – In Place Machining Company





Johnson Brothers Beverage



New PRODUCTION STAMPINGS PLANT

Johnson Controls to **TRAMONT**



A decorative graphic on the left side of the slide features three balloons: a light green one at the top, a light blue one in the middle, and a light purple one at the bottom. Each balloon is attached to a thin, wavy streamer that extends downwards. Small, yellow, triangular shapes are scattered around the balloons, resembling confetti or streamer pieces.

Developing a Retail Corridor along Capitol Drive

RE SALES & DEVELOPMENT.

– NEW BUILDERS SQUARE



ALDI FOODS



CHECKER AUTO PARTS



Goodwill Retail Outlet Store



MAY 9 2008

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT

- **FAÇADE GRANTS**
- **SIDEWALK SWEEPING &
AREA WIDE LITTER REMOVAL**
- **GRAFFITI REMOVAL**
- **STREETSCAPING \$1.6 Million**
– **Capitol Drive and Holton
Street**
- **AREA PROMOTIONS**

Outpost Natural Food Co-Op - Before



RBID FACADE GRANTS



Capitol Drive Gateway Sign



RBID STREETSCAPING - GATEWAYS



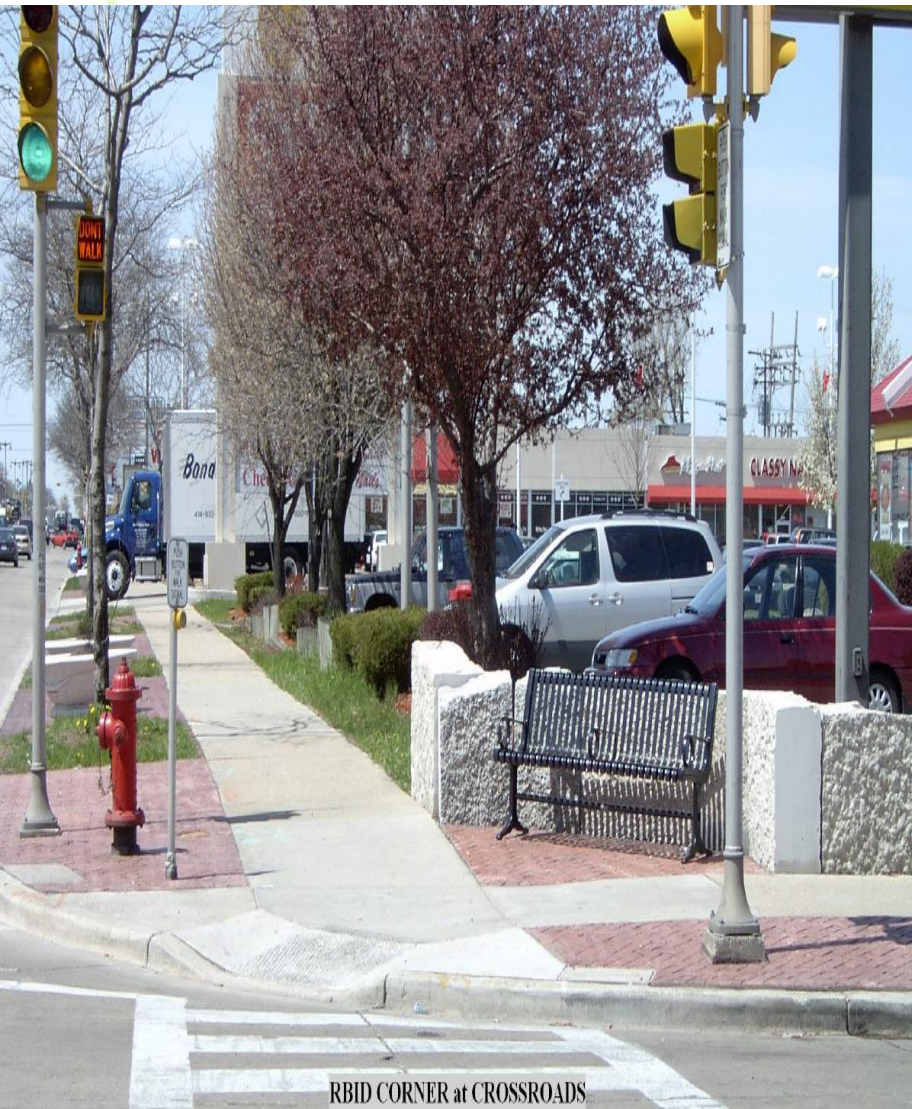
RBID GATEWAY at TMJ4

RBID STREETSCAPING SIDEWALKS

RBID KIOSK & BUS SHELTER



RBID STREETSCAPING - CROSSROADS & CORNERS



RBID CORNER at CROSSROADS



RIVERWORKS CENTER CROSSROAD CORNER



RBID STREET-SCAPING



RBID – PAVERS / Planters / Racks



Over 70 Real Estate Transactions Since 1992

- 18 New Buildings**
- New Buildings Planned**
- 32 Reuses - Existing Buildings**
- 30 Façades**
- 6 Public Clearance & Acquisitions**



RESULTS since '92

OVER \$60 MILLION REINVESTED:

- **\$30 Million in NEW Construction**
 - **New Buildings**
 - **Additions**
 - **Landscaping**
- **\$25 Million in Purchases of Existing Buildings**
- **\$ 4 Million in Rehabilitations**
- **\$ 1 Million in Public Acquisitions & Clearance**



RIVERWORKS COMMONS



NEW RIVERWORKS COMMONS

Safeway Industry





Riverworks Lofts





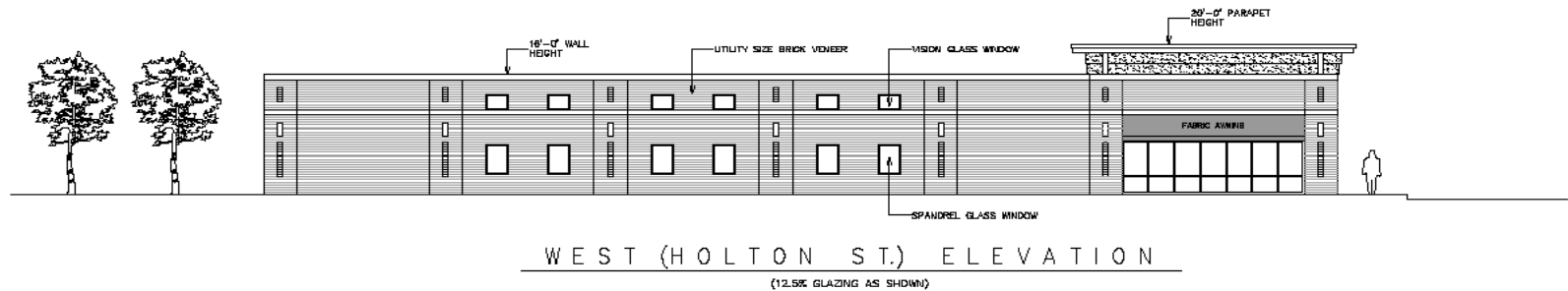
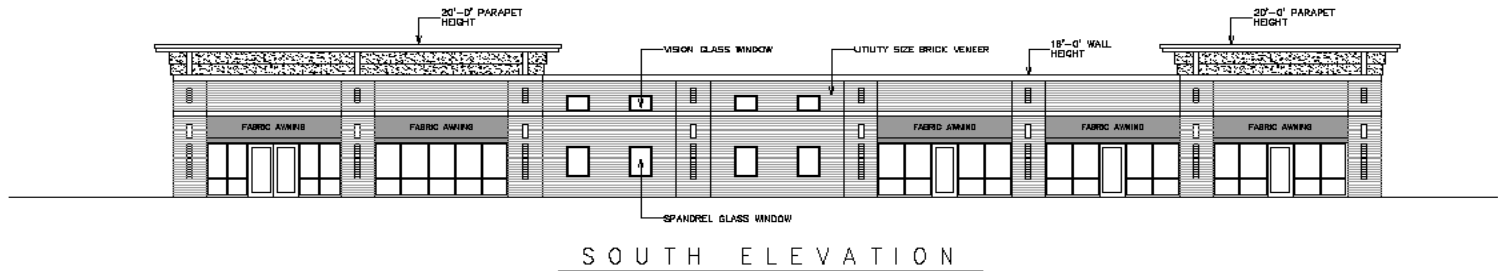
Lena's Food



Family Dollar



Riverworks City Center



PROPOSED RETAIL BUILDING
(at Holton Street & Concordia Avenue)

Milwaukee, WI

 **AMCON**
DESIGN & CONSTRUCTION CO., LLC
20533 WATERTOWN COURT, SUITE 200, WAUKESHA, WISCONSIN 53186 262-717-9944

Beerline Recreational Trail - Burleigh to Auer



Beerline Recreational Trail- Booth to Holton



HOW DO YOU SPELL SUCCESS?



Thank You!

