

**YEAR 2022  
OPERATING PLAN**



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

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## Riverworks Business Improvement District #25 Annual Operating Plan Year Twenty-Two (2022)

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### **I. Introduction**

In 1984, the Wisconsin Legislature created Sec. 66.1109 of the Statutes enabling cities to establish Business Improvement Districts (BIDs) upon the petition of at least one property owner within the proposed district. The purpose of the law is "...to allow businesses and commercial property owners within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities."

Section 66.1109 (3)(b), Wis. Stats. Requires that a BID Board of Directors "...shall annually consider and make changes to the operating plan. The Board shall then submit the operating plan to the local legislative body for its approval."

This plan details the elements that are required by Sec. 66.1109 Wis. Stats. for operation of the Riverworks Business Improvement District #25 in Year Twenty. It re-emphasizes the primary mission of the Riverworks Business Improvement District to facilitate commercial and industrial development within the district.

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

This Annual Operating Plan is consistent with the City of Milwaukee's planning efforts. Specifically, the City of Milwaukee has adopted and instituted a Renewal Plan for the Riverworks area and a tax incremental financing district. Further, the City has played a significant role in the planning and development of the reuse of the former AMC/ Chrysler factory located off of Capitol Drive. It is also involved in plans to improve the appearance of East Capitol Drive, including the streetscape completed in the summer of 2003. The plans to improve the appearance of North Holton Street, which includes the City of Milwaukee previous purchase of the CMC old railroad corridor between Keefe Avenue and Auer Avenue for redevelopment into a recreational trail and more recently the City of Milwaukee has purchased and as plans to redevelop the CMC old railroad corridor between Capitol Drive and Richards Street; for the expansion of the existing Beerline Recreational Trail from Richards Street north to Capitol Drive.

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

### **III. Plan Approval Process**

The City may not create the District if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of: Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation to more than 40% of the assessed valuation of all property to be assessed under the Operating Plan.

### **IV. District Boundaries**

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

### **V. Proposed Operating Plan**

The objective of the Riverworks BID is to maintain and promote the Riverworks Industrial and Commercial District for the benefit of the BID members and brand this district as "Milwaukee's Creative District". The BID will contract with the Riverworks Development Corporation to promote to carry out the administrative functions of the BID.

### **VI. 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 the corridors which includes: Capitol Drive, Holton Street and Keefe Avenue.*
- *Continue to Implement the Riverworks Strategic Action Plan Prepared by the City of Milwaukee Department of City Development, Riverworks Development Corporation and Riverworks BID.*
- *Support the expansion and upgrades of the Beerline Recreational Trail ("Life Way Plan") 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 community mural(s) and/or other artwork(s) within the BID's boundary.*
- *Make additional improvements to the Beerline Recreational Trail where 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.*
- *Explore traffic calming measures along the BID's corridors which includes: Capitol Drive, Holton Street, Richards Street and Keefe Avenue.*

- Continue to work on creating Riverworks' two "Creative Corridors" Fratney Street (Keefe Avenue to Capitol Drive) and Richards Street (Keefe Avenue to Capitol Drive).
- Financially assist, support, and implement safety initiative measures through Crime Prevention Through Environment Design (CPTED) 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.
- Continue 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 \$10,000 or 50% 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 "Milwaukee's Creative District" 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.

**VII. Budget**

The proposed expenditures will be financed from funds collected through the BID assessment process, voluntary private contributions, and public grants. The estimated assessed value of BID properties is \$129,097,718. This represents a \$10,325,800 increase from the previous year's value of \$118,771,918 indicative of the difference the BID is making to improve the area. The estimated assessment generated for the Year 2021 is \$286,144.

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

**REVENUE**

BID Assessment	\$286,144
Program Funding Carried Forward	\$ 175,000
Interest Income	\$150
Loan Repayment	\$10,000
Miscellaneous (Sponsorships, Graffiti, etc.)	\$ 20,000

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**TOTAL REVENUE** **\$ 491,294**

**EXPENSES**

<b>ADMINISTRATIVE SUPPORT</b>	
RDC Management	\$96,000
Insurance Expense	\$1,500
Account Services	\$2,600
Consulting Services	\$20,000
Auditing Services	\$3,000
Office Supplies	\$2,800
Meeting Expense	\$450
Memberships	\$700
Miscellaneous	\$100
Subtotal	<u>\$127,150</u>
<b>PUBLIC SAFETY &amp; APPEARANCE PROGRAM</b>	
Area Wide Cleaning Expense	\$43,000
Landscaping Maintenance	\$10,000
Public Art Program	\$15,000
Equipment Purchase	\$5,000
Maintenance/Replacement of Streetscape	\$75,000
Beerline Trail Maintenance	\$15,000
Streetscape Lighting	\$3,144
Graffiti Removal	\$7,500
Subtotal	<u>\$158,644</u>
<b>DEBT SERVICE</b>	
Riverworks City Center Project	\$20,500
Subtotal	<u>\$20,500</u>
<b>Special Projects</b>	
Beerline Trail Vienna Access way Improvements	\$25,000
Blight Remove Project (Keefe Avenue)	\$20,000
Subtotal	<u>\$45,000</u>
<b>MARKETING &amp; PROMOTIONS PROGRAM</b>	
Riverworks Week/Advertising/Newsletters/Annual Report/Events/ Banner/Marketing Campaign	\$65,000
Subtotal	<u>\$65,000</u>
<b>BUSINESS &amp; PROPERTY OWNER ASSISTANCE PROGRAM</b>	
Property Improvement Grants	\$55,000
Subtotal	<u>\$55,000</u>
Budget Contingency	<u>\$20,000</u>
	\$20,000
<b>TOTAL EXPENSES</b>	<u>\$491,294</u>

### **VIII. Method Of Assessment**

The method of assessment for the Year 2019 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 66.1109 (1)(f)(1m): As mentioned before, the district will contain property used exclusively for manufacturing purposes, as well as properties used in part of manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.

**IX. City Role In District Operations**

The City of Milwaukee has committed assistance to private property owners within the District to promote the area's development. To this end, the City of Milwaukee has played a significant role in the creation of the Business Improvement District and intends to assist in the implementation of the Operating Plan. In particular, the City of Milwaukee will:

- Provide assistance as appropriate to the BID Board of Directors.
- Monitor and when appropriate apply for outside funds, which could be used in support of the district.
- Collect BID assessments and maintain them in a segregated account.
- Disburse all District funds, no earlier than January 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.

**X. Business Improvement District Board of Director**

The Board shall consist of a maximum of eleven (11) Members. Two (2) of which can be Members from Riverworks Development Corporation Board of Directors, if they have Board Members interested in serving on the BID Board. If not, all eleven (11) Members will be chosen by the Riverworks BID Board.

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.



**XI. Riverworks Development Corporation**

The BID shall be a separate entity from the Riverworks Development Corporation. Riverworks Development Corporation shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with its contract with the BID Board of Directors. 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.

**XII. Amendment, Severability and Expansion**

The Riverworks BID will be created under authority of Sec. 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this statute invalid or unconstitutional, said decision will not invalidate or terminate the BID, and this plan shall be amended to conform to the law without need for reestablishment. Should the Wisconsin State Legislature amend the statute to narrow or broaden the process of a BID so as amongst other things to exclude or include as assessable properties a certain class or classes of properties, then this BID plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual budget approval and without necessity to undertake any other act. All the above is specifically authorized under Section 66.1109 (3)(b).

The Riverworks Business Improvement District Board of Directors will engage in a performance review after its twenty-five (25) operating year to determine continuation of the business improvement district. This performance review also recognizes that the Statutes of the State allow for a petition of dissolution on an annual basis.

### **XIII.**

### **APPENDICES**

1. **STATE STATUE** (page 11 - 16)
2. **BOUNDARY MAP** (page 17 – 17a)
3. **ASSESSMENT LIST** (page 18 - 24)
4. **EARLY TERMINATION OF THE DISTRICT** (page 25 - 26)
5. **BOARD OF DIRECTOR LIST** (page 27)

# STATE STATUE

## **66.1109 66.1109 Business improvement districts**

66.1109(1)(1) In this section:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

66.1109(2m)(c) (c) At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. Notice of the hearing shall be published as a class 2 notice

under ch. 985. Before publication, a copy of the notice together with a copy of a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.

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

66.1109(3) (3)

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

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

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

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

66.1109(3)(c)2. 2. If the cash balance in the segregated account described under sub. (4) was less than \$300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in

accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.

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

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

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

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

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

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

with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

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

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

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

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

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

66.1109(5) (5)

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

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



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

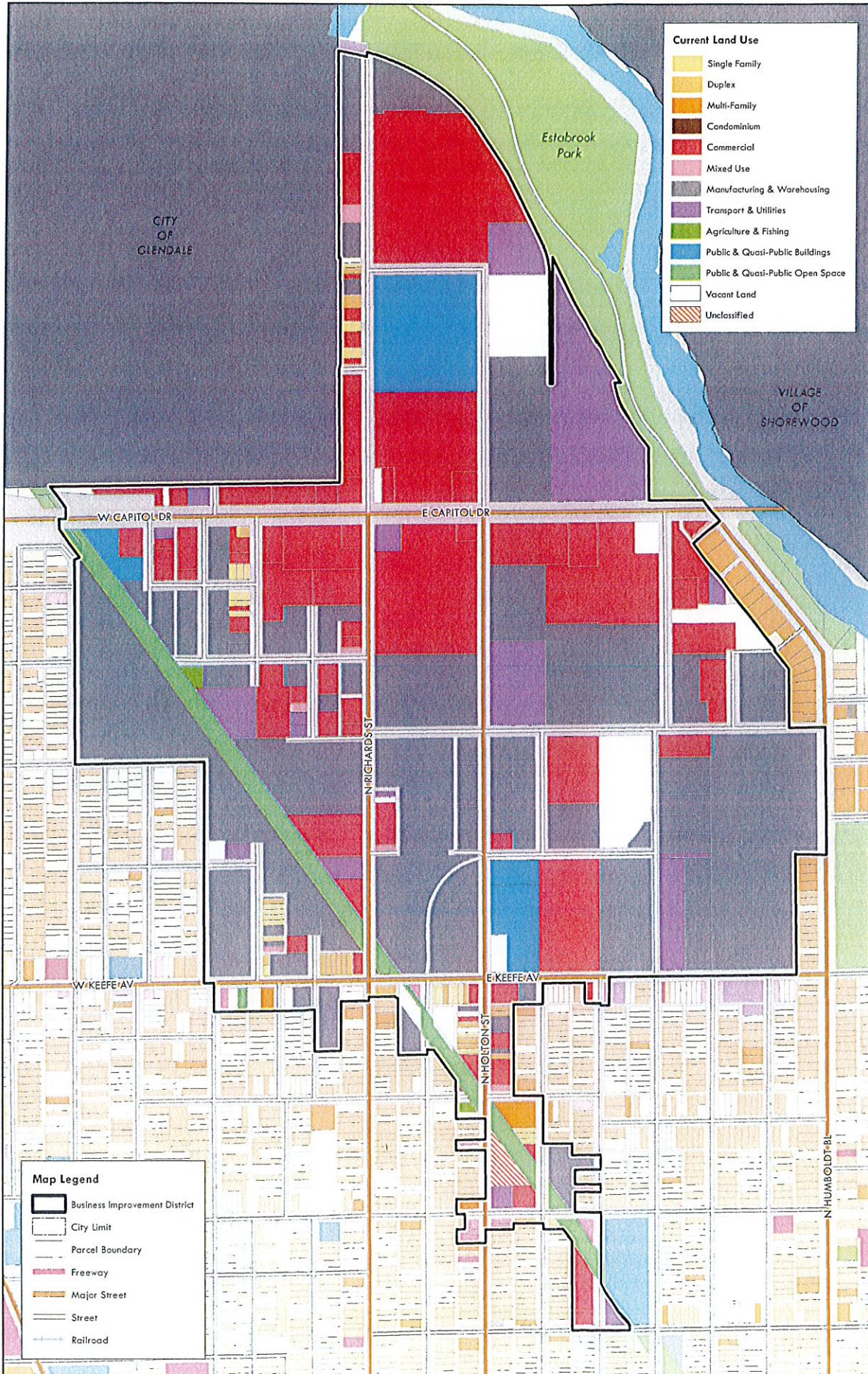
66.1109(5)(d) (d) If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. 70.11 or is residential, or both, and part of the real property is taxable, the municipality may specially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

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

# BOUNDARY MAP

**BID NO. 25: RIVERWORKS**  
**CITY OF MILWAUKEE**

Prepared by the Dept. of City Development Planning Division, 7/8/2017  
 Source: City of Milwaukee Information Technology Management Division;  
 Dept. of City Development Commercial Corridors Team



# ASSESSMENT LIST

*(Estimated Assessments)*

## 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	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	B2D2 LLC
25	2740129100	3522 N FRATNEY	B2D2 LLC
25	2740130000	3522 N FRATNEY	B2D2 LLC
25	2740131110	830 E KEEFE	B2D2 LLC
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	3728 FRATNEY LLC
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	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

# 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>NAMES</b>	<b>TITLE</b>	<b>EMAIL</b>	<b>PROPERTY OWNED</b>	<b>TERM</b>
Carl Nilssen	Chair	carl@bigmpg.com	811 E. Vienna Ave	01-08-2020
Cliff Wenniger	Vice-Chair	cliffw@wennigercompressor.com	3435 N. Buffum St.	02-11-2023
Sandy Woycke	Secretary	sw@ctcsupplies.com	3845 N. Bremen St.	04-06-2020
Steve Chitwood	Treasurer	'stephen.chitwood@pnc.com'	275 E. Capitol Dr.	11-05-2022
Mark Porreca	Member	mcporreca@gmail.com	125 W. Melvina St.	05-14-2021
Kevin Riordan	Member	kriordan@boerke.com	102 W. Capitol Dr.	03-27-2020
Bob Smith	Member	robertsmith531@gmail.com	531 E. Keefe Ave	11-05-2022
L.C. Whitehead	Member	betty43_74@hotmail.com	3400 N. Holton St.	11-05-2022



**BUSINESS IMPROVEMENT DISTRICT #25**  
**MILWAUKEE'S CREATIVE DISTRICT**



**ANNUAL REPORT**



## MISSION:

The Riverworks Business Improvement District seeks to improve, maintain, and promote the Riverworks Center through thoughtful programs and services for the benefit of all property owners, tenants, consumers, and residents.

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Growth	12-13
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## CONTACT:

526 E Concordia Ave  
Milwaukee, WI 53212  
(414) 906 - 9650

[www.RiverworksMKE.org/BID](http://www.RiverworksMKE.org/BID)

# @RiverworksCreativeDistrict  
f @RiverworksCreativeDistrict  
▶ @RiverworksMKE



# DEAR BID #25

Business Partners,

As I look back over 2020, my thoughts and prayers are with those suffering mentally, spiritually, and economically. I'm inspired and grateful to the countless businesses and entrepreneurs who went above and beyond to help others through these difficult times.

In 2020, our commitment to equity and justice was strong and our focus on the Riverworks Center helped activate small business innovations, provided essential services, and promoted health and safety. The Riverworks Business Improvement District (BID #25) continued to be a very busy business district during COVID. The district has an excellent mix of industrial, retail, entrepreneurs, start-ups, and commercial businesses. The BID #25 continues to support existing businesses and welcomes new businesses into the district.

In partnership with Riverworks Development Corporation (RDC) and others we have been successful in bringing positive developments to the area, building strong public and private partnerships, keeping property values steady, increasing the district prosperity, and developing programs that link residents with area employers. But most of all, together BID #25 and RDC are creating a vibrant business district where businesses want to locate their companies, where people and residents want to shop, live and play.

Today, BID #25 "Milwaukee's Creative District" continues to prosper, new businesses, new ideas and the development of the Beerline Trail are bringing new life and energy to the district. Vacancy rates in the district are low and businesses, developers and investors are working together to make positive impacts in the business district and surrounding areas.

With thanks and gratitude,



Darryl Johnson  
Riverworks BID #25 Executive Director



# OUTREACH

## Grants and Funding

Looking for financial resources, the Riverworks BID #25 is here for you! We have an extensive database of all the local and city grants that are available to beautify or fix up your property. From white-boxing your space to making extensive, exterior improvements and security updates, Riverworks BID #25 strives to ensure all properties in the district are working together to increase the overall beauty and safety of the district.

The Riverworks BID #25 also offers a Property Improvement Grant for up \$5,000, at a 40% match. In 2020, the BID approved 4 property improvement grants for projects such as signage, lighting, and security cameras. The Property Improvement Grant can be used for a multitude of things, such as landscaping, window or door replacement, ADA ramps, LED lighting, exterior security cameras, business signage and much more. For more information about the Property Improvement Grant visit: [www.riverworksmke.org/bid-grant](http://www.riverworksmke.org/bid-grant), for other grants and financial support opportunities, check out [www.riverworksmke.org/business-toolbox](http://www.riverworksmke.org/business-toolbox).

## Real Estate

The Riverworks BID #25 is a resource for businesses and entrepreneurs looking to move into the district. Our extensive connection to property owners and brokers allows us to establish an inventory of real estate availabilities, both for lease and for sale. Over the past year, the main trends have been artists and small maker businesses looking for space and, fortunately, our extensive inventory of artistic and maker space creates the ideal situation to connect these businesses to property owners. As part of our real estate services, we also assist property owners in advertising available space and creating a condensed visual graphic that summarizes the space including, pictures, price ranges, square footage and contact information. For more information, check out our available spaces in the BID at [www.riverworksmke.org/bid-real-estate](http://www.riverworksmke.org/bid-real-estate).

For property owners looking to sell or rent, and for businesses looking to move in, check out [www.riverworksmke.org/bid-do-business](http://www.riverworksmke.org/bid-do-business). Fill out the online forms to get in our database, where we can start to connect you to resources, send out your information to our local networks to get the best fit for our real estate needs and to assist you in marketing your business or property.





URBAN CRAFTSMAN



STRONG MICROBIALS

**30+**  
Grants, Referrals  
& Letters of  
Support

Assisted over  
**100+**  
Entrepreneurs,  
Businesses &  
Developers



THE LADLE LADY



IN PLACE MACHINING

# QUALITY

## ECDSN

The East Capitol Drive Safety Network (ECDSN) is a proactive force to reduce crime and improve safety for businesses, staff and patrons on Capitol Drive through collaboration and communication. The group is made up of Milwaukee Police Department BEAT officers, Milwaukee County District Attorney's office, Safe and Sound and surrounding Capitol Drive businesses. Due to COVID-19, all in-person meetings were temporarily canceled to ensure the safety of all participants. ECDSN has now transitioned to a virtual setting, allowing participants to use video or call in. Though experimental, it is allowing more people to attend who would typically be unable.

## THE BEAT

Over the past 4 years, the Riverworks BID #25 has had an instrumental relationship with the Milwaukee Police Department (MPD) Capitol Drive BEAT officers. The Capitol Drive Beat was inspired by a group of local businesses and the Riverworks BID #25 pursuing a need for a stronger MPD relationships due to theft, mental illness and loitering. The BEAT has been a collaborative and beneficial asset to Capitol Drive and the surrounding businesses. MPD assigns two officers to the Capitol Drive BEAT and their role is to serve as a resource to area businesses, typically riding their bicycles and popping into various stores to check in.

## CPTED

Crime Prevention Through Environmental Design (CPTED) is a strategic crime prevention urban design practice which aims to reduce and deter criminal acts. In collaboration with the Milwaukee Police Department (MPD), the Riverworks BID #25 coordinates CPTED Audits for businesses and properties owners within the district. A CPTED Audit consists of MPD officers and the Riverworks BID #25 liaison, walking with the property or business owner, throughout the building and exterior site. During the Audit, all possible criminal opportunities and design solutions are identified. With the BID liaison present, we are able to share available resources to deter criminal activity. All CPTED Audits are free.

## *DISTRICT BEAUTIFICATION*

*Beautification of the streets and buildings has been a number one priority for the district, sending a message that the area is appreciated and taken care of, but also helping to reduce and deter crime. One of the programs that the BID prioritizes is cleaning up illegal dumpings and general litter and debris. Riverworks Cleans, a Riverworks Development Corporation social enterprise, they work directly with local businesses to identify areas that needs attention. The Riverworks BID #25 has developed an online form for businesses to reach out and share litter issues at [www.RiverworksMKE.org/BID-Dumping](http://www.RiverworksMKE.org/BID-Dumping)*

# PROMOTION

## MADE IN THE BID



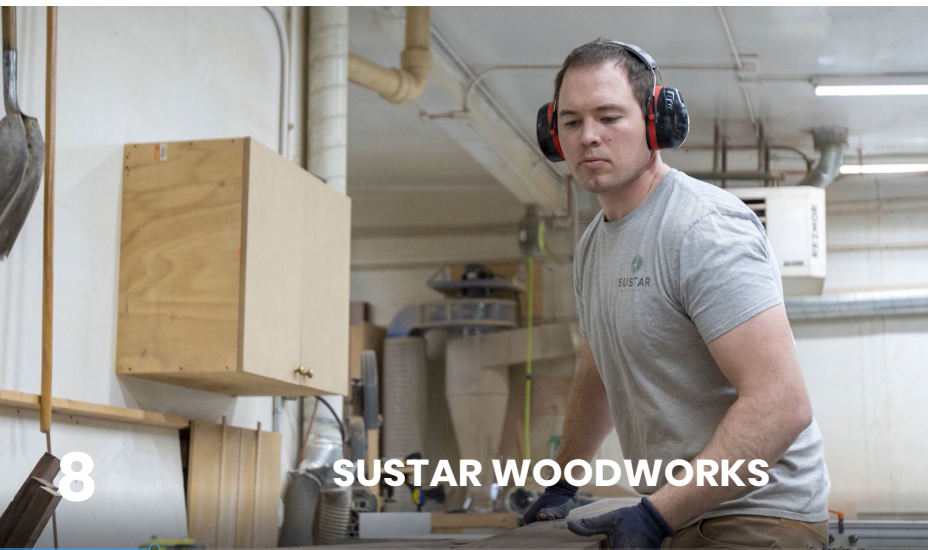
[www.RiverworksMKE.org/Made-In](http://www.RiverworksMKE.org/Made-In)

The Riverworks BID #25 is committed to marketing and showcasing the unique businesses that reside in the district. In 2020, the BID #25 launched “Made In The Riverworks BID” video campaign. The campaign highlighted a diverse selection of businesses, allowing owners to share their stories and inform the general public.

*“When the video was posted, we saw many supporters on Facebook. Our friends started sharing the post with their friends. One of them, a beekeeper, said “I already buy their products, they are good people!” and mentioned being at our talk a year ago. However, we did not even know her name until this post, and made a connection right away for more opportunities in the future. Our network and exposure grew and we received many positive comments through Facebook!”*

*“We loved the video! We are still fairly new to the BID and were happy to have the opportunity to explain who we are in a succinct way.”*

*“Was a great experience and I received both great feedback and a few new customers!”*



**SUSTAR WOODWORKS**



**BAREFOOT INTERNATIONAL**

# WEBSITE

In 2020, the Riverworks BID #25 also launched a new, interactive, user-friendly website. The website contains links to numerous funding resources, a list of available properties and an in-depth business directory. Additionally, the website also has multiple online forms, allowing local businesses to share their various needs and apply for grants.

The website also showcases the numerous publications and projects that the BID initiates, including videos and photos of annual events and initiatives.



[www.RiverworksMKE.org/BID](http://www.RiverworksMKE.org/BID)

## RIVERWORKS BID #25

ABOUT   DIRECTORY   DO BUSINESS   GET AROUND   PROJECTS   PUBLICATIONS



OUTPOST NATURAL FOODS



GATHERING PLACE BREWING

# PROMOTION

## THE DOLPHIN POOL

The Dolphin Pool, a more approachable version of “Shark Tank”, is Milwaukee’s original entrepreneur pitch contest, featuring 6 local contestants that compete for a grand prize of \$2,500.

The Dolphin Pool also collaborates with Teens Grow Greens, to encourage 10 teen teams to pitch a unique product to the judges.

2020 finalists included:

- Classic - a clothing design company
- Outwoken Tea - a zero-waste tea distributor
- Dy Wy Designs - a design-build furniture and artist team
- Little Food Co - an organic baby food chef
- MuSample - a financial coach to musicians
- Wholesome Diaper Co - a cloth diaper delivery service

and this years winner was, Little Food Company!

This event wouldn’t have been possible without our amazing partners and sponsors. A special thanks to:

Wells Fargo, The VIBE Co-working Space, Marquette University, MATC, Young Enterprise Society, Riverworks Development Corporation, Greater Milwaukee Committee and The Commons, Teens Grow Greens, US Bank, West River Collective, South West Funding, Siddhi Yoga, Lush Popcorn, Tank Think and KMK Films!

**classic.**





# GROWTH

## **West River Collective**

Located at the former C&D Technologies manufacturing plant, at 830 E Keefe Avenue, a growing group of local entrepreneurs, makers and artists are coming together to create a magical shared work space. The space will officially open to the public in 2021, with over 25 new businesses, multiple event spaces and a large outdoor food truck area.

## **The Chandelier**

Located at 629 E Keefe Avenue, the building has long been a space for local businesses. With a new owner in place and renovations proceeding, the building looks to be transforming into a new event venue. The space will feature a large gathering space, kitchen, and a gorgeous new entryway. The space is expected to open in 2021-2022.

## **Taco Bell**

Of all the fast food businesses, Capitol Drive has longed for a Taco Bell! Located at 230 E Capitol Drive, the former factory was demolished to create a parcel for this new construction. The site will feature a drive-thru, parking and beautiful outdoor landscaping. Doors are expected to open in early 2021.

## **Wongs Wok**

We didn't see it coming, but Church's Chicken closed their doors, leaving a vacant restaurant up for grabs. Wongs Wok has been renovating the building through out the year and expect to open their doors in early 2021. We are looking forward to it!





**THE CHANDELIER**



**WONGS WOK**

**+11%**

Industrial, Service, & Commercial Property Values

**\$7,800**

Leveraged from the BID #25 Property Improvement Grant

**+2%**

New businesses moving to the area



**TACO BELL**



**WEST RIVER COLLECTIVE**

# BOARD OF DIRECTORS

**Carl Nilssen**  
Chair

**Jozi Tatham**  
Member

**Cliff Wenniger**  
Vice-Chair

**Meg Hopkins**  
Member

**Sandy Woycke**  
Secretary

**Mark Porecca**  
Member

**Steve Chitwood**  
Treasurer

**Bob Smith**  
Member

**Kevin Riordan**  
Member

**L.C. Whitehead**  
Member

# FINANCIALS

REVENUE	2020	% OF BUDGET
PROPERTY TAX INCOME - CITY OF MILWAUKEE	\$277,681	91.1%
GRAFFITI REMOVAL / CONTRACTS	\$1,775	0.5%
SPONSORSHIP INCOME	\$25,000	8.2%
IN-KIND CONTRIBUTIONS		
INTEREST INCOME	\$58	0.2%
	<b>TOTAL</b>	
	<b>\$304,514</b>	<b>100%</b>

EXPENSES	2020	% OF BUDGET
PROGRAM SERVICES:		
PROPERTY IMPROVEMENT GRANTS	\$0	0%
AREA WIDE MAINTENACE	\$48,142	21%
PUBLIC APPEARANCE	\$15,115	6%
RIVERWORKS WEEK	\$29,987	13%
CATALYTIC IMPROVEMENT PROJECT	\$15,000	6%
OTHER	\$66,814	29%
<i>TOTAL PROGRAM SERVICES EXPENSES</i>	\$175,058	75%
MANAGEMENT AND GENERAL:		
ADMINISTRATIVE SUPPORT	\$45,000	19%
OTHER	\$12,884	6%
<i>TOTAL MANAGEMENT AND GENERAL</i>	\$57,884	25%
	<b>TOTAL</b>	
	<b>\$232,942</b>	<b>100%</b>
CHANGE IN NET ASSETS	<b>\$71,572</b>	
NET ASSETS, BEGINNING OF THE YEAR	<b>\$87,787</b>	
NET ASSETS, END OF THE YEAR	<b>\$159,359</b>	

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**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2020**  
**(With Summarized Totals for the Year Ended December 31, 2019)**  
**with Accountant's Review Report**

**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25**

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## INDEPENDENT ACCOUNTANT'S REVIEW REPORT

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

We have reviewed the accompanying financial statements of Riverworks Business Improvement District #25 (a nonprofit organization), which comprise the statement of financial position as of December 31, 2020, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

### **Management's Responsibility for the Financial Statements**

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

### **Accountant's Responsibility**

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

### **Accountant's Conclusion**

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

#### **Ritz Holman LLP**

*Serving business, nonprofits, individuals and trusts.*

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To the Board of Directors  
Riverworks Business Improvement District #25

**Summarized Comparative Information**

We previously reviewed Riverworks Business Improvement District #25's December 31, 2019 financial statements and in our conclusion dated April 15, 2020, stated that based on our review, we were not aware of any material modifications that should be made to the December 31, 2019 financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America. We are not aware of any material modifications that should be made to the summarized comparative information presented herein as of and for the year ended December 31, 2019, for it to be consistent with the reviewed financial statements from which it has been derived.

  
RITZ HOLMAN LLP  
Certified Public Accountants

Milwaukee, Wisconsin  
April 23, 2021



**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25**  
**STATEMENT OF FINANCIAL POSITION**  
**DECEMBER 31, 2020**  
(With Summarized Totals for December 31, 2019)  
(See Accountant's Review Report)

ASSETS		2020	2019
<b>CURRENT ASSETS</b>			
Cash		\$ 144,117	\$ 79,583
Accounts Receivable		20,481	---
Prepaid Expenses		1,740	925
Total Current Assets		\$ 166,338	\$ 80,508
<b>FIXED ASSETS</b>			
Equipment		\$ 6,265	\$ 6,265
Less: Accumulated Depreciation		(4,908)	(4,490)
Net Fixed Assets		\$ 1,357	\$ 1,775
<b>LONG-TERM ASSETS</b>			
Loan to Riverworks Development Corporation		\$ 245,489	\$ 265,523
TOTAL ASSETS		\$ 413,184	\$ 347,806
<b>LIABILITIES AND NET ASSETS</b>			
<b>CURRENT LIABILITIES</b>			
Accounts Payable		\$ 8,336	\$ 4,329
Current Portion of Long-Term Debt		10,584	10,201
Total Current Liabilities		\$ 18,920	\$ 14,530
<b>LONG-TERM LIABILITIES</b>			
Loans Payable		\$ 245,489	\$ 255,690
Less: Current Portion		(10,584)	(10,201)
Total Long-Term Liabilities		\$ 234,905	\$ 245,489
Total Liabilities		\$ 253,825	\$ 260,019
<b>NET ASSETS</b>			
Without Donor Restrictions		\$ 159,359	\$ 87,787
Total Net Assets		\$ 159,359	\$ 87,787
TOTAL LIABILITIES AND NET ASSETS		\$ 413,184	\$ 347,806

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, 2020**  
**(With Summarized Totals for the Year Ended December 31, 2019)**  
**(See Accountant's Review Report)**

	Without Donor Restrictions	
	2020	2019
<b>REVENUE</b>		
Property Tax Income - City of Milwaukee	\$ 277,681	\$ 276,511
Graffiti Removal Fee	1,775	872
Sponsorship Income	25,000	27,250
In-Kind Contributions	---	6,096
Interest Income	58	229
Total Revenue	\$ 304,514	\$ 310,958
<b>EXPENSES</b>		
Program Services		
Property Improvement Grants	\$ ---	\$ 29,040
Area Wide Maintenance	48,142	39,876
Public Appearance	15,115	17,769
Riverworks Week	29,987	65,374
Catalytic Improvement Project	15,000	---
Other	66,814	59,698
Total Program Services	\$ 175,058	\$ 211,757
Management and General		
Administrative Support	\$ 45,000	\$ 45,000
Other	12,884	11,138
Total Management and General	\$ 57,884	\$ 56,138
Total Expenses	\$ 232,942	\$ 267,895
CHANGE IN NET ASSETS	\$ 71,572	\$ 43,063
Net Assets, Beginning of Year	87,787	44,724
NET ASSETS, END OF YEAR	\$ 159,359	\$ 87,787

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

**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25**  
**STATEMENT OF FUNCTIONAL EXPENSES**  
**FOR THE YEAR ENDED DECEMBER 31, 2020**  
**(With Summarized Totals for the Year Ended December 31, 2019)**  
**(See Accountant's Review Report)**

	Program Services	Management and General	2020 Total	2019 Total
<b>EXPENSES</b>				
Property Improvement Grants	\$ ---	\$ ---	\$ ---	\$ 29,040
Banners and Holiday Wreaths	2,110	---	2,110	2,116
Public Lighting	702	---	702	833
Catalytic Improvement Project	15,000	---	15,000	---
Interest Expense	9,588	---	9,588	9,957
Contract Services				
Area Wide Maintenance	48,142	---	48,142	39,876
Public Appearance	15,115	---	15,115	17,769
Streetscape Maintenance	855	---	855	1,374
Administrative Support	45,000	45,000	90,000	90,000
Professional Fees	8,141	4,600	12,741	5,330
Riverworks Week				
Communication and Marketing	23,237	---	23,237	26,074
Equipment and Venue Rentals	820	---	820	4,075
Food and Beverage	130	---	130	2,242
Awards and Prizes	5,000	---	5,000	5,755
Entertainment	800	---	800	6,610
Fees	---	---	---	2,096
Staffing	---	---	---	9,481
Other Riverworks Week	---	---	---	9,041
Insurance	---	1,415	1,415	1,333
Marketing	---	3,118	3,118	1,230
Meeting Expense and Travel	---	2,790	2,790	1,061
Office Supplies and Postage	---	---	---	1,408
Miscellaneous	---	961	961	776
Depreciation	418	---	418	418
<b>TOTAL</b>	<b>\$ 175,058</b>	<b>\$ 57,884</b>	<b>\$ 232,942</b>	<b>\$ 267,895</b>

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, 2020**  
**(With Summarized Totals for the Year Ended December 31, 2019)**  
**(See Accountant's Review Report)**

	<u>2020</u>	<u>2019</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Change in Net Assets	\$ 71,572	\$ 43,063
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
Depreciation Expense	418	418
(Increase) Decrease in Accounts Receivable	(20,481)	5,228
(Increase) Decrease in Loans Receivable	20,034	---
(Increase) Decrease in Prepaid Expenses	(815)	(58)
Increase (Decrease) in Accounts Payable	<u>4,007</u>	<u>(6,275)</u>
Net Cash Provided by Operating Activities	<u>\$ 74,735</u>	<u>\$ 42,376</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Payments on Loan	<u>\$ (10,201)</u>	<u>\$ (9,833)</u>
Net Cash Used by Financing Activities	<u>\$ (10,201)</u>	<u>\$ (9,833)</u>
Net Increase in Cash	\$ 64,534	\$ 32,543
CASH BALANCE, BEGINNING OF YEAR	<u>79,583</u>	<u>47,040</u>
CASH BALANCE, END OF YEAR	<u><u>\$ 144,117</u></u>	<u><u>\$ 79,583</u></u>
<b>SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION</b>		
Interest Paid	\$ 9,588	\$ 9,957

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

**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25**

**NOTES TO THE FINANCIAL STATEMENTS**

**DECEMBER 31, 2020**

**(See Accountant's Review Report)**

**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**  
**(See Accountant's Review Report)**

**NOTE A - Summary of Significant Accounting Policies**

**Organization**

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

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

**Accounting Method**

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

**Basis of Presentation**

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

**Cash and Cash Equivalents**

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

**Accounts Receivable and Allowance for Uncollectible Accounts**

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

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

**Fixed Assets**

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

**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**  
**(See Accountant's Review Report)**

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

**Contributions and Grant Revenue**

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

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

**Functional Expenses**

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

**Estimates**

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

**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**  
**(See Accountant's Review Report)**

**NOTE B - Future Accounting Pronouncements**

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

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

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

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



**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**  
**(See Accountant's Review Report)**

**NOTE C - Comparative Financial Information**

The financial information shown for 2019 in the accompanying financial statements is included to provide a basis for comparison with 2020. 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, 2019, from which the summarized information was derived.

Certain reclassifications have been made to the 2019 amounts to conform to the 2020 presentation. These reclassifications did not change net assets or the change in net assets as previously reported.

**NOTE D - Liquidity**

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

Resources available for general expenditures as of December 31, 2020 are as follows:

<u>Assets</u>	<u>Amount</u>
General Operating Cash	\$144,117
Accounts Receivable	<u>20,481</u>
Total	<u>\$164,598</u>

**NOTE E - Concentration of Risk**

Riverworks Business Improvement District #25 receives property tax assessment income and grants from the City of Milwaukee. Riverworks Business Improvement District #25's operations rely on the availability of these funds. Approximately 91% of the Organization's revenue was from the City of Milwaukee for the year ended December 31, 2020.

**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**  
**(See Accountant's Review Report)**

**NOTE F - Loans Receivable and Payable**

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

<u>Year Ending December 31,</u>	<u>Amount</u>
2021	\$ 10,584
2022	10,981
2023	11,392
2024	11,820
2025	12,263
2026 and thereafter	<u>188,449</u>
Total	<u>\$245,489</u>

These funds were loaned to Riverworks Development Corporation for partial funding of the Riverworks City Center Project. Accordingly, a loan receivable was recorded in the amount of the loan from the City and bears a 0% interest payable to Riverworks Business Improvement District #25 . Riverworks Development Corporation will make payments on the loan receivable in amounts sufficient to make the annual principal payment to the City. The payment for 2019 and 2020 was not paid. Riverworks Development Corporation intends to pay the annual payment for 2019 and 2020 in 2021 and then to follow the above payment schedule.

**NOTE G - Management Arrangement**

Under an arrangement with Riverworks Development Corporation, 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, 2020:

Administrative Support	\$90,000
Accounting	<u>2,100</u>
Total	<u>\$92,100</u>

**RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**  
**(See Accountant's Review Report)**

**NOTE H - Assessment Income**

In order to provide revenues to support the Organization's mission, the Common Council of the City of Milwaukee enforced an assessment on property located within a specified area of the 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, 2020. 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, 2020.

**NOTE I - Subsequent Events**

The Organization evaluated subsequent events and transactions for possible adjustments to the financial statements and disclosures. The Organization has considered events and transactions occurring after December 31, 2020, the date of the most recent statement of financial position, through April 23, 2021, the date the financial statements are available to be issued.

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