

**YEAR 2020
OPERATING PLAN**



**RIVERWORKS
BUSINESS IMPROVEMENT DISTRICT #25**



RIVERWORKS

CENTER

Riverworks Business Improvement District #25 Annual Operating Plan Year Twenty-One (2020)

Introduction

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

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

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

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

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

the CMC old railroad corridor between Capitol Drive and Richards Street; for the expansion of the existing Beerline Recreational Trail from Richards Street north to Capitol Drive.

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

District Boundaries

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

Proposed Operating Plan

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

The BID will undertake the following activities:

- ◆ *Explore the possibility of a BublR Station in the BID district located on the 3300 N. Holton Street (BLT Food Court area); work with BublR Bikes, Riverworks Development Corporation and others.*
- ◆ *Implement strategies and partnerships for the development of properties identified in the Riverworks Charette.*
- ◆ *Streetscape improvement projects for the corridors which includes: Capitol Drive, Holton Street and Keefe Avenue.*
- ◆ *Coordinate with the City of Milwaukee where possible the creation of a TIF/TID within the Riverworks Center Area.*
- ◆ *Continue to Implement the Riverworks Strategic Action Plan Prepared by the City of Milwaukee Department of City Development, Riverworks Development Corporation and Riverworks BID.*
- ◆ *Support the expansion and upgrades of the Beerline Recreational Trail into neighboring communities and through the BID district and improvements to the Capitol Drive Bridge through leveraging resources to help with the maintenance and improvements of the Beerline trail and neighboring buildings and properties.*
- ◆ *Create and install a community mural(s) and/or other artwork(s) within the BID's boundary.*
- ◆ *Make additional improvements to the Beerline Recreational Trail when necessary.*
- ◆ *Maintain the landscaping and other amenities owned by the BID that are installed on East Capital Drive, Holton Street, Keefe Avenue and side streets area and the Beerline Recreational Trail from Capitol Drive to Auer Avenue.*
- ◆ *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.
- ◆ In 2020, Coordinate a district-wide litter and graffiti removal program. Also look at creative ways to decrease graffiti in the area by supporting other methods.
- ◆ Assist area business and property owners with improvements to their property facades, Exterior Lighting and/or Exterior Cameras through direct matching grants of funds up to \$5,000 or 40% of the project cost.
- ◆ Act as an ombudsman for BID members in seeking assistance, change, or services from the City, County, State, and Federal government.
- ◆ Coordinate business recruitment and development with Riverworks Development Corporation.
- ◆ Initiate positive media coverage regarding District development activities.
- ◆ Promote the area as a great place to work, live, play and do commerce through Riverworks Week and other activities and programs.
- ◆ Produce an Annual Report for the BID
- ◆ Maintain the fiscal integrity of the BID.

Budget

The proposed expenditures will be financed from funds collected through the BID assessment process, voluntary private contributions and public grants. The estimated assessed value of BID properties is \$124,167,395. This represents a \$652,674 increase from the previous year's value of \$117,640,654 indicative of the difference the BID is making to improve the area. The estimated assessment generated for the Year 2019 is \$282,042

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

REVENUE

BID Assessment	\$282,042
Program Funding Carried Forward	\$ 50,000
Interest Income	\$150
Loan Repayment	\$9,832
Miscellaneous (Sponsorships, Graffiti, etc.)	\$ 27,000

TOTAL REVENUE **\$ 369,024**

EXPENSES

ADMINISTRATIVE SUPPORT

RDC Management	\$90,000	
Insurance Expense	\$1,000	
Account Services	\$2,000	
Consulting Services	\$2,800	
Auditing Services	\$4,000	
Office Supplies	\$2,800	
Meeting Expense	\$450	
Memberships	\$700	
Miscellaneous	\$100	
Subtotal		\$103,850

PUBLIC SAFETY & APPEARANCE PROGRAM

Area Wide Cleaning Expense	\$30,000	
Landscaping Maintenance	\$16,500	
Public Art Program	\$ 10,000	
Equipment Purchase	\$1,200	
Maintenance/Replacement of Streetscape	\$ 32,672	
Beerline Trail Maintenance	\$10,000	
Streetscape Lighting	\$3,100	
Graffiti Removal	\$2,200	
Subtotal		\$105,672

DEBT SERVICE

Riverworks City Center Project	\$19,789	
Subtotal		\$19,789

Special Projects

BLT Stage Area Project (Holton Street/Townsend Street—BLT Food Court)	\$15,000	
The Connector Building (Richards Street/Keefe Avenue)	\$15,000	
Subtotal		\$30,000

MARKETING & PROMOTIONS PROGRAM

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

BUSINESS & PROPERTY OWNER ASSISTANCE PROGRAM

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

Budget Contingency

\$20,000	
	\$20,000

TOTAL EXPENSES

\$ 369,024

Method Of Assessment

The method of assessment for the Year 2018 will remain the same as previous years. The principle behind the assessment methodology is that each parcel's owner should pay for District development in proportion to the benefits derived. Obviously, not every parcel within the District will benefit equally, but it is assumed that development of the District will produce at least some minimum benefit for all parcels. Thus, a \$125 minimum assessment has been applied to taxable properties. Additionally, a cap of \$1,500 for industrial properties and \$3,500 for commercial properties per parcel is applied.

The use of a minimum and maximum value is designed to reflect the expected benefits to the area by the BID. Since most of the proposed BID activities are district-wide and not property specific, the proposed minimum assessment is designed to spread the level of cost to all properties within the District. Above this minimum level, it is believed that there will be some additional benefits received based upon the value of the property. However, these benefits are not necessarily directly proportional to value. Therefore, a cap system is proposed since no one large property stands to gain significantly more benefits than other properties.

The Riverworks BID assessment method also addresses the differences between industrial and commercial properties. Although each type of property benefits from the formation of a BID and BID activities, commercial properties tend to see a more direct benefit. Therefore, the assessment method proposes two different cap levels, \$1,500 for industrial properties and \$3,500 for commercial properties.

BID-eligible properties are assessed in the following manner:

- ◆ For industrial and warehouse properties, the assessment is \$125 plus \$5/1,000 assessed value up to a maximum of \$1,500.
- ◆ For commercial properties, the assessment is \$125 plus \$5/1,000 assessed value up to a maximum of \$3,500.

The Business Improvement District law requires explicit consideration of certain classes of property. In compliance with the law, the following statement is provided:

- ◆ Section 66.1109 (5)(a): "*Property known to be used exclusively for residential purposes will not be assessed.*"
- ◆ Section 66.61109 (1)(f)(1m): As mentioned before, the district will contain property used exclusively for manufacturing purposes, as well as properties used in part of manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.

City Role In District Operations

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

- ◆ Provide assistance as appropriate to the BID Board of Directors.
- ◆ Monitor and when appropriate apply for outside funds, which could be used in support of the district.
- ◆ Collect BID assessments and maintain them in a segregated account.
- ◆ Disburse all District funds, no earlier than January 31st and no later than March 31st. Disbursement of the full amount assessed by the District shall be made without reference to the amount of assessments collected by the City by the date of disbursement.
- ◆ Obtain a copy of the annual audit from the BID Board of Directors as required per Sec. 66.1109 (3)(c) of the BID law prior to September of the following year.
- ◆ Provide the Board of Directors through the Tax Commissioner's office on or before July 1 of each plan year with the official City of Milwaukee records on the assessed value of each tax key number within the district as of January 1 of each plan year and provide an update immediately prior to preparation of tax bills for purpose of calculating the actual BID assessments for the following plan year.
- ◆ Encourage the State of Wisconsin, County of Milwaukee and other units of government to support the activities of the BID.

The presentation of this plan to the City of Milwaukee shall be deemed a standing order of the Board of Directors under Sec. 66.1109 (4) Wis. Stats. To disburse the BID assessments without necessity of an additional disbursement agreement, disbursement method or accounting method.

Budget authority made under this plan shall be shown in the City's budget as a line item.

Business Improvement District Board of Director

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

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

Riverworks Development Corporation

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

Any contract with the BID shall be exempt from the requirements of Sec 62.15, Wis. Stats. Because such contracts shall not be for the construction of improvements or provision of materials. If the BID does contract for the construction of improvements or provision of materials, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required under Sec 66.1109 (3)(c) Wis. Stats. , shall be deemed to fulfill the requirements of Sec. 62.15 (14) Wis. Stats. The BID Board of Directors and the City of Milwaukee shall comply with the provisions of Sec 66.0703 before the City inserts assessments for this BID plan onto the tax bills for the parcels assessed thereunder, only to the extent required by law, to create a lien on the parcels assessed.

Severability And Expansion

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

The Riverworks Business Improvement District Board of Directors will engage in a performance review after its twenty (20) operating year to determine continuation of the business improvement district. This performance review also recognizes that the Statutes of the State allow for a petition of dissolution on an annual basis.

APPENDICES

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

66.1109 66.1109 Business improvement districts

66.1109(1)(1) In this section:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

66.1109(3) (3)

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

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

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

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

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

66.1109(3)(cg) (cg) For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. (c) 1. and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. (c) 2. shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price

index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of \$10 if the revised amount is not a multiple of \$10 or, if the revised amount is a multiple of \$5, such an amount shall be increased to the next higher multiple of \$10.

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

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

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

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

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

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

66.1109(4m)(b) (b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan

until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

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

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

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

66.1109(5) (5)

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

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

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

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

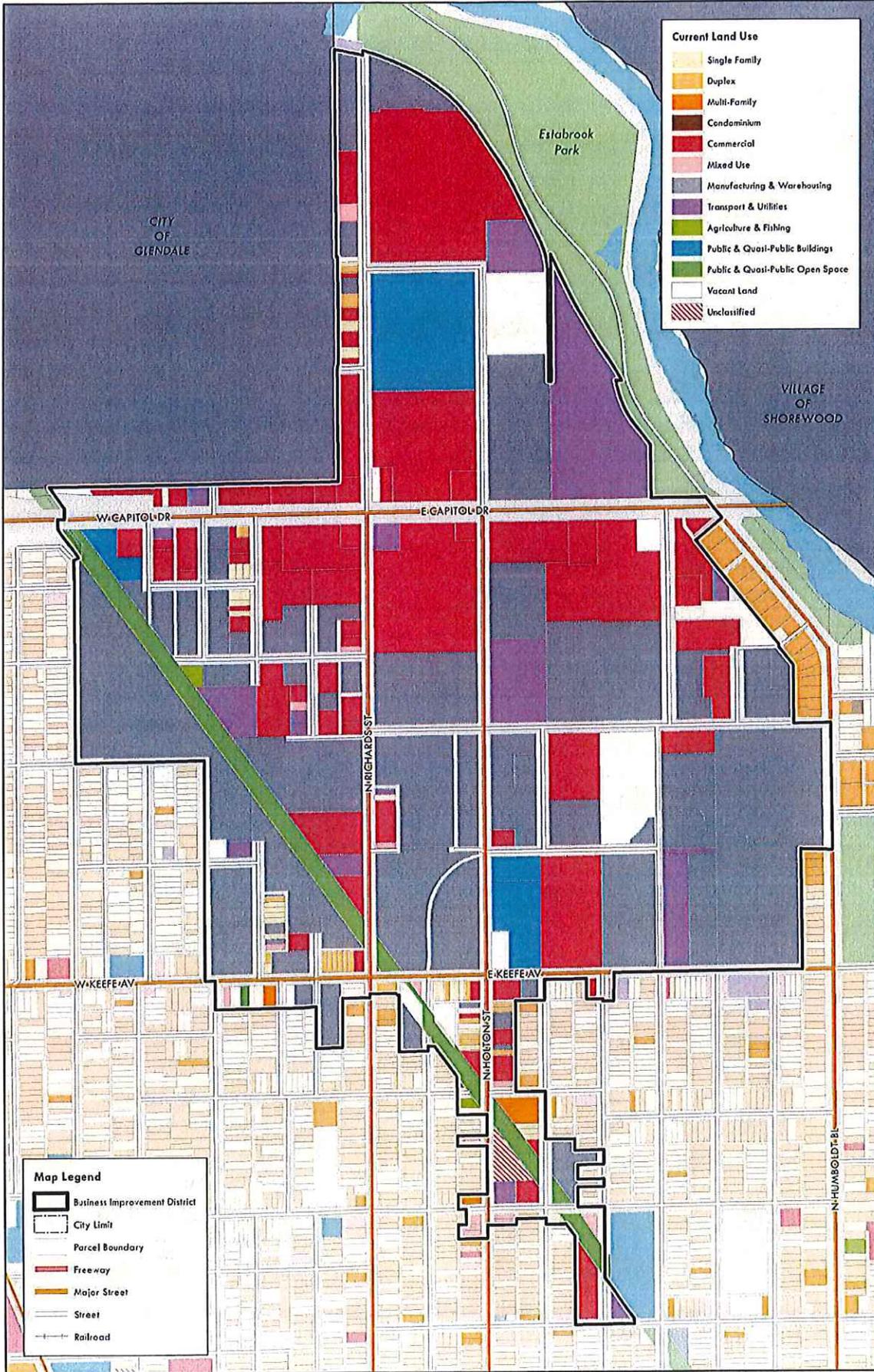
this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.

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

**BOUNDARY MAP
And
ASSESSMENT LIST**

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



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	C&D TECHNOLOGIES INC
25	2740129100	3522 N FRATNEY	C & D TECHNOLOGIES INC
25	2740130000	3522 N FRATNEY	C & D TECHNOLOGIES INC
25	2740131110	830 E KEEFE	C & D TECHNOLOGIES INC
25	2740313000	807 E CAPITOL	HERSHEL ABELMAN & INGEBORG
25	2740314000	3929 N HUMBOLDT	WEDADO SWEETS LLC
25	2740331000	3720 N FRATNEY	FRATNEYMAO LLC ET AL
25	2740332000	3728 N FRATNEY	CREATIVE STORE DESIGN INC
25	2740341000	505 E CAPITOL	TWENTY FOUR SAC SELF STORAGE
25	2740342000	627 E CAPITOL	ARC CAFEUSA001, LLC
25	2740344000	3850 N HOLTON	525 PROPERTIES LIMITED
25	2740361100	3950 N HOLTON	525 PROPERTIES LTD
25	2740391000	701 E VIENNA	BLACK RIDGE INVESTMENT CO
25	2740392000	720 E NASH	IAN F SUSTAR

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

NAME	POSITION
Carl Nilssen	Chair
Cliff Wenniger	Vice-Chair
Sandy Woycke	Secretary
Steve Chitwood	Treasurer
Meg Hopkins	Member
Mark Porecca	Member
Kevin Riordan	Member
Bob Smith	Member
L.C. Whitehead	Member



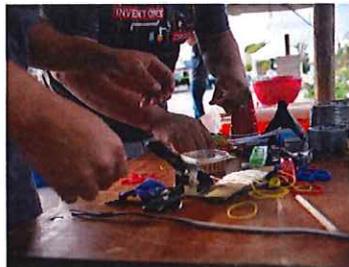
2018 RIVERWORKS BID #25

ANNUAL REPORT

MILWAUKEE'S CREATIVE DISTRICT

WHAT'S INSIDE?

- Letter from the Executive Director
- Riverworks Projects and Programs
- Recap of Riverworks Week
- The Industrial Mixed-Use Creative Corridor in the Riverworks District
- Progress on the Beerline Trail
- Letter from the BID Board President
- New Entrepreneur Spaces
- Strategic Partnership Projects





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.

LOCATION:

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

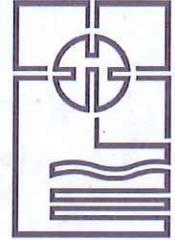
www.riverworksmke.org



MESSAGE FROM THE EXECUTIVE DIRECTOR

Milwaukee's Creative District is *Celebrating 18 years!*

In 2018, the Riverworks Business Improvement District (BID) turned 18 years old. Once a thriving blue-collar manufacturing area which employed thousands of people is longer the same area; now it is a very busy business district with an excellent mix of industrial, retail, entrepreneurs, start-ups and commercial businesses.



The past 18 years, the BID has supported significant and dramatic changes to the area. Working with Riverworks Development Corporation (RDC); together they have been enormously successful in bringing positive developments to the area, building strong public and private partnerships, increasing property values, increasing community prosperity, developing workforce programs that link residents with area employers. But most of all the BID and RDC are creating a vibrant business district where businesses want to locate their companies, people and residents want to shop, live and play.

Today, Milwaukee's Creative District continues to prosper, new businesses and new ideas are bringing new life and energy to the area. Vacancies rates are low and businesses, developers and stakeholders are definitely working together to have a positive impact on this community

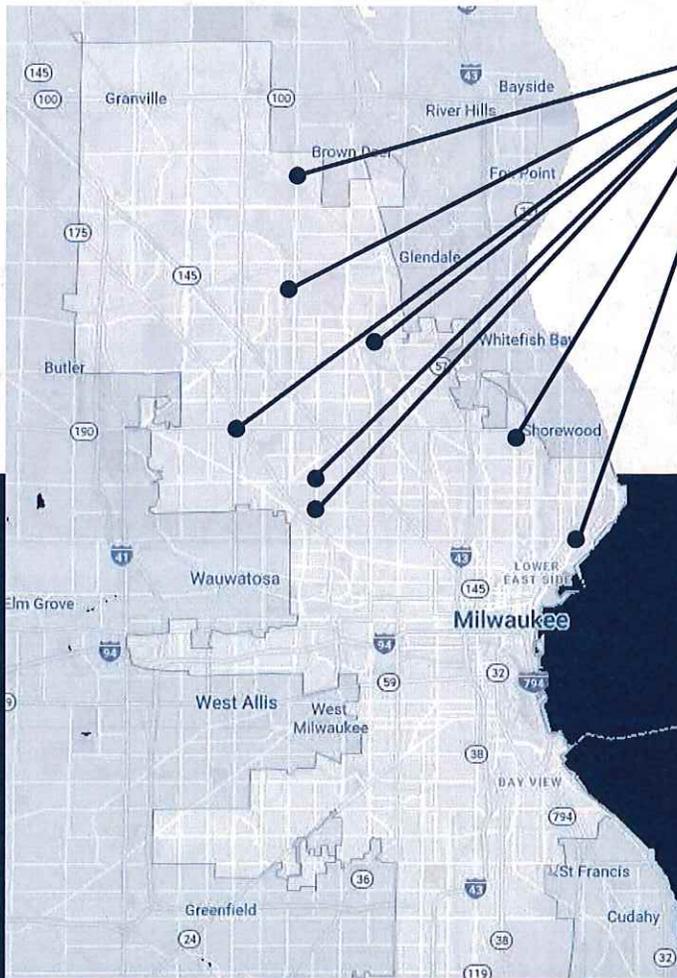
I look forward to what the next 18 years will bring to Milwaukee's Creative District.

Thank you for your continue support,

-Darryl Johnson
Riverworks Executive Director

NEW RIVERWORKS BID STAFF

Kate Bartlett is the Business Development Specialist at the Riverworks Business Improvement District #25. Kate's role is to actively reach out to area businesses, entrepreneurs and community members to connect them to various resources and collaborative opportunities, as well as encouraging new businesses to move to the area. She is currently spearheading numerous community development and recreational projects for the surrounding neighborhoods including the 53212 Marketplace development, a wayfinding masterplan, redesigning Fratney Street as a Creative Corridor, and the expansion and development of the Beerline Trail. Welcome!



RIVERWORKS CLEANS AND THE NEIGHBORHOOD AMBASSADOR PROGRAM

Riverworks Cleans provides employment opportunities to Milwaukee residents while improving Milwaukee neighborhoods and properties. The social enterprise operates as a business unit, generating operating income for Riverworks. The Neighborhood Ambassador Program is a four month Job Readiness Training Program that targets young adults who are committed to developing professional growth.

In tandem, both programs are an effective resource for the City of Milwaukee, property management companies, and a growing number of BIDs throughout the city, as they are contracted to pick up litter, empty trash cans, removed graffiti, paint street lights and maintain landscaping.

PUBLIC ART INITIATIVES

Riverworks, the City of Milwaukee, and the Beerline Trail Project Leadership Team supported the collaboration of Running Rebels, Teens Grow Greens and Safe and Sound to place a mural on the greenhouse on the Beerline Trail over Capitol Drive. The mural, led by Vedale Hill, depicts the area youths, leaders and icons over a vibrant background.

INTERACTIVE MAPPING

Through a strategic partnership with LISC, Riverworks is creating a detailed, density map of the Riverworks District. By mapping the district, we can start to understand major trends and predict future growth areas. We anticipate this map to be available in 2019.

SAFETY PROGRAMS

Through collaboration with MPD District 5, Capitol Drive became a new BEAT Corridor. The street is now serviced by two Milwaukee Police Officers, primarily by bicycle, 5 days a week from 11-7pm.

Riverworks conducts the monthly East Capitol Drive Safety Network (ECDSN) to bring together Capitol Drive business representatives, MPD Officers, the District Attorney's Office, and other community organizations. These meetings serve as communication networks to discuss local criminal activity, repeat offenders, and proactive approaches to deter future offenses.



REAL ESTATE

+ 2%

Industrial & Commercial Property Values

Source: Riverworks 2019 Operating Plan



RIVERWORKS WEEK RECAP

The Riverworks BID put on its 5th Annual Riverworks Week Festival, highlighting the local businesses in the area and showcasing the district's entrepreneurs and creativity. It was a fun-filled week of events, networking opportunities and unique activities to celebrate Milwaukee's Creative District. The driving force behind the Riverworks Week are the established goals and objectives that each event is driven to meet.

1. To Define and Establish Riverworks as Milwaukee's Creative District
2. Promote BID Businesses
3. Curate and Develop Strategic Partnerships
4. Promote Real Estate Investment and Development
5. Articulate and Develop BID Service Offerings to BID Businesses

POP-UP CAFE

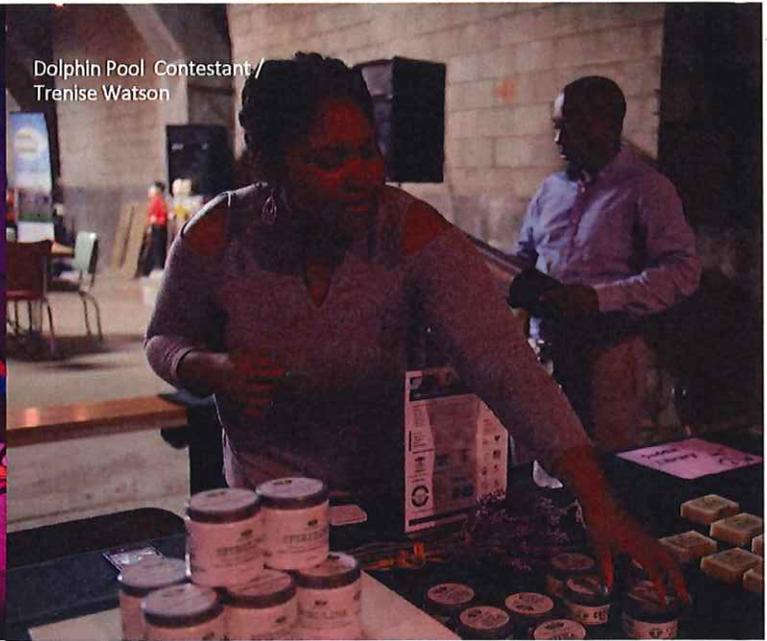
The Pop-Up Café, sponsored by Colectivo, was held from 8-10am, Monday through Friday, offering free coffee, pastries, and conversation. The pop-up café located at the Beerline Performance Stage, was a laid-back networking event, bringing in residents and local employees to share stories prior to starting their day.

Because of a few rainy days, the event was moved to the new vacant Riverworks commercial white box space next to the Family Dollar. Opening the doors, allowed residents to tour the space and offer ideas for use.





Kevin Hayden Band



Dolphin Pool Contestant /
Trenise Watson

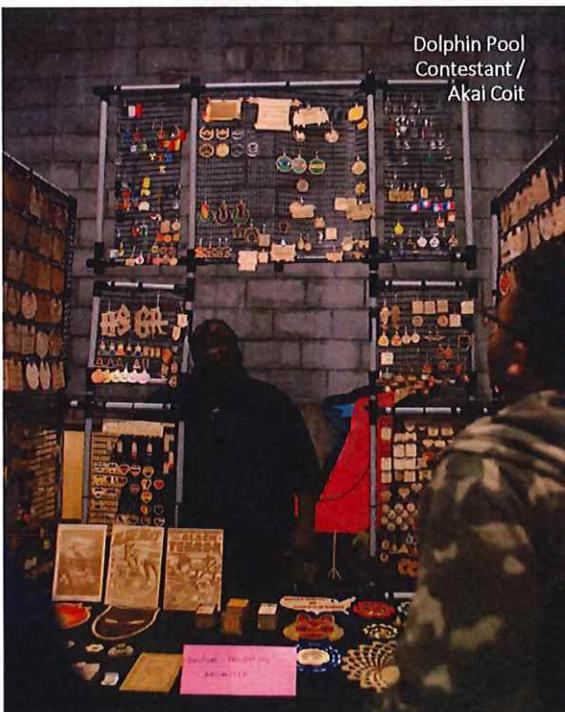
DOLPHIN POOL

The Dolphin Pool, a more approachable version of “Shark Tank”, featured 8 teen groups from Teens Grow Greens and 6 Entrepreneur contestants. From soaps and food, to crafts and bicycles, all of the 2018 contestants presented intriguing, unique, and creative businesses proposals. Congrats to the Dolphin Pool 2018 winner, **Marcia Taylor of Lush Popcorn**. After her big win, Marcia moved into the newly renovated Sherman Phoenix.

Here’s a quick shout out to our Dolphin Pool Alumni: 2017 Winner, Melanie Manuel, who recently opened her vegan restaurant “Celesta”. 2016 Winner, Hannah Anderson of “Three Paws Gourmet”, who offers organic, vegan, and grain free dog treats. 2015 Winner, Ben Caya of “Spike Brewing”, who recently opened their new tasting room in the Riverworks BID. Congrats to all our contestants!



Dolphin Pool Winner /
Marsha Taylor of
Lush Popcorn



Dolphin Pool
Contestant /
Akai Coit



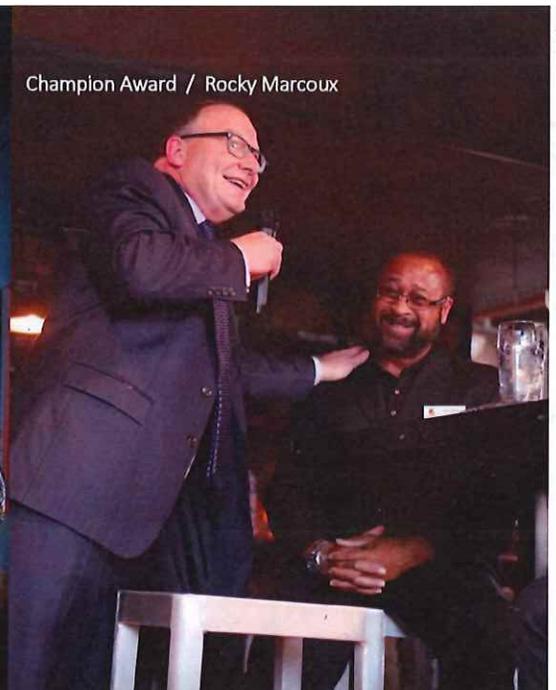
Dolphin Pool Contestants /
Teens Grow Greens



Real Estate Gem / Curtiz Gest



BID Awards held at Gathering Place



Champion Award / Rocky Marcoux

BID AWARDS

The BID Awards were created to recognize the area's outstanding movers and shakers who have made a positive impact in the district. The evening was hosted by Riverworks' own craft brewer, Gathering Place Brewing, with food from Localicious, Burke Candy, and Running Rebels Catering. The awards were designed and created by Gallas Metalworks. All contributing businesses listed above are located in the BID.

The **Real Estate Gem Award** went to Curtis Gest of Gest Built LLC for the Wheelhouse property located on 3373 N Holton. The building was a complete renovation into 4 woodworking studio/office spaces and gallery space.

The **Catalytic Activity Award** went to the Beerline Trail Neighborhood Development Partnership project, and was accepted by Julia Taylor of the Greater Milwaukee Committee, for the groups work on furthering development and prosperity along the trail. The partnership oversees one

of the nations pioneering Creative Placemaking Projects, hiring national recognized Hood Design Studio to create a usage plan for the trail and community engagement.

The **Spark Plug Award** went to Bob Gintoft of Ogden Realty for his inspirational vision for the District, which transpired in what is now the Riverworks BID and the Riverworks Development Corp. He has been a continued leader and advocate for the community, committed to continued improvement for all of Riverworks Center

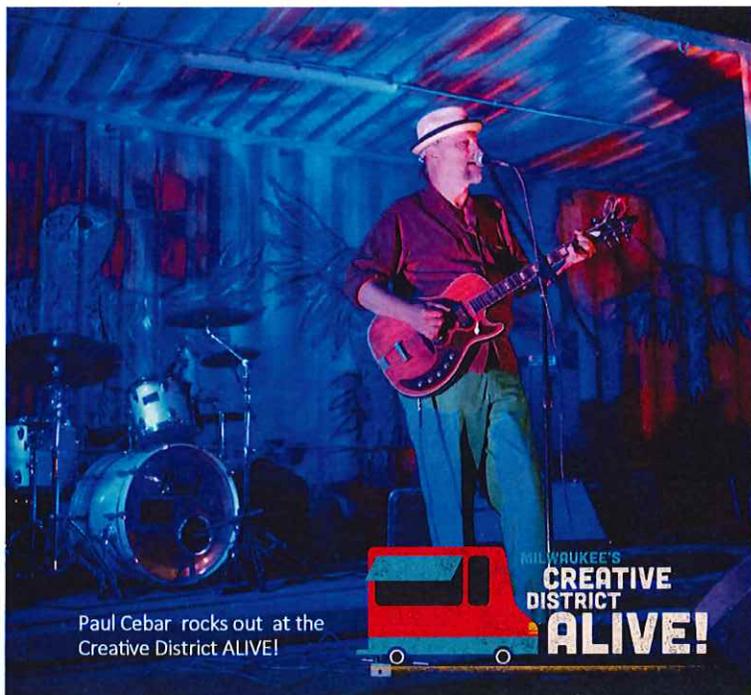
The **Champion Award** went to the City of Milwaukee DCD Commissioner, Rocky Marcoux, to recognize his individual activity in positively promoting the district. He has continuously made a positive impact on the health and success of the Riverworks community. Rocky is an proactive and continuous supporter of Riverworks Development projects and the growth of the Beerline Trail. Thank you for your support!



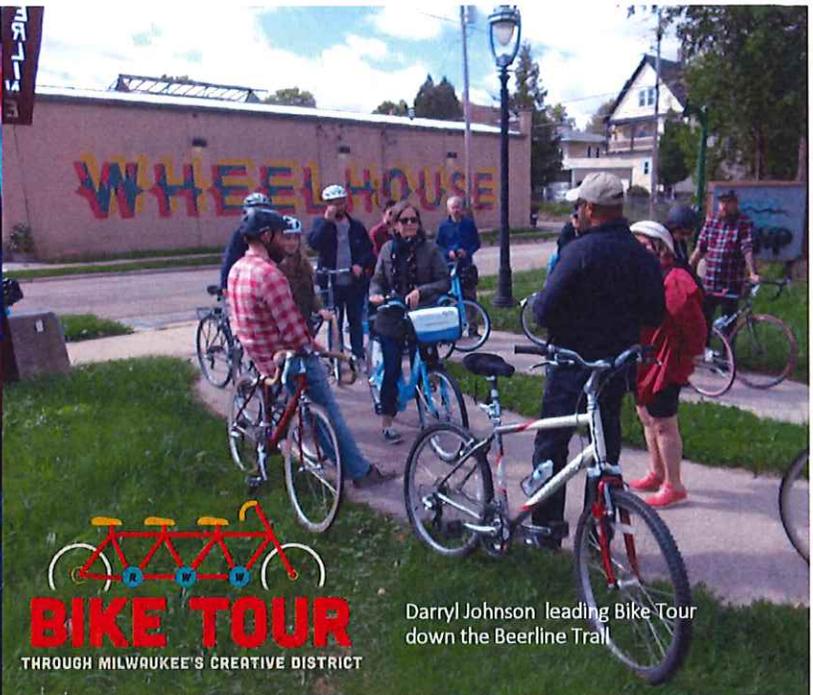
Tasty treats provided by local vendors



Catalytic Activity Award / Beerline Trail



Paul Cebar rocks out at the Creative District ALIVE!



Darryl Johnson leading Bike Tour down the Beerline Trail

INVENTORS CIRCUS

Milwaukee's Creative District signaled to the world that we needed some creative, problem solving citizens to build ridiculous machines for no reason whatsoever, except to Dunk Barbie! The Inventors Circus is a lighthearted competition that invites teams to solve a ridiculous problem and 2018's task was getting a Barbie doll to land in water: Dunk Barbie. All teams were supplied with the same starter-kit of materials including ordinary household items, toys, building materials, and similar workspaces.

10 teams competed to dunk Barbie, and all teams took very different and unique approaches. The 2018 Inventor Circus winner was Team "Squad", led by Mikal Floyd-Pruitt, for their innovative sequenced approach to dunk Barbie.

CREATIVE DISTRICT ALIVE!

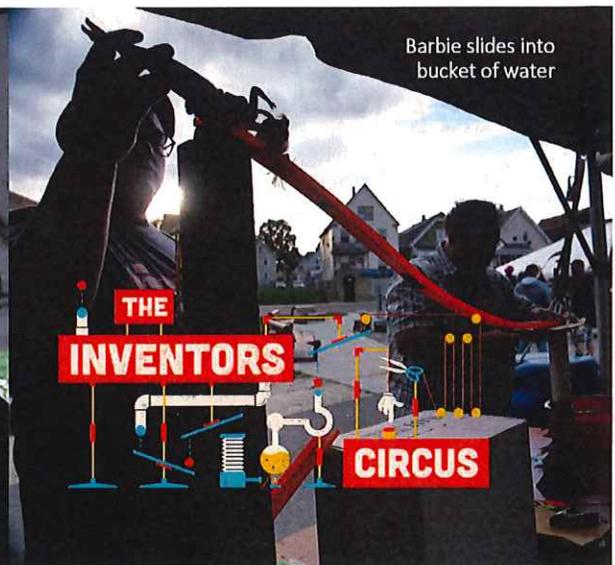
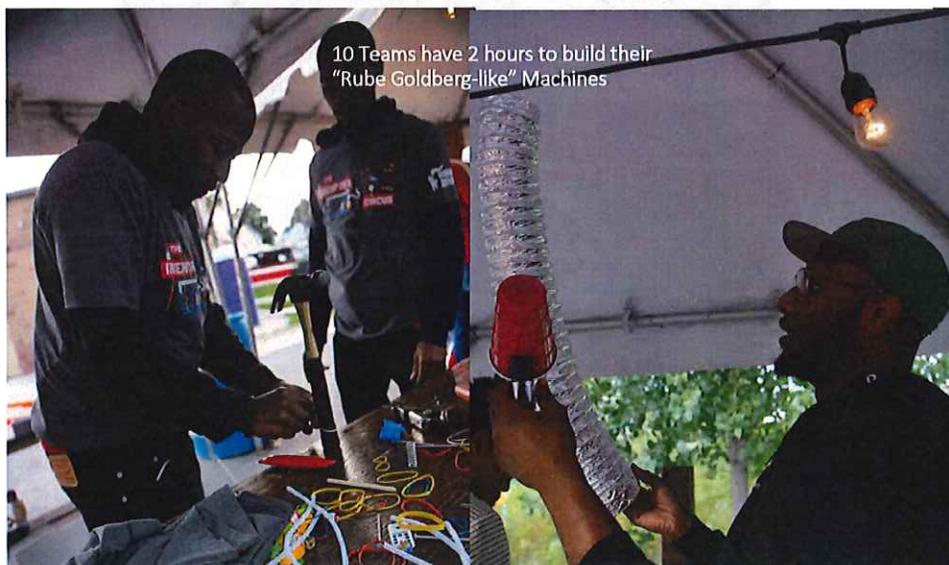
Riverworks is all about celebrating a job well done and quitting time is the best time to get the weekend started. Put that

together and nothing makes better sense than a great Block Party. Paul Cebar Tomorrow Sound brought the music, and fresh brewed beer and food trucks kept the crowd fueled. Cream City Rickshaw was providing open-air rides on the Beerline Trail. It was great fun for the whole family!

BIKE TOUR

A unique experience was offered to take a guided bike ride through the Riverworks District and the Beerline trail. In Collaboration with Bublr Bikes and Doors Open Milwaukee, guests were able to see the growing number of creative, craft-focused, entrepreneurial businesses in addition to major industrial employers.

Four separate 30 minute tours were led by our own executive Director, Darryl Johnson, and the Riverworks BID President, Carl Nilssen. Participants received Riverworks bucks to patron Riverworks establishments after the bike tour.



DEVELOPERS BUILD ON HISTORY

As part of a project to increase beautification to the district, Riverworks offers a Property Improvement Grant that businesses within the district may apply for, to supplement some of those costs of exterior renovations and improvements.

Over 2018, 9 grants were awarded totaling \$28,207. Of the grants awarded, 77% went to security improvements, including LED lighting and security cameras. The remaining 23% of the grants were awarded to major façade improvements to businesses along Fratney Street Corridor.

The images below showcase some of the exciting creative business projects moving forward in the district. Spike Brewing, founded by Riverworks own Ben Caya, is a manufacturer and distributor of brewing supplies. Their plans include improve their fencing and creating a more approachable and welcoming building. They also recently opened a new tap room. Check them out!

The second project is 3728 N Fratney, formerly the Creative Store Design building, now a hub for entrepreneur makers. The building was originally covered in corrugated aluminum siding; their grants went to removing the temporary metal siding and showcasing, in intricate historical detail, the original façade.

Owner Jon Krouse and Verde Investments have a large vision to build upon the artistic spirit of the district, by creating an affordable and creative environment. Their new website that was recently launched is www.3728fratney.com/. See what exciting new improvements are coming to the building and find out more information about space availability.

There are many more creative projects around the Riverworks district to be proposed and implemented in 2019. Stay tuned!

CREATIVE OPPORTUNITIES IN THE CREATIVE CORRIDOR

The entrepreneur spirit runs high in the Riverworks Creative District, especially along Fratney Street. New developments and changes are happening quickly and entrepreneurial makers, industrial makers, and artists are seeing the benefits.

One example of an up and coming project is 3700 N Fratney, a new entrepreneur industrial maker space. The owner, Steve Mathison, an entrepreneur and small

owner, has struggled to find affordable office space that will allow his company to expand, while also giving off a modern feel. Steve purchased the building in September of 2018 and has big dreams for his development. Steve is looking to bring in complementary businesses and activate the front of the building with a restaurant, coffee/tea house, or bakery tenant. Check out <https://3700fratney.com/> for more information about his story and available space.

What does Riverworks see for the future of Fratney Street? In 2018, the City of Milwaukee DPW received a grant to implement a bike boulevard down Fratney Street. The new bike boulevard is to run from Meineke Street North to Keefe Ave. The project will include bulb-outs at crosswalks, small roundabouts and signage. The goal of the project is to reduce vehicular traffic and make a more pedestrian friendly, safer, cycling experience. The design is expected to be finalized by 2019 and to begin implementation soon after.

Riverworks is now looking at Fratney Street, from Keefe Ave to Capitol Drive and planning to make it into a formal industrial mixed-use "Creative Corridor". Riverworks will work with local industrial, commercial, and entrepreneurial businesses along Fratney to come up with a plan to make Fratney into a more functional street for pedestrians, cyclists and smaller vehicles while also considering the need for semi-truck traffic. Over the next year, designs will be created to accommodate this quickly changing corridor, building upon the creativity and ensuring safety and adequate accommodation for all uses.



Photo Credit : www.3700fratney.com



Photo Credit : www.3728fratney.com

ENHANCEMENT PROJECTS

The Beerline Trail has been a social and environmental catalyst for the Riverworks area and surrounding neighborhoods. We are working hard now to make that trail even stronger. Through a collaboration with LISC, Greater Milwaukee Committee, Greater Milwaukee Foundation, LAX > MKE, Graef, and the City of Milwaukee, a plan is in the works to invest in programming and beautification on the Beerline Trail. This is an effort to build upon the areas assets and strengthen the area economically and socially. The final design is expected to be presented by Spring 2019.

From Richards and Keefe to Capitol Drive, the design plans to implement a new 6 acre programmed park on the Beerline Trail, in an effort to build upon the areas assets and strengthen the area economically and socially. The final design is expected to be presented by Summer 2019. The project will kick off with tons of programmed events on the Beerline Trail this year, including Movie Nights, Food Truck Friday for lunch, a summer music series, and fitness and health activities.

Along with programming, directional wayfinding signage continues to be an issue for the trail as it cuts diagonally through the dense city blocks. The City of Milwaukee has spearheaded a grant through Rails to Trails to fund wayfinding signage and pavement marking for the trail .

From Locust to Richards and Keefe, wayfinding signage and pavement marking will help pull people through the trail and make access points easier to find. As part of a long term goal, Riverworks is actively working with Rails to Trails to extend the Beerline Trail North as part of their larger project "Route the Badger".

OPPORTUNITY ZONES

The Opportunity Zone program provides federal tax incentives to encourage investors to put their capital to work in low-income neighborhoods. As of 2018, a portion of the Riverworks BID now overlaps with the federally identified Opportunity Zone tracts. Along with the BID, the Great Harambee Neighborhood Initiative, which launched the newly established Neighborhood Improvement District is also located completely in the Harambee Opportunity Zone.

Currently Riverworks and the NID are looking for like-minded, mission focused developers to share our vision for the area and help improve the viability and health of this up and coming neighborhood.

The City of Milwaukee website provides additional information about Opportunity Zones and how to set up an Opportunity Fund. With that, Riverworks' door is always open to interested investors looking to help a neighborhood in need.



Photo Credit : Walter Hood Studios, Beerline Trail Lifeways Plan



3728 N Fratney, Image showed the initial removal of the corrugated siding.

2018 ADMINISTRATIVE STAFF

Darryl Johnson

Executive Director

Kate Bartlett

Business Development Specialist

2018 BOARD OF DIRECTORS

Carl Nilssen

Chair

Cliff Wenniger

Vice-Chair

Sandy Woycke

Secretary

Steve Chitwood

Treasurer

Tim Fox

Member

Meg Hopkins

Member

Mark Porecca

Member

Kevin Riordan

Member

Bob Smith

Member

L.C. Whitehead

Member

Ihsan Atta

Member



MESSAGE FROM THE BOARD CHAIR

I've noticed that when I tell people I work in the Riverworks BID, a whole new interesting line of discussion ensues. Even more so when my descriptor is Milwaukee's Creative District. I believe that's true because, as

employees and business owners, we are finding identity and pride in our district. We are excited to spread the news about the positive things happening here in Riverworks: Milwaukee's Creative District.

Large employers continue to do well, and we are welcoming more small businesses every year. Real estate demand is high and investment is landing in one of our region's most dynamic business districts. A craft brewery, pretzel makers, design build firms, eateries - all recent community amenities that are adding value and options within the district. Commerce and community in action.

The BID continues to award facade grants, provide street beautification services and technical assistance, maintaining strong relations with the City of Milwaukee. Even more exciting for our district was the creation of the BID Business Development Specialist, a new staff position held by Kate Bartlett.

Riverworks will be concentrating on building a new website, compiling data, facilitating more networking, and generally providing more technical assistance for our BID businesses. Kate will be spearheading many of these efforts, so please welcome her to our district and help her get the information she needs.

A number of very exciting advancements worked their way through the 2018 calendar year - but honestly, I think that was just setting the table for an even more productive 2019.

We should all feel very proud to be a part of this urban renewal and success story. I hope to see you at the many BID sponsored events, and that you tell everyone that you work in Riverworks: Milwaukee's Creative District!

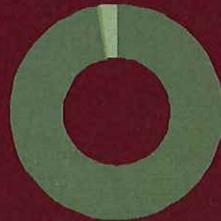
Think: Riverworks' Businesses First!

- Carl Nilssen
Riverworks BID Board President

2018 FINANCIALS

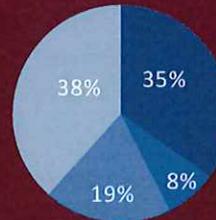
REVENUE

- PROPERTY TAX
- GRAFFITI FEES
- SPONSORSHIP
- INTEREST



EXPENSES

- STREETSCAPE
- PROPERTY GRANTS
- RIVERWORKS WEEK
- MANAGEMENT



REVENUE	2018	% OF BUDGET
PROPERTY TAX INCOME—CITY OF MILWAUKEE	\$283,468	97%
GRAFFITI REMOVAL FEES	\$1,173	0.4%
SPONSORSHIP INCOME	\$7,250	2.4%
INTEREST INCOME	\$178	0.6%
TOTAL	\$292,070	100%

EXPENSES	2018	% OF BUDGET
PROGRAM SERVICES:		
PUBLIC SAFETY & APPEARANCE	\$61,163	23%
PROPERTY IMPROVEMENT GRANTS	\$20,608	8%
STREETSCAPE EXPENSE	\$28,255	11%
RIVERWORKS WEEK	\$50,776	19%
OTHER	\$2,274	1%
<i>TOTAL PROGRAM SERVICES EXPENSES</i>	\$163,076	62%
MANAGEMENT AND GENERAL:		
ADMINISTRATIVE SUPPORT	\$90,000	34%
MEETING EXPENSE	\$463	0.2%
OTHER	\$10,785	4%
<i>TOTAL MEETING AND GENERAL EXPENSES</i>	\$101,248	38%
TOTAL	\$264,324	100%

NEW CO-WORKING OFFICE, STAFFED WITH A START-UP EXPERT

THE VIBE, which opened in September of 2018, is an affordable, entrepreneurial, co-working office space that within the Riverworks City Center. THE VIBE is a social enterprise developed by Riverworks to furnish: convenient offices, shared collaborative spaces, event spaces, meeting rooms, and support services for startups & existing businesses.

THE VIBE'S new Business Manager, Temo Rodriguez, is passionate about economic development as a critical tool for positive change in people's lives and communities! He brings with him an extensive background working with entrepreneurs, small startups and existing businesses, with a specialization in business planning, writing business plans, market research, and promotions.

His experience and education is exceptionally broad in the nonprofit & governmental environments. This has allowed him to provide education, training, and consultation to Business Improvement District (BID) Managers & other professionals. As THE VIBE Business Manager, he is applying his extensive experience to attract new Members and provide Members with all of the information, tools, and resources needed for success in their business ventures! Catch the VIBE - cheers!

CREATING PUBLIC SPACE THROUGH STRATEGIC PARTNERSHIPS

The Riverworks office has been located on 526 E Concordia, along the Beerline Trail, for a several years. This development was an undertaking by Riverworks to take the blighted old Lena's property and create new commercial opportunities. The property now includes a food truck court, community space, and the BLT Performance Stage.

In collaboration with Riverworks Development Corporation, Riverworks BID #25, LISC, and NDIC, grants were awarded to activate the community space along the Beerline Trail for residents of both Riverwest and Harambee. The goal was to create a place for residents to share, eat, and be entertained, so as to get to know one another. Utilizing Crime Prevention Through Environmental Design principles, included implementing proper lighting, increasing site lines, and utilizing arts as an attraction, Riverworks and its partners have brought new life and energy to this space.

Over the past summer, multiple events were hosted at the Food Truck Court and stage area, bringing together neighbors and businesses to hang out, have fun, and support the community.



Temo Rodriguez, The VIBE Business Manager



The VIBE Co-working space, Interior



53212 Marketplace Event at the BLT Food Truck Court



RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2018
(With Summarized Totals for the Year Ended December 31, 2017)
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, 2018, 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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ritzholman.com

To the Board of Directors
Riverworks Business Improvement District #25

Summarized Comparative Information

We previously audited Riverworks Business Improvement District #25's 2017 financial statements and in our conclusion dated June 21, 2018, stated that based on our audit, we were not aware of any material modifications that should be made to the 2017 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, 2017, for it to be consistent with the audited financial statements from which it has been derived.

Other Matter

The financial statements for the year ended December 31, 2017 were audited by us, and we expressed an unqualified opinion on them in our report dated June 21, 2018, but we have not performed any auditing procedures since that date.



RITZ-HOLMAN LLP
Certified Public Accountants

Milwaukee, Wisconsin
May 15, 2019

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2018
(With Summarized Totals for December 31, 2017)
(See Accountant's Review Report)

ASSETS	2018 (Reviewed)	2017 (Audited)
CURRENT ASSETS		
Cash	\$ 47,040	\$ 47,056
Accounts Receivable	5,228	215
Prepaid Expenses	867	830
Total Current Assets	\$ 53,135	\$ 48,101
FIXED ASSETS		
Equipment	\$ 6,265	\$ 6,265
Less: Accumulated Depreciation	(4,072)	(3,654)
Net Fixed Assets	\$ 2,193	\$ 2,611
LONG-TERM ASSETS		
Loan to Riverworks Development Corporation	\$ 265,523	\$ 275,000
TOTAL ASSETS	\$ 320,851	\$ 325,712
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts Payable	\$ 10,604	\$ 7,248
Current Portion of Long-Term Debt	9,832	62,503
Total Current Liabilities	\$ 20,436	\$ 69,751
LONG-TERM LIABILITIES		
Loans Payable	\$ 265,523	\$ 318,193
Less: Current Portion	(9,832)	(62,503)
Total Long-Term Liabilities	\$ 255,691	\$ 255,690
Total Liabilities	\$ 276,127	\$ 325,441
NET ASSETS		
Without Donor Restrictions	\$ 44,724	\$ 271
Total Net Assets	\$ 44,724	\$ 271
TOTAL LIABILITIES AND NET ASSETS	\$ 320,851	\$ 325,712

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, 2018
(With Summarized Totals for the Year Ended December 31, 2017)
(See Accountant's Review Report)

	Without Donor Restrictions	
	2018	2017
	(Reviewed)	(Audited)
REVENUE		
Property Tax Income - City of Milwaukee	\$ 283,468	\$ 284,726
City Grants	1,174	276,379
Sponsorship Income	7,250	10,000
Riverworks Week Income	947	1,069
Interest Income	179	92
Total Revenue	\$ 293,018	\$ 572,266
EXPENSES		
Program Services		
Street Sweeper and Public Safety Expense	\$ 42,056	\$ 43,722
Property Improvement Grants	20,608	22,094
Streetscape Expense	10,281	20,463
Riverworks Week	50,777	102,009
Grant to Riverworks Development Corporation	---	275,000
Other	22,367	(37,219)
Total Program Services	\$ 146,089	\$ 426,069
Management and General		
Administrative Support	\$ 90,000	\$ 90,000
Other	12,476	9,263
Total Management and General	\$ 102,476	\$ 99,263
Total Expenses	\$ 248,565	\$ 525,332
CHANGE IN NET ASSETS	\$ 44,453	\$ 46,934
Net Assets, Beginning of Year	271	(46,663)
NET ASSETS, END OF YEAR	\$ 44,724	\$ 271

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, 2018
(With Summarized Totals for the Year Ended December 31, 2017)
(See Accountant's Review Report)

EXPENSES	Program Services	Management and General	2018 (Reviewed) Total	2017 (Audited) Total
Property Improvement Grants	\$ 20,608	\$ ---	\$ 20,608	\$ 22,094
Graffiti Removal	2,347	---	2,347	2,493
Banners and Christmas Wreaths	2,084	---	2,084	1,949
Depreciation	418	---	418	418
Interest Expense	12,029	---	12,029	3,368
Marketing	---	2,106	2,106	---
Office Supplies	4,915	1,229	6,144	5,552
Postage	574	144	718	1,110
Publications and Subscriptions	---	168	168	573
Insurance	---	1,328	1,328	1,309
Bank Charges	---	2	2	50
Administrative Support	---	90,000	90,000	90,000
Contract Services				
Street Sweeper	42,056	---	42,056	43,722
Streetscape	10,281	---	10,281	20,463
Professional Fees	---	5,230	5,230	4,980
Meeting Expense	---	2,153	2,153	465
Grant to Riverworks Development Corporation	---	---	---	275,000
Riverworks Week				
Promotion	30,406	---	30,406	35,302
Entertainment and Prizes	7,250	---	7,250	5,867
Food and Beverage	2,563	---	2,563	4,745
Contracted Services	10,558	---	10,558	5,318
Miscellaneous	---	116	116	554
TOTAL	\$ 146,089	\$ 102,476	\$ 248,565	\$ 525,332

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

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2017
(With Summarized Totals for the Year Ended December 31, 2016)
(See Accountant's Review Report)

	<u>2018</u> (Reviewed)	<u>2017</u> (Audited)
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ 44,453	\$ 46,934
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities		
Depreciation Expense	418	418
(Increase) Decrease in Accounts Receivable	(5,013)	333
(Increase) Decrease in Loans Receivable	9,477	---
(Increase) Decrease in Prepaid Expenses	(37)	9,030
Increase (Decrease) in Accounts Payable	<u>3,356</u>	<u>3,639</u>
Net Cash Provided by Operating Activities	<u>\$ 52,654</u>	<u>\$ 60,354</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Payments on Loan	<u>\$ (52,670)</u>	<u>\$ (41,525)</u>
Net Cash Used by Financing Activities	<u>\$ (52,670)</u>	<u>\$ (41,525)</u>
Net (Decrease) Increase in Cash	\$ (16)	\$ 18,829
CASH BALANCE, BEGINNING OF YEAR	<u>47,056</u>	<u>28,227</u>
CASH BALANCE, END OF YEAR	<u><u>\$ 47,040</u></u>	<u><u>\$ 47,056</u></u>
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Interest Paid	\$ 12,029	\$ 3,368

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

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2018

(See Accountant's Review Report)

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018
(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, 2018
(See Accountant's Review Report)

NOTE A - Summary of Significant Accounting Policies (continued)

Contributions

All contributions are considered available for the Organization's general programs unless specifically restricted by the donor. Amounts received that are designated for future periods or restricted by the donor are reported as net assets with donor restrictions and increase net assets with donor restrictions. 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. When a 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. Investment income that is limited to specific uses by donor restrictions is reported as increases in net assets without donor restrictions if the restrictions are met in the same reporting period as the income is recognized.

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.

NOTE B - Comparative Financial Information

The financial information shown for 2017 in the accompanying financial statements is included to provide a basis for comparison with 2018. 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, 2017, from which the summarized information was derived.

NOTE C - 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.

NOTE D - 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 97% of the Organization's revenue was from the City of Milwaukee for the year ended December 31, 2018.

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018
(See Accountant's Review Report)

NOTE E - 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>
2019	\$ 9,832
2020	10,201
2021	10,583
2022	10,981
2023	11,392
2024 and thereafter	<u>212,534</u>
Total	<u>\$265,523</u>

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

NOTE F - 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, 2018:

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

NOTE G - 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 \$31,392 to the company for the year ended December 31, 2018.

RIVERWORKS BUSINESS IMPROVEMENT DISTRICT #25
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2018
(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, 2018. 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, 2018.

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, 2018, the date of the most recent statement of financial position, through May 15, 2019, the date the financial statements are available to be issued.

