



RIVERWORKS

Biennial Report
2007 – 2008

BOARD MEMBERS

2007 – 2008

RDC

Martha Toran
Sherman Hill
Robert Gintoft
Steve Percy
Doris Chortek
Dwayne Edwards
Carl Nilssen
Jesse Greenlee
Ted Torcivia
Mike Olson
Vinitia Strong-McDonald
Vincent Cox
Amanda Grassl
Johnnie Morris
Deborah McCollum-Gathing

25

Carl Nilssen
Samih Omari
Bill Swanson
Ann Pieper
James Bradley
Kevin Riordan
Colin O'Brien
Vickie Volpano
Thomas Philbin
Thomas Casper

36

Tony Balistreri
Timothy Fox
Greg Martin
Marcus Reed
Cliff Wenniger
Robert Smith
L.C.Whitehead

Letter from the Executive Director of Riverworks

I AM RIVERWORKS...AND SO ARE YOU!

These past two years, I have witness first hand how these three young proactive organizations have worked in unison to make an enormous impact on the physical environment of the area along with making positive impacts on the lives of so many individuals: vacant lots now have new buildings on them, vacant buildings have been rehabilitated with thriving businesses in them and unemployed individuals are trained and employed. There is this growing sense of community building in the area; we need you to stay involved in helping us make the Riverworks Center a destiny of choice.

The people in our community are diverse with so many different talents and skills from my staff, to the employers, to the employees and to the residents of this community. We all have a stake in changing the life of our city and our community where we live, work, play and shop for the better. This challenge comes to us every single day and Riverworks looks forward to this opportunity every time. We take pride in our achievements and accomplishments thru far and we look to the future with great hope.

We continue to find partners and resources to strengthen our programs, activities and the physical aesthetics of the Center. The future is bright for the Center. The Center is more than just Retail, Technology and Industry; it is the workers in the factories, the owner of businesses and the advocators for a better quality of life... THEY ARE RIVERWORKS!

Thank you for your support,

Darryl Johnson

Our mission is to increase community prosperity by promoting strong public, private and community partnerships, pursuing positive development opportunities and offering innovative job creation and workforce development programs that link neighborhood residents with area employers.

riverworksmke.org

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Thank you for your support,

Darryl Johnson

STAFF

Darryl is responsible for the direction of day to day operations for the organization. He also coordinates the Real Estate Development and Marketing program, provides staff support to the Business Technical Assistance and Job Training and Placement programs, staffs the Riverworks Business Improvement District and oversees all other major projects. He works closely with Community Based Organizations to create stronger relationships between the business and residential community.

Darryl Johnson
Executive Director

As the Workforce Development Manager, Vanessa is responsible for RDC's Office, Computer and Customer Service, Entry-Level Manufacturing Skills and Welding, Machining and Press Operation training programs. She created a unique program called "Stepping Stones" that focuses on providing much needed life-skills training to neighborhood residents.

Vanessa White
Workforce Development Manager

Lynette joined RDC to implement the financial coaching piece of the Center for Family Prosperity (CFFP). She expects to provide credit and financial literacy workshops with the goal of conducting long-term, confidential, credit and financial counseling for a select number of clients. Lynette is assisting RDC to become a Community Partner with Milwaukee County's DHHS to provide on-site awareness and assistance with public benefits applications.

Lynette Jarreau
Financial Coach

The role of Benefits Navigator is willingness to collaborate with other agencies to ensure that the clients have full access to work support. Marvele has committed 3 years of serving his country in the Armed Forces. Marvele graduated with honors from Springfield College with a bachelor's degree in human services. Marvele will help area residents to access the public benefits offered through Milwaukee County's Department of Health and Human Services.

Marvele Carter
Budget Navigator

Henry works for Riverworks as a seasonal Public Service Ambassador; not the winter months of the year. He is out in the field working to make sure the Riverworks Center is taken care of. This includes daily pickup up litter, reporting graffiti, and making service requests to the City of Milwaukee

Henry Brown
Public Service Ambassador

Sue is responsible for the management of the RDC/RBID offices and the provision of clerical support to the Riverworks Development Corp., MATC Learning Center and the Riverworks BIDs 25 & 36. She performs basic bookkeeping and manages accounts receivable and payable in coordination with the RDC and RBID accounting service. Sue prepares all required documentation for the annual audit of RDC and RBID, and maintains all corporate records and files.

Sue Kowalski
Office Manager

Chris came to RDC through a fellowship with UW-Milwaukee and the Consortium for Economic Opportunity in September 2006. After completing the fellowship program in May 2008, Chris was hired on full time. His duties at RDC focus on business and economic development in the Riverworks Center and the surrounding neighborhoods, in addition to providing support to the Business Improvement Districts.

Chris Grandt
Neighborhood Development Coordinator

Charles has been coordinating and managing the BIDs district-wide litter and graffiti removal program to keep the Riverworks Center area clean. He has many years of experience working with the general public, and he brings a positive caring attitude to his work along with strong interpersonal skills.

Charles Friends
Public Service Ambassador

Kecia serves as a liaison for the District Attorney's Office and the Milwaukee Police Department, to educate and empower residents in neighborhoods in which they live. She is a case manager/mentor for inmates recently released from prison and she provides them with resources to help them become productive members of society. Kecia has worked in the community service field for the last ten years, and she loves it.

Kecia Turner
District 5 Community Prosecution Assistant

| RDC | 2007 | 2008 | Totals (2007-2008) | % of Budget |
|--------------------------------|----------------|----------------|--------------------|-------------|
| Revenue | 802,755 | 699,467 | 1,502,222 | |
| <i>Expenses:</i> | | | | |
| General Operations | 12,964 | 16,057 | 29,021 | 2% |
| Office Expenses | 13,076 | 13,837 | 26,913 | 2% |
| Marketing | 9,681 | 6,573 | 16,254 | 1% |
| Contractual Services | 31,321 | 84,525 | 115,846 | 8% |
| Fund-Raising | 32,214 | 30,309 | 62,523 | 4% |
| <i>Programs:</i> | | | | |
| Workforce Development | 134,835 | 150,037 | 284,872 | 20% |
| Economic/Community Development | 142,578 | 125,085 | 267,663 | 19% |
| Real Estate Development | 316,422 | 333,376 | 649,798 | 44% |
| Total Expenses | 693,091 | 759,799 | 1,452,890 | 100% |

| 25 | 2007 | 2008 | Totals (2007-2008) | % of Budget |
|--|----------------|----------------|--------------------|-------------|
| Revenue | 180,022 | 188,592 | 368,614 | |
| <i>Expenses:</i> | | | | |
| Administration Support | 40,000 | 41,000 | 81,000 | 24% |
| General Operations | 8,475 | 4,868 | 13,343 | 4% |
| Public Safety & Appearance Program | 50,944 | 125,063 | 176,007 | 51% |
| Marketing & Promotions Program | 8,340 | 5,774 | 14,114 | 4% |
| Business & Property Owner Assistance Program | 8,792 | 19,800 | 28,592 | 8% |
| Interest Expense | 15,408 | 14,496 | 29,904 | 9% |
| Total Expenses | 131,959 | 211,001 | 342,960 | 100% |

| 36 | 2007 | 2008 | Totals (2007-2008) | % of Budget |
|--|---------------|---------------|--------------------|-------------|
| Revenue | 36,299 | 62,091 | 98,390 | |
| <i>Expenses:</i> | | | | |
| Administration Support | 7,200 | 7,450 | 14,650 | 15% |
| General Operations | 5,293 | 2,582 | 7,875 | 8% |
| Public Safety & Appearance Program | 5,568 | 57,742 | 63,310 | 65% |
| Marketing & Promotions Program | 0 | 2,097 | 2,097 | 2% |
| Business & Property Owner Assistance Program | 3,000 | 6,000 | 9,000 | 9% |
| Total Expenses | 21,061 | 75,871 | 96,932 | 100% |

BIENNIAL FINANCIAL REPORT 2007 - 2008

I am RIVERWORKS

Biennial Report
2007 - 2008

Riverworks Center is a promise in progress. The organization was born out of response to the American Motors Corporation pulling out of the community, and taking with it thousands of jobs. Riverworks is leading the charge to challenge that loss and transform this vital area in northeastern Milwaukee.

The transformation taking place makes room for more and more people to contribute and prosper. Entrepreneurs find themselves neighbors to national retailers and social service groups. The area has become a destination that boasts of a growing collection of talent and ambition.

Talent and ambition. Qualities that reach beyond the streets of the Riverworks' districts and into the Greater Milwaukee Community. Riverworks partners with learning institutions, like minded community organizations and governmental departments to assemble the most successful combination of solutions to everyday problems facing this rebounding community.

The Riverworks Center itself is an amalgamation of three unique organizations. The Riverworks Development Corporation, Riverworks Business Improvement District #25 and Riverworks Business Improvement District #36 are all governed by their own boards of directors working in unison, but managed and led by one executive director and professional staff.

Business owners and managers, employees, job seeking trainees, block watch captains, real estate developers, neighbors and other stakeholders find solidarity with the Riverworks Center agenda: I Am Riverworks!

riverworksmke.org

Economic and Community Development

Keefe Avenue, west of Holton Street, serves not only as a border for the BIDs, but also as a connecting artery to one of the most important intersections in our region. We have high hopes for the Martin Luther King Drive/Keefe Avenue crossing, known as the Five Points area, which we see as a catalyst for change in the neighborhood. This once showcase confluence is now an overlooked eyesore as people make their way on and off I-43. We are expecting big things as we introduce plans and developers to governing bodies and investors. A new urban district filled with opportunity will be the new talk of the town.

Neighborhood Revitalization

In a comprehensive attack, the development corporation and the two BIDs will combine assets to stabilize real estate values and quality of life measurements in a clearly defined residential neighborhood that adjoins our business districts. By committing resources and forging stronger networks of help Riverworks will revitalize the neighborhood in which we expect to find a ready supply of employees for our area's growing base of employers.

Center For Family Prosperity

A significant component to staying employed is staying financially solvent. We know that training the workforce with necessary and needed skills is imperative. Equally important is training people how to manage their finances.

Riverworks Development Corporation operates the Center For Family Prosperity as a valuable resource for people learning how to establish good credit, open checking and savings accounts and maintain personal financial discipline.

Capitol Drive Streetscape

Not so long ago a major infrastructure project was undertaken on Capitol Drive. The mainstreet section of Riverworks BID 25 was completely overhauled. Benches, landscaping, sculpture, signage and improved streets were added and upgraded.

The BID has implemented Phase Two of the streetscape plan that improves on the aesthetic appeal of the Capitol Drive corridor. New landscaping and signage refreshes and adds value to the Riverworks experience.

5 million dollar facility investment

Lad Lake has been helping at risk youth in southeastern Wisconsin for over a century. They moved into the Riverworks district recently and immediately reached out to build a productive relationship. Collaborative efforts are being made to help children aging out of foster programs and to create custom workforce development programs.

LAD LAKE

4.8 million feet of wire transformed in a year

Thanks to DODOCO, Inc. a new program is being offered to businesses in the district. Their pursuit of affordable and effective video security systems led them to approach the district about offering incentives to area businesses to improve their security situations. As a result there is now a Security Grant available for the first time.

DODOCO, INC.

80 thousand square feet of space

Good news arrives in the form of another successful Riverworks business expanding and committing to the neighborhood. Medovations, a 27 year old manufacturer of medical products, is investing \$3 million in a facility expansion.

The expansion will lead to hiring more employees and to the transformation of a previously blighted property. More people employed, less abandoned property - that sums-up The Riverworks Center's mission.

Medovations is located on a section of Keefe Avenue that is long overdue for a face lift. Riverworks is spearheading a reclamation project that includes major infrastructure upgrades, real estate development and specific attention to residents and their vision for a more prosperous neighborhood.

MEDOVATIONS

3 generations at work

Pinkey's Capital Auto Body has aggressively grown for over 50 years. The great part is that they have done this in a ten block radius, never seeing the need to leave the district. Riverworks Center is fueled by this kind of commitment and entrepreneurial spirit. There will always be a place here for fresh beginnings and long roots.

PINKEY'S CAPITAL AUTO BODY

13 hundred songs in the jukebox

RET Lounge, a long time fixture on Holton Street, heavily invested in a storefront renovation project. The Riverworks Center helps to encourage and protect such investments through its community building Public Safety & Appearance initiatives.

RET LOUNGE

9 thousand gallons of royal purple

Wenniger Compressors finds itself at the end of a closed residential street. They also find themselves growing and not wanting to move. The Riverworks staff helped Wenniger in the purchase of an adjacent property keeping this 75+ year company in the neighborhood.

WENNIGER COMPRESSOR COMPANY

36 front-end collisions a year

Downtown Auto Body is giving up its exterior wall - facing newly created green space - to local artists and youth to paint a full scale mural. By partnering with the city, area CEOs and local businesses, Riverworks spearheaded this community outreach program - adding value and security to both the neighboring residents and to the business.

DOWNTOWN AUTO BODY

2 thousand gallons of paint used in a year

O'Brien Painting is an excellent example of the entrepreneurial appeal of the Riverworks Center. Great location and real estate value brought this north shore contractor to the district. Their intense work ethic and superior craftsmanship won them the contract to rid area businesses of graffiti when trouble strikes.

O'BRIEN PROFESSIONAL PAINTING

325 thousand dollars has been given since 1999

Chase Bank answered the call when asked to support the new and needed Riverworks Center For Family Prosperity. Not only have they pledged generous monetary support, they are also learning up to provide planning and counseling to families looking to get better informed about their financial health.

CHASE BANK

93 cents out of every dollar goes to programming and services

Goodwill's original mission in 1919 to "provide chance, not charity" resonates with the same great clarity today as it did then. By opening storefront centers designed to create a resourceful, welcoming atmosphere Goodwill lives its mission of workforce development.

These centers are staffed by Goodwill professionals and populated with resources such as computer workstations, fax machines, printers, internet access and fresh coffee.

Of the two centers operating, one of them is located in the Riverworks district. The RDC shares a core purpose with Goodwill - connecting people with work. These two organizations are finding ways to support the jobless and underemployed people of this community through job training programs, job search assistance and by keeping employers linked to the available workforce.

GOODWILL WORKFORCE CONNECTION CENTER

12 thousand degrees for molding aluminum

Advance Die Casting hires graduates of RDC training programs. Custom programs implemented to assist in the further training of existing employees have also been developed through this partnership.

ADVANCE DIE CASTING COMPANY

5 million dollar facility investment

CTC Supplies recently moved into the district, citing an advantageous attitude towards business development and a healthy real estate market. They immediately got to work expanding their building and making use of the district's Facade Grant Program. The neighborhood will be rewarded with fresh landscaping and attractive fencing.

CTC SUPPLIES

4 hundred different degrees of granite

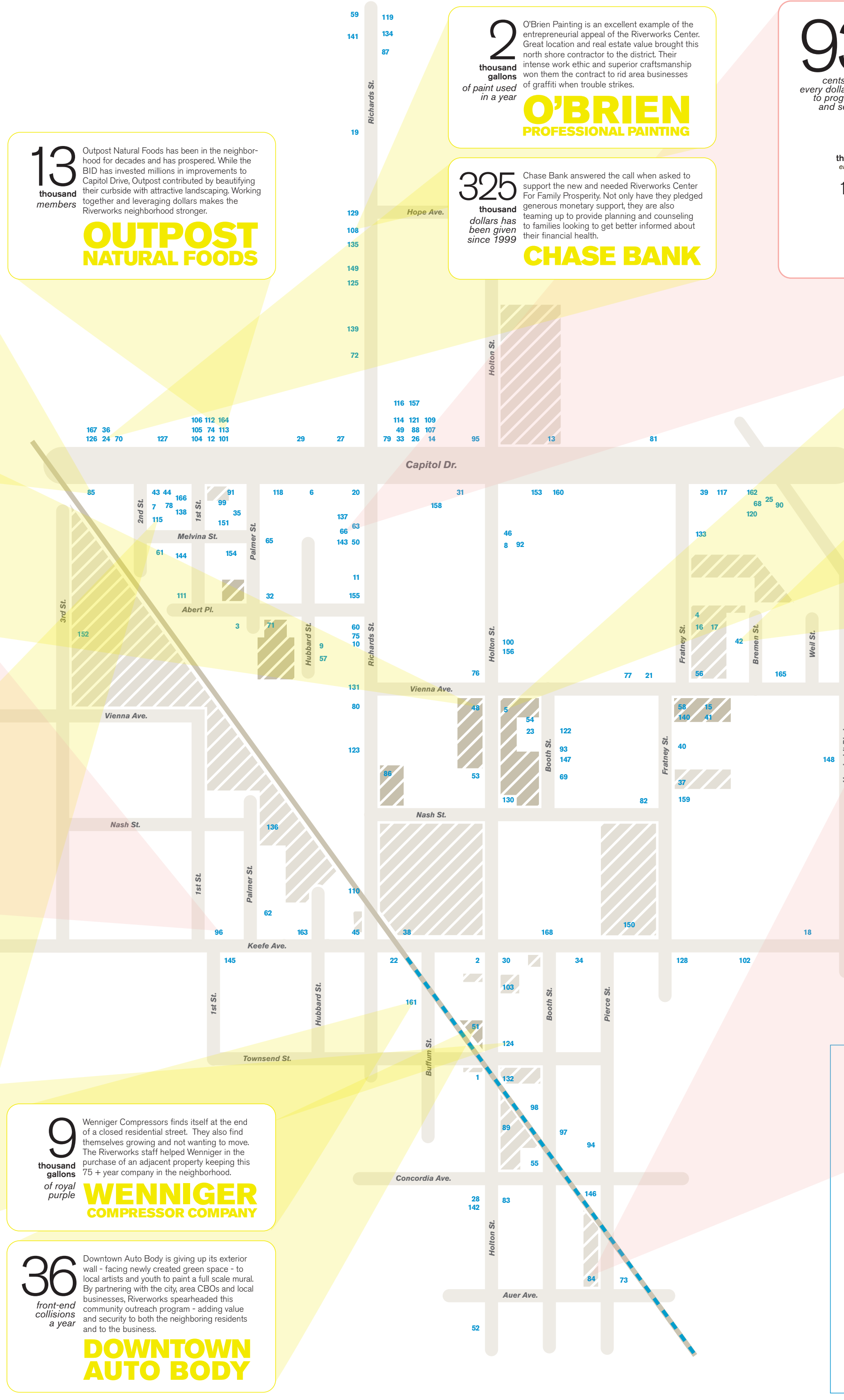
Keystone Marble & Granite is proudly located in the Riverworks Business Improvement District 36.

Residents and Riverworks initiated the transformation of an abandoned train track section that disrupted and discouraged the daily rhythm of the neighborhood. This neglected rail line was a magnet for garbage and bad intent. The space has been renewed as The Beerline Trail - a purposeful bike/pedestrian thoroughway that further links businesses to residents.

Projects like this showcase Riverworks' ability to facilitate collaboration between government, other community based organizations, businesses and residents.

Keystone Marble & Granite is on the trail and is a perfect example of the Riverworks business community's positive attitude.

KEYSTONE MARBLE & GRANITE



| | | | |
|---|---------------------------------|-------------------------------------|---------------------------------------|
| 1 A Bishop Farm | 41 CrossFit | 85 LAD Lake Education & Life Skills | 127 Riverside BP |
| 2 A.B. Steel Auto Service | 42 CTC Supplies | 86 LAD Lake Development Center | 128 Riverwest Automotive Service |
| 3 Absolute Custom Estimation | 43 Cyprien Dry Cleaners | 87 Lafayette Testing Service | 129 Riverworks Design Studio |
| 4 Advance Die Casting Company | 44 D. Edwards Fine Dry Cleaning | 88 Lange Window Fashions | 130 RK Motors |
| 5 A&S | 45 D&R Auto Repair | 89 Lee's Beauty Supply | 131 Roth's Inn |
| 6 All Rubber Products and Supplies | 46 Dorian's Business | 90 Lewis Industries, Inc. | 132 Samco Car Care Center |
| 7 Bolzano Artisan Meats | 47 Docco, Inc. | 91 Lindens Auto Repair | 133 Service Center |
| 8 Cherry Creek Cabinet | 48 Duller Tire | 92 Lomtec Services | 134 Service Master of Milwaukee |
| 9 Heartwood | 49 DOTS | 93 MarTech | 135 Shakeproof Industrial Products |
| 10 IV 24 | 50 Downtown Auto | 94 Mayfield's Place and Love | 136 Snider Painting |
| 11 Eclips Development | 51 Another Display Company | 95 McDonald's | 137 Social Development Commission |
| 12 Elias Grinding | 52 Eclips Development | 96 Medovations Inc. | 138 SOS Mailing Services |
| 13 Barfoot International | 53 Elan Grinding | 97 Metal Forms Corporation | 139 Spic and Span |
| 14 Bentley World Packaging - Warehouse Location | 54 Ecos Tech | 98 Midwest Die Casting | 140 Spic and Span Barber Shop |
| 15 Big Lots | 55 Family Dollar | 99 Milwaukee Journal Sentinel | 141 Subway |
| 16 Big MPG | 56 F Barkow | 100 Milwaukee PC | 142 ClearPower |
| 17 Bradley Industries | 57 Fine Power | 101 Moberg Piano Service | 143 ClearPower |
| 18 Brunk Candy Ingredients | 58 Fla Design | 102 Mobile Car Care | 144 American Security & Investigation |
| 19 C&D Technologies | 59 GameStop | 103 McFuCo Auto Parts | 145 American Foods |
| 20 C.C. Schmidt | 60 GameStop | 104 McFuCo Auto Parts | 146 SUP Design |
| 21 Carriage Cleaners | 61 GameStop | 105 McFuCo Auto Repair | 147 The Cashier |
| 22 Ceco Trading Inc | 62 GameStop | 106 NAPA Auto Parts | 148 Transort Corporation |
| 23 Colles | 63 Goodwill Workforce | 107 NYC Fashions | 149 Trike Property Management |
| 24 Central Plumbing & Heating | 64 H&R Block | 108 O'Brien Professional Painting | 150 Tolo Corporation |
| 25 Chase Bank | 65 H&R Block | 109 Office Depot | 151 Turner Box |
| 26 Check Cashing Place | 66 H&R Block | 110 Ogan Auto Repair | 152 U.S. Corrugated Inc. |
| 27 Check N' Go | 67 Habitat for Humanity | 111 Outdoor Unlimited | 153 U-Haul |
| 28 O'Reilly Auto Parts | 68 Health Care for the Homeless | 112 Outpost Exchange Magazine | 154 Unique Car Care |
| 29 Christ Apostolic Church | 69 Heider & Bolt | 113 Outpost Natural Foods | 155 Valer's |
| 30 City Gas Station (Mutual Petrol) | 70 HeartTrend | 114 Payless ShoeSource | 156 Village Shoe Repair |
| 31 Classic Auto | 71 Henna Movers | 115 Pinkey's Capital Auto Body | 157 Wal-Mart |
| 32 Classic Auto | 72 H&R Block | 116 Pizza Hut Carry Out | 158 Wal-Mart |
| 33 Classy Nails | 73 H&R Block | 117 Planned Parenthood ExpressCare | 159 WCJ Pizzeria |
| 34 Commuter | 74 H&R Block | 118 Prowak | 160 Western Union |
| 35 Community Building & Restoration | 75 H&R Block | 119 Radio Shack | 161 Wenniger Compressor Company |
| 36 Community Dental Clinic - Marquette University | 76 H&R Block | 120 Radio Shack | 162 Wireless Trends |
| 37 Compagnon Natural Pet Food | 77 H&R Block | 121 Rainbow | 163 Wisconsin Thermostat Moulding |
| 38 Conpro Corporation | 78 H&R Block | 122 Rainmaker XLP | 164 Wisconsin Wilderness Foods |
| 39 Cousins | 79 H&R Block | 123 Renier & Schumann | 165 Zero Point Manufacturing |
| 40 Creative Store Design | 80 H&R Block | 124 RET Lounge | |
| | 81 Johnson Brothers Beverage | 125 Richards Street Services | |
| | 82 Johnson Brothers Beverage | 126 River Glen Medical Clinic | |
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RIVERWORKS
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