



Teams from the 2011 Riverworks Golf Outing

## Riverworks' Fore'th Annual Golf Outing

On Friday, June 17, 2011, 88 Golfers, 18 Event Sponsors, 28 Raffle Prize Donors, and Riverworks Staff came together to make the Riverworks' Fore'th Annual Golf Outing a true success! The weather was a gorgeous 70 degrees and sunny allowing for an invigorating day of golf competition.

This year's outing was held at Oakwood Golf Course, a Milwaukee County Championship Course located in Franklin, WI. The choice to change the event's location from a private course to a Milwaukee County



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Course proved to be a much celebrated decision. The venue encouraged golfers in attendance to unwind and indulge in a day of fun without the worry of whether they were expert or novice players.

Not only was the course able to help us provide a more laid back atmosphere, but through sponsorships we were able to host a thirst quenching beverage tent on Hole #8 and a mouth watering pig roast dinner to celebrate a long days hard work out on the greens. The Dinner Celebration was certainly fit for Golf Champions as it included not only an apple and onion roasted pig, but also barbeque chicken, German style bratwurst stuffing, pasta and potato salads, baked beans, fruits, veggies, and the most amazingly decadent marble cake ever!

Also highlighting this year's event was the elusive \$5,000 Hole-in-One challenge. Although no one was able to make the shot many came close and even more fell captive to the ever nerve-racking water hazard. A large majority of the Riverworks Logo imprinted balls were lost at this particular hole removing the teams from the Keep the Ball Drawing at the end of the day. Teams who were lucky enough to hold onto their ball throughout the full 18 holes were entered into a drawing to win a complete set of Riverworks Balls and four Summerfest Tickets.

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## Riverworks Brewers Tailgate



Attendees of 2011 Riverworks Tailgate

On Friday, August 12th the Riverworks Business Improvement Districts hosted their first annual Brewers Tailgate event and we're glad to report that it was a great success! 151 attended the event which included great catered food from Bunzel's Old Fashioned Meat Market, beer from Lakefront Brewery, a cool Riverworks Tailgate T-Shirt, and a free Brewers Hat from Cap Night. More than anything we hope those in attendance enjoyed the camaraderie from everyone in attendance, which not only included employees from BID businesses but their families and friends as well. To cap it all off, the Brewers beat the Pirates 7-2 behind impressive back-to-back home runs by Braun and Fielder.

Special thanks go out to the Riverworks BID #25 and #36 Board Members and Riverworks staff that organized the event. We also greatly appreciate the support from those who sponsored the event: Big MPG Design/Marketing, Emergency Fire & Water Restoration, Flux Design, Goodwill, Horizon Design-Build-Manage, Lakefront Brewery, and PNC Bank.

## Brownfield Project Update

In 2009 the City of Milwaukee's Redevelopment Authority received \$2 million in funds from the Environmental Protection Agency (EPA) for assessment and clean-up of brownfields (contaminated, blighted properties that require clean-up to be put back into use). One of the properties being cleaned up as a result of this funding is located at 104 East Nash Street, just north of Medovations in Riverworks BID #25. This property is known as Milwaukee's "original brownfield." It was historically utilized as an electroplating facility and has been vacant and blighted since the City's foreclosure over 20 years ago. Work was recently completed to largely rid the property of contaminants, and the final clean-up is being done through phytoremediation - utilizing plants and natural processes to remediate or stabilize hazardous wastes in soil, sediments, surface water, or groundwater.



### \$2 million in funds from the Environmental Protection Agency for assessment and clean-up of brownfields

In addition to this site being cleaned up, the City of Milwaukee recently remediated a brownfield property across the street to assist with the expansion of Medovations, a long-time central city business. Riverworks has been working with the Department of City Development on other brownfields as well, including the site at 3456 North Buffum Street in Riverworks BID #36. We greatly appreciate this support from the City and hope to continue to work as partners as we redevelop properties and grow the Riverworks business community.

## MESSAGE FROM THE EXECUTIVE DIRECTOR



### Greetings Friends and Supporters:

The City of Milwaukee Department of City Development (DCD) and their long range planning team have agreed to develop a strategic action plan for the Riverworks Center Area. The plan will involve previous plan review and analysis, analysis of existing conditions, and

look at action items such as proposed zoning changes, landscape improvements, infrastructure improvements, façade improvements, redevelopment and recruitment opportunities, and strategies for near and short term achievements.

Janet Grau from DCD will be managing this project. The proposed activities will be broken up into four phases:

1. Capitol Drive commercial and mixed use corridor (Port Washington Avenue to Milwaukee River)
2. North and south of Capitol Drive (adjacent to Glendale Corporate Business Park & Milwaukee River and former large industrial uses mixed with smaller commercial uses)
3. Beerline Trail (Linear Park from Burleigh on the south to Capitol Drive and possible north of Capitol trail)
4. Residential (within the BIDs and adjacent blocks of Harambee and Riverwest neighborhoods)

In order for the Riverworks Strategic Action Plan to be successful we must establish priorities for the area; we can easily do this by having involvement from key stakeholders within and outside of the BIDs area. If you are interested in getting involved or want more information please contact Chris Grandt at 414.906.9650.

A Business Improvement District (BID) master plan is the most important sustainability document a business district can have as it reaffirms the business district's role as the economic engine and retail center of the community.

The next Riverworks Center Quarterly Meeting is scheduled for September 15th at 9:00 am. Janet Grau from DCD will be presenting information on the Riverworks Strategic Action Plan currently underway.

At the Riverworks Center office we have a piece of history waiting for you. The original Riverworks Industrial Center pole signs have been replaced with new updated Riverworks Center signs. If you would like to own a sign (limited number left) please call Jenny at 414.906.9650 to schedule a time to stop by the office and pick one up.

Darryl Johnson

# MCFI Solutions

Some of Wisconsin's top companies rely on MCFI Solutions, a division of the Milwaukee Center for Independence, for fast, reliable and accurate packaging, light manufacturing, assembly and fulfillment operations. In today's economy, where capital is tight and lending is even tighter, MCFI works with business leaders to improve efficiencies and realize significant cost savings.

Businesses that are starting up, expanding, or adding new production lines partner with MCFI Solutions to establish a solid foundation for growth. With more than 60 years of combined experience in production management, MCFI Solutions staff provides engineering expertise, process improvements and ideas for streamlining the delivery of components to the production line.

"Our customers appreciate our ability to take a fresh look at their goals, and recommend customized processes and procedures they may not have considered before talking with us," said Dennis Cherne,



**We've been able to save them money, time and in many cases, provide the extra space that they would otherwise have to build.**

Director of MCFI Solutions. "We've been able to save them money, time and in many cases, provide the extra space that they would otherwise have to build."

Leading businesses in the food packaging, printing, pet product, hardware, service parts and alternative energy industries have turned to MCFI Solutions to solve their packaging, assembly and fulfillment challenges. One of the company's largest clients, Milwaukee Public Schools, counts on MCFI Solutions to package and ship more than 23,000 breakfasts per day as part of the FUEL4U school nutrition program.

MCFI Solutions provides jobs for people who are living with disabilities or other barriers to employment through its parent organization, the Milwaukee Center for Independence (MCFI). Since 1938, MCFI has been providing life-changing programs and services for children, adults and older adults with disabilities, assisting them to better live and work in our community.

Companies that partner with MCFI Solutions are not just improving their own bottom line, they are helping to support training and jobs for people who bring enthusiasm, dedication and a sense of pride to their work.

For more information, a consultation, quote or a personal tour of MCFI Solutions, 4210 N. Holton St., contact Dennis Cherne at (414) 937-2146, email dcherne@mcfi.net, or visit [www.mcfi.net/commercial-services.htm](http://www.mcfi.net/commercial-services.htm).



## Featured Business

Dennis Cherne (left) and Brigado LaBoy inspect a packaging project at MCFI Solutions.

4210 N. Holton St.  
Milwaukee, WI 53212  
414-937-2146

## Riverworks Golf Outing Cont.

In addition to the Riverworks Ball each team member received a Riverworks drawstring bag with Riverworks tees, towel and sleeve of balls inside. The Friday afternoon setting allowed many players the ability to relax, take aim, and concentrate on driving for our hole challenge prizes.

Three challenges were provided on designated holes on both the front and back nine of the course. Challenge winners received Gift Certificates for the Oakwood PGA Proshop! Congratulations went out to Ryan Sopa and Mark Kosobucki for getting Closest to the Pin in Two on holes 5 and 16. Eric Lenzen and Adam Bieck who took the gold on holes 6 and 15's Longest Drive Challenge. Finally, Mark Kosobucki and Ryan DeRosier took careful precaution leading them to a win on hole 9 and 18's Longest Putt Challenge.

Individual challenges aside, this year we were lucky enough to be able to bring back trophies and prizes for our top three teams! Taking third place with a score of 58 was the team Brothers Quanbeck and Chris Grandt. The Fries Carpet Sales team just barely squeaked by and earned second place with a tied score of 58 overcoming the Brothers in a scorecard playoff. Finishing with a score of 55 and becoming the Riverworks Fore'th Annual Golf Outing Champions was the Holton Brothers' team of Mark Kosobucki, Mark Siegwald, Brian Schaut, and Erik Lenzen.

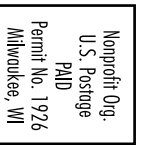
Dinner, awards, and raffle prizes were given under Oakwood's newly constructed and beautiful outdoor pavilion. In total, between raffle and silent auction donations, we were able to raise nearly \$3,000 surpassing staff expectations and adding a welcomed addition to the Riverworks event's fundraising effort. I would list some of the more prized donations however I truly feel as though each and every item added to not only the success of the event but the allure of the raffle itself!

Overall, our Fore'th Annual Fundraising Event was able to raise close to \$8,000 that will be used to fund Riverworks programming that goes directly back into helping Milwaukee families achieve economic success. A very sincere thank you to all of our golfers, sponsors, golf committee members, donors, dinner attendees, raffle prize donors, Oakwood Staff, and everyone involved in the planning of the outing - this event would not have been the memorable and successful event that it was without everyone's collective effort and support.

The overwhelmingly positive energy generated by this year's event has become a driving force helping to build momentum going into next year. To further that point, all of the kind words, acknowledgements, and thanks have gone a long way in propelling us to get on the ball and plan next year's event which will be held on Friday June 15, 2012.

2011 Golf Outing Event Photos are available on our Facebook Page at [www.Facebook.com/RiverworksCenter](http://www.Facebook.com/RiverworksCenter).

If this information is incorrect or needs to be updated please contact us at (414) 906-9650.



## BID Landscape Maintenance

The Riverworks BIDs were informed by the Department of Public Works Forestry Division that they have transitioned the code enforcement program from a complaint-based reactive system to one of proactive sweeps. They are currently inspecting each quarter section every 5 business days. Any properties that are out of compliance (grass >9") are cited and sent to a private contract for abatement. Please keep up with mowing grass and caring for your landscaping to avoid additional fees to your properties.

If you are a property owner or business in need of assistance with minor grass cutting, trimming, weeding, etc. Riverworks Cleans may be able to assist. For more information on services we can provide contact Chris Grandt at 906-9650 or by email at [chrsg@riverworksmke.org](mailto:chrsg@riverworksmke.org)

## You Can Help

This year the Riverworks' Annual Breakfast with Santa will be held on Saturday, December 17th. Please consider supporting the breakfast by making a tax deductible donation to RDC. We generally have 30 families attend the breakfast which provides holiday cheer for all involved. Checks can be mailed to:

RDC  
303 E. Vienna Avenue  
Milwaukee, WI 53212



facebook [facebook.com/riverworkscenter](http://facebook.com/riverworkscenter)

## ME3 Update

Congratulations to Absolute Custom Extrusions, Advance Die Casting, and C&D Technologies for being selected to participate in the Milwaukee Economy Energy Environment (ME3) program through the Office of Sustainability. ME3 is a no-cost program geared to help manufacturers cut costs while simultaneously helping to minimize negative environmental impacts of their manufacturing processes and practices. The fact that three of the 11 companies selected for this first round of programming are located in the Riverworks Center



is a great sign of the viability of manufacturing in our business district. Contact Chris Grandt for more information on this and similar programs being coordinated by the City of Milwaukee.

## Financial Opportunity Center

The last few months have been both trying and exhilarating. Although jobseekers continue to face an uphill battle in their job search individuals who have been working with us are beginning to make headway.



**The FOC is positioned to help area employees create and achieve their visions...**

The Financial Opportunity Center has recently formed a collaborative partnership with the Wisconsin Seasonal Workforce Coalition as a way to help people access seasonal openings. Individuals who are hired at companies that hire seasonally have the opportunity to build or add to their work history, learn skills that are transferrable, and become a part of a growing network of valued Milwaukee area employees.

In addition, individuals that are successful in these limited term assignments (LTA) can earn a certificate that acts as a passport to be hired at other businesses within the Wisconsin Seasonal Workforce Coalition. One of our first efforts as partners was to act as a resource at JobFest, an annual hiring fair, held at the Zoofari Conference Center.

More than 1000 individuals came to complete applications and many have registered to work with the FOC to learn ways to use public benefits and financial literacy to support them as they move along a career path.

The FOC is positioned to help area employees create and achieve their visions of financial health and stability. If your company would like more information please contact any member of the Center staff at (414) 906-9650.

### F.O.C. CLIENT SPOTLIGHT

**Motivated financial workshop participant Samantha J.** saw the FOC workshop flyer that was posted at Maximus for Free Financial Workshops... Wednesday Evenings...

She drove in from West Allis, brought her husband and sister too! After completing the financial education series, Samantha earned an Alliance for Economic Inclusion (AEI) certificate to open a checking account at a partnering financial institution. Samantha opened her account at Landmark Credit Union that same day!

This financial education series was provided by Riverworks' Financial Opportunity Center and sponsored by Chase Bank. Lynette and Sabina covered the topics of Dreams, Values and Goals, Credit, Banking Accounts and Services, Credit, Budgeting and Savings, Credit and the importance of having good credit. Oh, did I mention we talked about credit? Everyone had the opportunity to see a copy of their TransUnion credit report with the score. Guest speakers Kristin Venkler from Milwaukee Habitat for Humanity and Coretta Herring, NSP Outreach coordinator from the City of Milwaukee, were well received. They provided options for homeownership. The completion day included certificates from the Milwaukee Urban League, evaluation, and a tour of King Commons III. This new development includes rental housing. The Growing Power's fresh market which is currently under construction and scheduled to open this fall.

Samantha had already started the work to improve her credit report. Her husband, Aaron, has been helping to implement what they learned over the six sessions. She's looking forward to an updated credit report and review this fall. Samantha's ultimate goal is to purchase a house for her family and dogs.

### UPCOMING EVENTS -2011

- September 15th - Riverworks Quarterly Meeting
- Fall 2011 - Riverworks Lofts Groundbreaking Ceremony
- December 17th - Riverworks Breakfast with Santa

### 2012

- Spring 2012 - Riverworks 20th Anniversary Gala
- June 15, 2012 - Riverworks Fifth Annual Golf Outing

Visit our website for the latest information on all events: [www.riverworksmke.org](http://www.riverworksmke.org)

