

How long has United Way owned the building?

Built in 1966 and purchased by United Way (of North Rock County) in 1988, the Community Services Building is a riverfront property in downtown Janesville.

When was the last appraisal conducted?

Our records indicate the last appraisal was conducted in 1988 by the former United Way of North Rock County.

Who is conducting the appraisal?

UWBR's volunteer-driven Building & Property Committee selected L.A. Duesterbeck & Associates, a regional appraisal firm with offices in Janesville, Appleton, and Racine, Wisconsin. Since 1973, the firm has specialized in the appraisal of commercial, industrial, multifamily, and special purpose properties, as well as vacant land of all types. All of the firm's appraisers have Certified General Appraiser certifications, the highest certification level granted by the State of Wisconsin.

Is there a 'For Sale' sign in the window at United Way?

No. There is a rental space available sign posted in the window at United Way. In addition to United Way, there are three other tenants (two nonprofits and one private business) whom occupy the building but office suite space is currently available for rental.

Does United Way plan to sell the building?

Not necessarily. As responsible stewards of donor dollars, we have an opportunity to examine our options pertaining to property ownership and a strong financial position affords us time to do so. UWBR continues to demonstrate our commitment to transparency and open communication and will keep our stakeholders apprised of any next steps.

Is the Downtown Janesville revitalization inspiring United Way to consider its options?

It's undeniable that there's a thrilling renaissance taking place in downtown Janesville! As strong community partners, UWBR will assess how we fit into the mix – ideally helping, not hindering this exciting progress. Thus, analyzing the building/ property as a capital asset will help to position our organization for discussion on a long-term strategy. An appraisal does not necessarily mean that UWBR's Board of Directors will elect to place the building on the market. Rather, it's a prudent first step in conducting our due diligence; significant financial analysis will also be required for consideration of any potential options.

Is United Way facing financial hardship and thus hoping to sell the building?

While conducting an annual fundraising campaign of \$2.5 million dollars is no easy feat, UWBR's strong financial position does not require us to sell the building. The building is a capital asset and we generate revenue on suite rentals, so we will take all the time necessary to carefully consider our options.