

Harbor District, Inc.
Board of Directors
December 4, 2018

AGENDA

1. Call to Order (Gamboa)
2. Approval of Minutes from October Meeting
3. Mission Moment (Esswein)
4. Guest Speaker
John Koetz, President, Surface Mining
Komatsu Mining Corp. Group
5. Treasurer's Report (Hoelter)
 - a. October Financial Report
6. Staff Updates and Action Items
 - a. Grand Trunk Stormwater Design Contract (Frost)
 - b. Harbor View Plaza Construction Update (Adams)
7. Committee Updates and Action Items
 - a. Governance (Berger)
8. Upcoming Meetings and Events
Next Board Meeting – Joint meeting with BID 51
January 22, 9:00-10:30 a.m.

HDI Board Meetings Dates 2019

Tuesday, January 22, 2019
Wednesday, February 27, 2019
Wednesday, March 27, 2019
Tuesday, April 23, 2019
Tuesday, May 28, 2019
Tuesday, June 25, 2019
Wednesday, July 24, 2019
Wednesday, September 25, 2019
Tuesday, October 22, 2019
Wednesday, December 4, 2019

Harbor District, Inc.
Draft Meeting of the Board of Directors
October 23, 2018

Board Members Present

Ivan Gamboa	David Misky	Dan Druml
Judy Rauh	David Stegeman	Rosamaria Martinez
Carolyn Esswein	Eric Dick	Ed Eberle
David Lee	Marvin Bynum	Tim Hoelter
JoAnne Anton	Kathryn Berger	Paulina DeHaan
Alex Lasry	Patricia Hoben	Gary Ballesteros

Staff & Other Guests Present

Lilith Fowler, HDI	Dan Adams, HDI	Lindsay Frost, HDI
Tony Giron, HDI		

Agenda

1. Meeting called to order by Ivan Gamboa at 9:06 am.
2. Minutes of the Previous Meeting

Motion to accept the minutes of the September 25, 2018 HDI Board Meeting. Moved by Ed Eberle and seconded by JoAnne Anton. Unanimous approval.

3. Mission Moment (Esswein)

Carolyn presented Water's Edges from around the world

4. Presentation of 2017-18 Audit: Josh Noyes, Wegner Assoc.

Audit results: Org continues to perform well financially. Plenty of unrestricted funds. No financial issues to identify. Balance is correct. Net income of \$921,000 Outstanding control processes. Recommends recording revenue of \$9,000 in BID application fees in this fiscal year. Recommends a time study on work employees are doing, allocation of hours.

Motion to accept the 2017-18 audit. Moved by Tim Hoelter and seconded by Patricia Hoben. Unanimous approval.

5. Guest Speaker: Adam Schlicht, Director, Port Milwaukee

Strategic collaboration: Wants synergy with grant applications. Emphasis on beautification projects. Continue expanding commercial opportunities.

6. Discussion: Komatsu Project (Adams)

7. Upcoming meetings and events

Next board meeting Tuesday, December 4, 9 am

Meeting adjourned at 10:45 am.

Harbor District, Inc.
Statement of Activity
October 2018

	October 2018	September 2018	Jul - Oct 2018 (YTD)	Budget (Annual)
Revenue				
4065 Foundation Contributions	0	0	28,000	354,496
4070 Government Contributions	1,752	0	2,252	63,510
4073 Corporate Contributions	46,030	17,000	67,743	189,000
4075 Individual Contributions	0	2,993	3,993	78,000
4080 Earned Income	150	3,273	3,623	21,500
4082 In-Kind Contributions	1,675	1,675	6,700	20,100
Total Revenue	\$ 49,607	\$ 24,941	\$ 112,311	\$ 726,606
				\$ 1,179,180
Carryover Revenue FY 17-18				
Total Revenue + Carryover				\$ 1,905,786
Expenditures				
7200 Salaries & related expenses	21,849	23,686	92,172	271,490
7250 Payroll taxes	1,700	1,912	7,360	19,111
7540 Consultant & Professional Fees				
7520 Accounting fees	5,129	82	5,485	9,000
7530 Legal Fees	0	0	0	10,000
7542 Architecture and Engineering Fees	0	0	617	104,345
7544 Art, Photography, Graphic Design Fees	0	150	270	10,000
7548 Other Professional/Consultants Fees	3,425	0	7,650	29,350
Total 7540 Consultant & Professional Fees	\$ 8,554	\$ 232	\$ 14,021	162,695
7550 Marketing & Advertising	107	901	1,257	4,060
7560 Signage	0	285	285	2,552
8110 Supplies Expense	14	666	3,984	13,331
8130 Telephone & Internet	538	88	891	2,000
8135 Meals and Entertainment	49	3,314	3,638	4,400
8140 Postage, shipping, delivery	0	31	496	950
8170 Printing & copying	47	739	2,068	4,600
8175 Software	0	380	380	1,000
8180 Books, subscriptions, reference	24	115	183	500
8190 Dues & Contributions	0	0	450	800
8195 Licenses and Permits	10	35	132	336
8210 Rent, parking, other occupancy	1,675	1,675	6,700	20,100
8260 Furniture Fixtures & Equipment	0	0	0	3,017
8270 Equipment Rental	175	8,418	8,593	8,345
8280 Boat, Bus, and Venue Rentals	141	1,475	4,440	9,100
8310 Travel expenses	0	0	0	2,800
8320 Conferences and Training	-260	235	170	6,000
8500 Misc expenses	0	150	247	1,500
8520 Insurance - non-employee	-372	0	-372	1,800
9000 Workers Compensation	0	0	0	900
Total Expenditures	\$ 34,252	\$ 44,338	\$ 147,467	\$ 541,387
Net Revenue	\$ 15,355	\$ (19,397)	\$ (35,156)	\$ 110,399

Harbor District, Inc.
Balance Sheet
As of October 31, 2018

	<u>As of Oct 31, 2018</u>	<u>As of Sep 30, 2018</u>
ASSETS		
Current Assets		
1010 Cash in bank - operating	1,102,802	783,545
1110 Accounts receivable	84,557	390,557
1451 Refundable Deposit	9,351	9,351
Total Current Assets	\$ 1,196,710	\$ 1,183,452
Fixed Assets		
1620 Leasehold Improvements	141,186	139,088
1640 Furniture, fixtures, & equip	2,676	2,676
1745 Accum deprec- furn,fix,equip	-1,026	-1,026
Total Fixed Assets	\$ 142,835	\$ 140,738
TOTAL ASSETS	\$ 1,339,545	\$ 1,324,190
LIABILITIES AND NET ASSETS		
Liabilities		
Current Liabilities		
2110 Accounts Payable	0	0
2180 Accrued Vacation	4,733	4,733
Total Liabilities	\$ 4,733	\$ 4,733
Net Assets		
3000 Unrestricted Net Assets		
3020 Unrestricted Operating Assets	110,391	81,945
3040 Unrestricted Fixed Assets	141,186	139,088
Total 3000 Unrestricted Net Assets	\$ 251,577	\$ 221,033
3100 Temporarily Restricted Net Assets	1,083,235	1,098,425
Total Net Assets	\$ 1,334,813	\$ 1,319,457
TOTAL LIABILITIES AND NET ASSETS	\$ 1,339,545	\$ 1,324,190

HDI December 2018 Staff Report

PLANNING

Riverwalk (Dan)

Riverwalk Overlay Zone is going before the City Planning Commission on December 3rd, ZND on December 11th, and the Common Council on December 18th.

Stormwater (Lindsay)

HDI received a grant from the Wisconsin Coastal Management Program, with matching funds from RACM, to hire a consultant for stormwater planning around the Grand Trunk parcel.

Trash Wheel (Lindsay)

Dan, Lindsay, Dan Druml and Eric Leaf traveled to Green Bay to look at an alternative trash wheel. It seems interesting, and we've invited the maker to Milwaukee to present to a group of potential funders/partners.

REDEVELOPMENT, CLEANUP, AND RESTORATION

Harbor View Plaza (Dan, Lilith)

Construction is about 40% completed. The weather has not cooperated and we lost a number of construction days to rain and, more recently, cold weather. Plumbing, electrical, the dock landing, and some grading have all been completed. Concrete was supposed to be poured this fall but, due to weather, will now happen in the spring.

Habitat and Connectivity (Lindsay)

Convened a terrestrial habitat working group and completed a terrestrial habitat map.

Sediment Clean-Up (Lilith and Lindsay)

Partners in the city are exploring options to expand the Confined Disposal Facility (on the Lake Michigan side at the southern end of Jones Island) in order to be able to complete clean-up of contaminated sediments throughout the Milwaukee estuary.

COMMUNITY AND ECONOMIC DEVELOPMENT

BID (Dan/Lilith)

Branding and Identity process with consultants is close to completion. Final materials will be presented to the BID on December 13th.

BID Operating Plan for 2019 was approved by the Common Council.

Economic Development (Dan)

Extensive discussions have taken place with stakeholders regarding the proposed Komatsu development and the proposed Mandel development.

OUTREACH AND ENGAGEMENT

Tours and Presentations

Innovative Cities Lecture at the UWM School of Architecture and Urban Planning (Dan)
Presentation at the Walker's Point Association Community Gathering (Dan)

Education Outreach (Tony)

Trowbridge School 6th graders learned all about their local aquatic ecology and Habitat Hotels during a 3-day lesson plan that ended with a field trip to SFS and a tour of the RV Neeskay.

Outreach Events (Tony)

Community Science

We won \$20,000 from the Brookby Foundation to conduct a year's worth of Community Science excursions. Residents will have the chance to join scientists from Urban Ecology Center on walks to identify different wildlife species that reside in the harbor. This project will also gather valuable data to establish a baseline inventory of wildlife in the Harbor District.

Greenfield Play Streets

We are pursuing funding opportunities for a series of events that invites families to play on the street. The structured play environment will have people biking, kayaking, and playing street games like 4-square, volleyball, and hockey. This will tie in nicely with the Community Science program that was recently funded.

Oral Histories

We are pursuing a grant opportunity to capture the rich history of the Harbor District via peoples' personal accounts. This project proposes the production of a documentary made up of a series of short video interviews with residents and workers who have a wealth of historical knowledge as well as varying perspectives and ideas on the upcoming changes to Milwaukee's harbor.

Neighborhood Advisory Board (Tony)

Held its first meeting on October 25th. A group of 5 neighbors met for pizza at Transfer Pizzeria and provided feedback for use in the BID's Branding/Placemaking project.

ADMINISTRATION AND BOARD SUPPORT

Planning

We are exploring several grant opportunities, including for restoration work along the KK River Trail, and for “Community Science” projects.

Financial (Lilith and Lindsay)

Staff are working on a financial “snapshot” that will give the board an easy overview of our financial activity and status.