

Harbor District, Inc.  
Board of Directors  
January 22, 2019

AGENDA

1. 9:00 Call to Order (Gamboa)
2. 9:02 Approval of Minutes from December Meeting
3. 9:05 Treasurer's Report (Hoelter)
  - a. New Dashboard
  - b. Proposed Budget Line Item Increases
    - i. Furniture and Equipment
    - ii. Insurance

4. 9:10 Governance Committee
  - a. Board Meeting Calendar

Tuesday, January 22, 2019

March: Tentatively March 5

May: Tentatively May 22

Tuesday, June 25, 2019

Wednesday, September 25, 2019

Wednesday, December 4, 2019

- b. Other Events
  - i. May Retreat
  - ii. Summer Event with Boat Tour
  - iii. Harbor Fest September 8<sup>th</sup>
- c. Neighborhood Advisory Committee
- d. Revised Conflict of Interest Statement

5. 9:20 Executive Committee
  - a. Comment Letter to EPA regarding Solvay Coke Cleanup
6. 9:25 Adjourn for Joint Meeting with BID 51

BID 51 – HDI Meeting Agenda

1. 9:30 Introductions

2. 9:40 Mission Moment
3. 9:43 Strategic Plan Refresher
4. 9:45 Preview of the Year Ahead
  - a. Riverwalk – Segments and Timeline
  - b. Harbor View Plaza
  - c. BID Expansion
  - d. Branding/Placemaking
  - e. Play Streets and Harbor Fest
  - f. The Water-Centric Neighborhood
  - g. Community Science
  - h. Habitat Hotels
  - i. Grand Trunk Wetland – Planning, Development
  - j. Stormwater
  - k. Area of Concern
  - l. Opportunity Zone & Property Acquisition
5. 10:30 Adjourn

**Harbor District, Inc.**  
**Draft Meeting of the Board of Directors**  
December 4, 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
	Kathryn Berger	Paulina DeHaan
	Patricia Hoben	Gary Ballesteros

**Staff & Other Guests Present**

Lilith Fowler, HDI	Dan Adams, HDI	Lindsay Frost, HDI
Tony Giron, HDI	John Koetz, Komatsu	Anne Pieper, Pieper Properties

**Agenda**

1. Meeting called to order by Ivan Gamboa at 9:00 am.
2. Minutes of the Previous Meeting

**Motion to accept the minutes of the October 23, 2018 HDI Board Meeting.  
Moved by Ed Eberle and seconded by Kathryn Berger. Unanimous approval.**

3. Mission Moment (Giron)

*Tony presented Thank You cards from Trowbridge Elementary 5th graders for the three-day lesson plan about aquatic ecology and Habitat Hotels.*

4. Presentation from guest speaker: John Koetz, President, Surface Mining Komatsu Mining Corp. Group

*Presented history of Komatsu and fielded questions from the board. Questions about community engagement, access points, port usage, public space, UP rail crossing.*

**Motion to accept the concessions on the riverwalk. Moved by Dave Stegeman and seconded by Gary Ballesteros. Eric Dick abstains. Unanimous approval.**

5. Treasurer's Report (Hoelter)
  - a. October Financial Report

*Gary explains why Rockwell increased their contribution.*

*Lindsay explains award won for market viability of Habitat Hotels.*

*Leasehold Improvements is an account that explains improvements on Harbor View Plaza, which will fluctuate throughout the year*

**Motion to accept the Treasurer's Report by Paulina DeHaan, seconded by Rosamaria Martinez. Unanimous approval.**

6. Staff Updates and Action Items
  - a. Grand Trunk Stormwater Design Contract (Frost)

**Motion to authorize professional services contract on Grand Trunk Wetland project by Eric Dick and seconded by Kathryn Berger. Dave Misky amends motion to negotiate up to \$50,000. Unanimous approval.**

- b. Harbor View Plaza Construction Update (Adams)

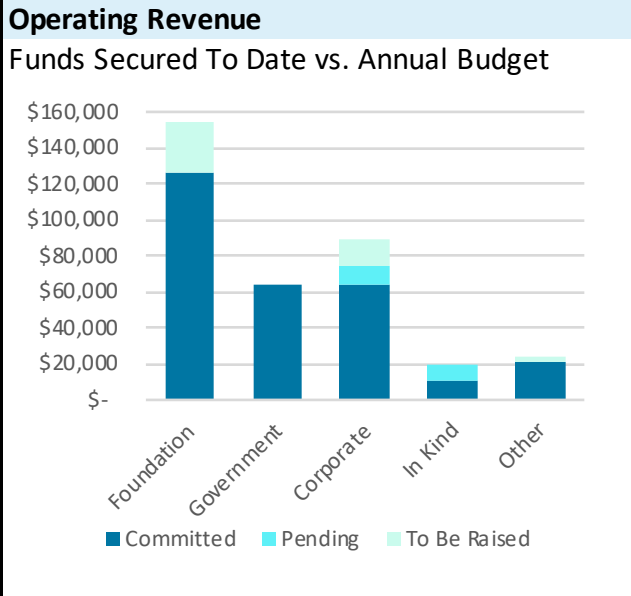
7. Committee Updates
  - a. Governance Committee - Kathryn defers to next meeting.

8. Upcoming meetings and events
  - Next board meeting - Joint meeting with BID 51
  - Tuesday, January 22, 9:00 - 10:30 am

Meeting adjourned at 10:30 am.

# Harbor District, Inc.

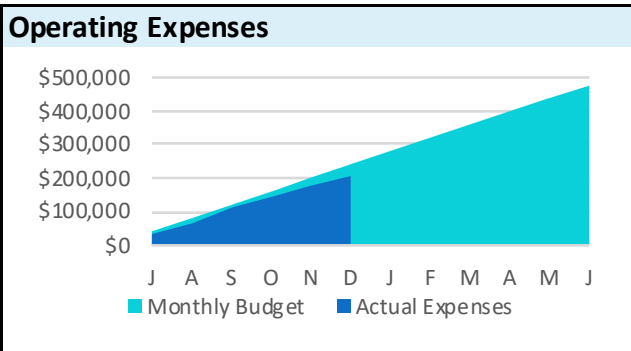
## December 2018 Financial Snapshot



### Highlights

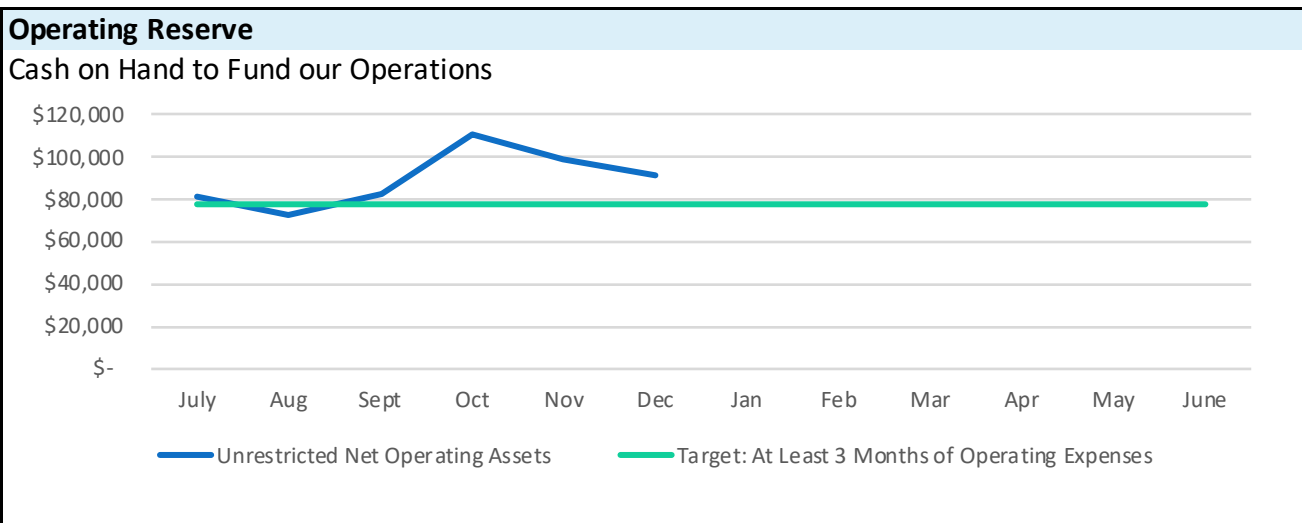
#### Harbor View Plaza Budget

Revenue	
Secured Funds	\$ 1,493,282
Pending Requests	\$ 107,000
<b>Total</b>	<b>\$ 1,600,282</b>
Expenses	
Staff & Project Costs	\$ 115,621
Design, Engineering, and Construction Mgmt	\$ 136,416
Construction	\$ 1,284,260
Contingency 5%	\$ 63,163
<b>Total</b>	<b>\$ 1,599,460</b>



### Balance Sheet Summary

	3-mo Chg	Balance 12/31
Current Assets	-28%	\$ 851,943
Fixed Assets	230%	\$ 464,189
Liabilities	0%	\$ 4,733
<b>Net Assets</b>	-1%	<b>\$ 1,311,399</b>



**Harbor District, Inc.**  
**Statement of Activity**  
December 2018

Printed on  
1/7/19

	Total			Budget
	December	November	July - Dec	(Annual)
<b>Revenue</b>				
4065 Foundation Contributions	16,000	1,320	45,320	354,496
4070 Government Contributions	0	0	2,252	63,510
4073 Corporate Contributions	0	1,275	69,018	189,000
4075 Individual Contributions	0	0	3,993	78,000
4080 Earned Income	9,000	5,000	17,623	21,500
4082 In-Kind Contributions	1,675	1,675	10,050	20,100
4090 Miscellaneous Income	84	0	84	0
<b>Total Revenue</b>	<b>\$ 26,759</b>	<b>\$ 9,270</b>	<b>\$ 148,340</b>	<b>\$ 726,606</b>
Carryover Revenue FY 17-18				<b>\$ 1,179,180</b>
<b>Total Revenue + Carryover</b>				<b>\$ 1,905,786</b>
<b>Expenditures</b>				
7200 Salaries & related expenses	21,571	21,481	135,224	271,490
7250 Payroll taxes	1,669	1,659	10,688	19,111
<b>7540 Consultant &amp; Professional Fees</b>				
7520 Accounting fees	79	2,279	7,843	9,000
7530 Legal Fees	0	0	0	10,000
7542 Architecture and Engineering Fees	2,394	0	3,011	104,345
7544 Art, Photography, Graphic Design Fees	0	0	270	10,000
7548 Other Professional/Consultants Fees	0	0	7,650	29,350
<b>Total 7540 Consultant &amp; Professional Fees</b>	<b>\$ 2,473</b>	<b>\$ 2,279</b>	<b>\$ 18,774</b>	<b>162,695</b>
7550 Marketing & Advertising	0	0	1,257	4,060
7560 Signage	0	0	285	2,552
8110 Supplies Expense	0	0	3,984	13,331
8130 Telephone & Internet	140	140	1,170	2,000
8135 Meals and Entertainment	299	0	3,937	4,400
8140 Postage, shipping, delivery	0	0	496	950
8170 Printing & copying	0	0	2,068	4,600
8175 Software	20	0	400	1,000
8180 Books, subscriptions, reference	19	22	224	500
8190 Dues & Contributions	0	0	450	800
8195 Licenses and Permits	0	0	132	336
8210 Rent, parking, other occupancy	1,675	1,675	10,050	20,100
8260 Furniture Fixtures & Equipment	0	0	0	3,017
8270 Equipment Rental	0	0	8,593	8,345
8280 Boat, Bus, and Venue Rentals	0	0	4,440	9,100
8310 Travel expenses	0	0	0	2,800
8320 Conferences and Training	0	0	170	6,000
8500 Misc expenses	0	0	247	1,500
8520 Insurance - non-employee	3,853	0	3,481	1,800
9000 Workers Compensation	497	-30	467	900
<b>Total Expenditures</b>	<b>\$ 32,216</b>	<b>\$ 27,226</b>	<b>\$ 206,538</b>	<b>\$ 541,387</b>
<b>Net Revenue</b>	<b>-\$ 5,457</b>	<b>-\$ 17,956</b>	<b>-\$ 58,198</b>	<b>\$ 110,399</b>

**Harbor District, Inc.**  
**Balance Sheet**  
As of December 31, 2018

	<u>As of Dec 31, 2018</u>	<u>As of Nov 30, 2018</u>
<b>ASSETS</b>		
<b>Current Assets</b>		
1010 Cash in bank - operating	758,036	763,669
1110 Accounts receivable	84,557	84,557
1451 Refundable Deposit	9,351	9,351
<b>Total Current Assets</b>	<b>\$ 851,943</b>	<b>\$ 857,576</b>
<b>Fixed Assets</b>		
1620 Leasehold Improvements	462,539	462,363
1640 Furniture, fixtures, & equip	2,676	2,676
1745 Accum deprec- furn,fix,equip	(1,026)	(1,026)
<b>Total Fixed Assets</b>	<b>\$ 464,189</b>	<b>\$ 464,012</b>
<b>TOTAL ASSETS</b>	<b>\$ 1,316,132</b>	<b>\$ 1,321,589</b>
<b>LIABILITIES AND NET ASSETS</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
2110 Accounts Payable	-	-
2180 Accrued Vacation	4,733	4,733
<b>Total Liabilities</b>	<b>\$ 4,733</b>	<b>\$ 4,733</b>
<b>Net Assets</b>		
<b>3000 Unrestricted Net Assets</b>		
3020 Unrestricted Operating Assets	90,697	98,627
3040 Unrestricted Fixed Assets	462,539	462,363
<b>Total 3000 Unrestricted Net Assets</b>	<b>\$ 553,236</b>	<b>\$ 560,989</b>
3100 Temporarily Restricted Net Assets	758,164	755,867
<b>Total Net Assets</b>	<b>\$ 1,311,399</b>	<b>\$ 1,316,856</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 1,316,132</b>	<b>\$ 1,321,589</b>

## Harbor District Board Committees

### **Executive Committee**

#### Responsibilities:

- Prepare board meeting agendas.
- Plan board's work, make committee assignments.
- Handle emergency or interim situations.
- Evaluate the performance of the Executive Director.
- Guide the organization in strategic planning, and support, monitor, and review progress in achieving the plan.

Meeting Times: 3<sup>rd</sup> Wednesday at 10 am

Chair:

Chair Contact:

HDI Staff Rep: Lilith Fowler

Members: Marvin Bynum, Ivan Gamboa, Tim Hoelter, Dave Misky

### **Governance Committee**

#### Responsibilities:

- Develop and monitor implementation of policies and procedures to support the Board's ability to effectively govern the organization.

Meeting Times: TBD, as needed

Chair: Kathryn Berger

Chair Contact: [Kathryn.berger@cgschmidt.com](mailto:Kathryn.berger@cgschmidt.com), 414-577-1047

HDI Staff Rep: Tony Giron

Members: Kathryn Berger, Eric Dick, Ivan Gamboa, Patricia Hoben, Anne Summers

### **Government Affairs Committee**

#### Responsibilities:

- Developing relationships with elected officials.

Meeting Times: TBD, as needed

Chair: (David Stegeman), (Ivan Gamboa)

Chair Contact:

HDI Staff Rep: Dan Adams

Members: Ed Eberle, Ivan Gamboa, (Paulina DeHaan), (David Stegeman)

### **Environmental Committee**

#### Responsibilities:

- Guide the organization's work in environmental clean-up of the district.
- Provide communication channels to regulatory agencies and other partners.
- Serve as a convener for environmental stakeholders.
- Monitor and respond to opportunities for ecological improvements.

Meeting Times:

Chair: Anne Summers, Jennifer Bolger Breceda (Milwaukee Riverkeeper)

Chair Contact: [anne.summers18@gmail.com](mailto:anne.summers18@gmail.com), 414-331-5843



HDI Staff Rep: Lindsay Frost

Members: David Lee, Rosamaria Martinez, Dave Misky, Anne Summers, David Ullrich, (Gary Ballesteros)

### **Fund Development Committee**

Responsibilities:

- Identify and act on opportunities to fundraise.

Meeting Times: TBD

Chair:

Chair Contact:

HDI Staff Rep:

Members: JoAnne Anton, Alex Lasry

### **Real Estate Committee**

Responsibilities:

- Identify key properties and opportunities.
- Formulate the organization's strategy to respond to opportunities.

Meeting Times: 3<sup>rd</sup> Thursday at 8:30 am

Chair: Dan Druml

Chair Contact: [dan@druml.us](mailto:dan@druml.us), 414-630-0252

HDI Staff Rep: Dan Adams

Members: Marvin Bynum, Ed Eberle, Dan Druml, Tim Hoelter, Dave Misky, Jose Perez

### **Neighborhood Advisory Committee**

Responsibilities:

- Inform strategies to collaborate with neighbors and partner organizations.
- Inform strategies to connect nearby residents to job and recreational opportunities.
- Inform strategies to activate public spaces.

Meeting Times: 1/31 at 6 pm, 4/25 at 6 pm, 7/25 at 6 pm, 10/29 at 6 pm

HDI Staff Rep: Tony Giron

Members: Paulina DeHaan, Rosamaria Martinez, Jose Perez



January 18, 2019

Ms. Viral Patel  
Remedial Project Manager  
USEPA Region 5  
77 W. Jackson Boulevard SR6J  
Chicago, IL 60604-3590

Re: Draft Engineering Evaluation and Cost Analysis for We Energies “Solvay Coke and Gas”; EPA Docket No. V-W-17-C-010

Dear Ms. Patel:

Harbor District, Inc. (HDI) has reviewed the Draft Engineering Evaluation and Cost Analysis (EE/CA) Report – Revision 4 submitted by We Energies on December 10, 2018 which proposes to conduct a non-time critical removal action for the Solvay Coke and Gas Site (the Site) in Milwaukee, Wisconsin. Together with the undersigned partners, HDI respectfully offers the following comments and requests a written response from US EPA regarding the same.

The proposed removal action represents a significant milestone in the restoration of this area. As much as the Site represents a tremendous redevelopment opportunity for Milwaukee, it is one that has laid fallow for decades. We appreciate the leadership, effort, and resources that have been (and will continue to be) required to move this Site forward, and we commend the staff at US EPA, the Wisconsin Department of Natural Resources, and We Energies’ team for their role in the progress.

Over the past four years, HDI has worked with a broad array of partners – businesses, residents, property owners, local government, academic institutions, and community, environmental and other non-profit groups – to plan for and catalyze the revitalization of the Harbor District, including the Site and area surrounding it. For that reason, and because of our unique position as a voice of the local constituents, we offer the following four comments.

1. Ensure Consistency Now and in the Future between the Site Remediation and the Approved Water and Land Use Plan

Together with multiple partners, we have developed a vision for the health, prosperity and future of this area, expressed in the Harbor District Water and Land Use Plan (“WaLUP”) that was adopted by the City of Milwaukee in February 2018. Our vision combines the continued use of this area as an employment and shipping center, with new public uses and recreational opportunities, research and office facilities, and restored water quality, habitat and greenspace. Already, major elements of the WaLUP are becoming a reality. Millions of dollars of new investment are currently planned for office, hotel, manufacturing, training,

and residential developments, new riverwalk, and habitat restoration work as part of the Remedial Action Plan for the Milwaukee Estuary Area of Concern, including restoration of the Grand Trunk Wetland just across the river from the Site. The Solvay Coke and Gas Site is over three times the size of the next largest development site in the Harbor District, with more waterfront than any other developable property in Milwaukee. More than any other site, it represents a generational opportunity and the future of this area.

Independent of the draft EE/CA, the property owner has proposed a future use plan for the Site, which includes a manufacturing facility with sustainable energy and water management features, stormwater management, green space, and public access and recreational opportunities along the waterfront.

The proposed removal action is an important step forward to stabilize on-going issues on the Site. However, this intermediate step must also move toward a final cleanup that supports the use plan for the Site and the long-term vision for this area. As EPA considers the necessary next steps in the cleanup of this Site, please address how you will ensure that remedies are protective of the current and expected future conditions on the Site, as identified above, and will be supportive of the WaLUP.

## 2. Address the Potential for Migration of Contaminants to the Kinnickinnic River

Our most pressing concern is the potential for migration of contaminants to the surface waters of the adjacent Kinnickinnic River, via either groundwater or runoff carrying contaminated soils at the riverbank, and the resulting potential future impacts on habitat, fisheries, and residents and recreational users.

Please explain how EPA will address gaps in current groundwater characterization and provide a higher level of confidence as to groundwater conditions on the Site. Will additional sampling be conducted to provide a fully supported understanding of groundwater contamination? Additionally, we are concerned about the number and location of monitoring wells on the Site. The porous nature of the current dockwall/riverbank condition raises the possibility that wells in proximity to the riverbank are diluted with river water, such that groundwater may appear to meet established standards only through dilution, not natural attenuation.

The proposed removal action addresses some, but not all, sources of contamination to groundwater; other contaminants detected in groundwater are found across the Site and not proposed for removal in this action. Please explain how the risks to groundwater from contaminants remaining in the soil after this action will be addressed in the final remedy.

While HDI supports the creation of a more naturalized riverbank on the southern portion of the Site consistent with community goals for ecological restoration, the presence of a bulkhead may provide additional protection against groundwater migration. If maintenance of a bulkhead is not to be required as part of the final remedy, we request clarification as to how a natural riverbank will adequately protect against migration of contaminants to the river.

3. Ensure Future Risks to the Community and Ecological Protections are Addressed

The draft EE/CA includes Preliminary Remediation Goals for soil at cancer risk levels ranging from  $10^{-4}$  to  $10^{-6}$  (Table A, p. 15). Consistent with its established standards, we expect that EPA will set goals for this cleanup at  $10^{-6}$  to ensure a remedy that is protective of human health for all future users.

The Remedial Investigation Report for the Site included a Screening Level Ecological Risk Assessment (SLERA). As noted in the draft EE/CA, the SLERA found that several constituents exceed Ecological Screening Values at numerous locations on the Site, but concluded that given generally poor habitat quality and widespread other contaminant sources, ecological risk did not need separate consideration. However, the proposed use plan for the Site incorporates greenspace. Additionally, ecological improvements are a clear community priority, with projects aimed at ecological restoration actively underway, and even more slated for the future. Please explain how EPA will ensure that the draft EE/CA will not preclude a final remedy that addresses and is protective of ecological risks. Please explain whether the baseline ecological risk assessment will be reconsidered in response to current conditions and existing plans.

4. Include Community Partners

Finally, HDI and our partners are interested in continued involvement and partnership to ensure this cleanup achieves its intended results. Specifically, we would like to know EPA's plan to share results of the future monitoring at this Site, so that all stakeholders may be confident that sources have been effectively remedied and groundwater at the Site is showing improvement, and that community members and property owners are adequately protected.

Again, we appreciate the dedication and effort of all the parties involved, and look forward to receiving EPA's response to these important issues. Thank you.

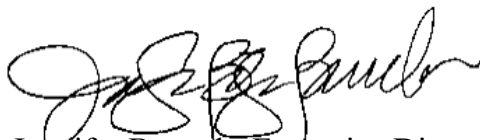
Sincerely,



Lilith Fowler, Executive Director  
Harbor District, Inc.



Ivan Gamboa, President,  
Harbor District, Inc.



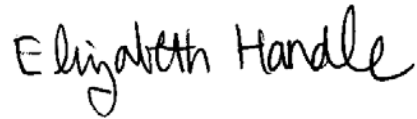
Jennifer Breceda, Executive Director  
Milwaukee Riverkeeper



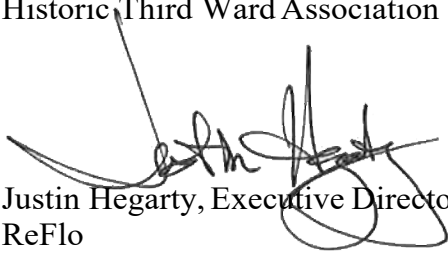
Brenda Coley, Co-Executive Director  
Milwaukee Water Commons



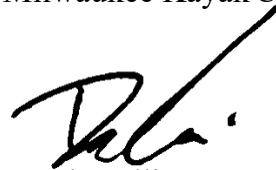
Jim Plaisted, Executive Director  
Historic Third Ward Association



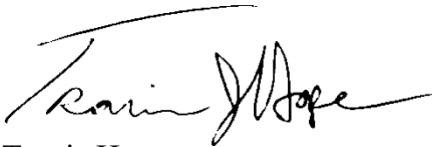
Elizabeth Handle, Owner  
Milwaukee Kayak Company



Justin Hegarty, Executive Director  
ReFlo



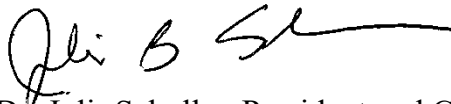
Derek Collins, Owner  
Milwaukee Paddle Tavern



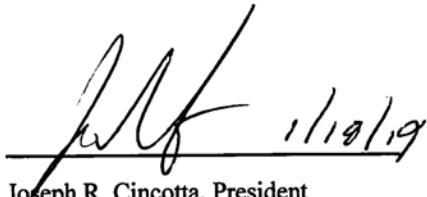
Travis Hope  
President, Kinnickinnic River Neighbors In Action  
President, District Two Block Captain Council



Dr. Michele Bria, Executive Director  
Journey House



Dr. Julie Schuller, President and CEO  
Sixteenth Street Community Health Center



Joseph R. Cincotta, President  
Milwaukee Rowing Club