

Harbor District, Inc.
Board of Directors

March 5, 2019

Agenda

1. Call to Order (Gamboa)
2. Minutes from December and January Meeting
3. Financial Report (Hoelter)
 - a. Dashboard
4. Committee Reports and Action Items
 - a. Executive Committee (Gamboa)
 - i. Habitat Hotels
 - b. Governance Committee (Berger)
 - i. Retreat
 - ii. Candidates for Board of Directors
5. Staff Reports and Action Items
 - a. Riverwalk Planning (Adams)
 - b. Opportunity Zones (Fowler)
 - c. Plaza Grand Opening (Giron)
6. Other Updates
 - a. Michels Project (Stegeman)
7. Upcoming Events and Next Meeting Dates
 - a. Board Retreat May 22 9 am – Noon
 - b. Harbor View Plaza Grand Opening – Two Opportunities!
June 18 11:00
June 23 12-4

Harbor District, Inc.
Meeting of the Board of Directors
December 4, 2018
Minutes

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 by David Stegeman, seconded by Gary Ballesteros, to support the Komatsu project and accept the concessions on the riverwalk. Motion is approved by voice vote with no objections and Eric Dick abstaining.

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

*Gary reports Rockwell increased their contribution.
Lindsay explains award won for market viability of Habitat Hotels.
HDI will segregate our net assets into restricted, unrestricted operating, and unrestricted fixed, so that Harbor View Plaza does not give an artificially inflated picture of funds available for operations.*

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.
Meeting of the Board of Directors
January 22, 2019

Board Members Present

Ivan Gamboa	David Misky	Dan Druml
Judy Rauh	Eric Dick	Rosamaria Martinez
JoAnne Anton	Marvin Bynum	Ed Eberle
David Lee	Kathryn Berger	Tim Hoelter
Marvin Bynum		Patricia Hoben (phone)

Staff & Other Guests Present

Lilith Fowler, HDI	Tony Giron, HDI	Stephanie Sherman, HDI
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Agenda

1. Meeting called to order by Ivan Gamboa at 9:05 am.
2. Minutes of the Previous Meeting

Table approval of minutes to March meeting.

3. Mission Moment (Giron)

Tony presented the ReFloH2O Google Earth tool which includes a Harbor District story.

4. Treasurer's Report (Hoelter)

Lilith presented new dashboard. Tim Hoelter presented the proposed line item increases for furniture & equipment (\$2,000), and insurance (\$2,053). Line items include furniture for new office, computer for new employee, and \$5 million umbrella policy required by the City for the plaza lease.

Motion to approve budget changes. Moved by Dan Druml and seconded by Eric Dick. Unanimous approval.

5. Governance Committee (Berger)

*Proposed a reduction in annual Board Meeting dates from 10 to 6 meetings.
Tentative dates were presented.*

Presented Neighborhood Advisory Committee.

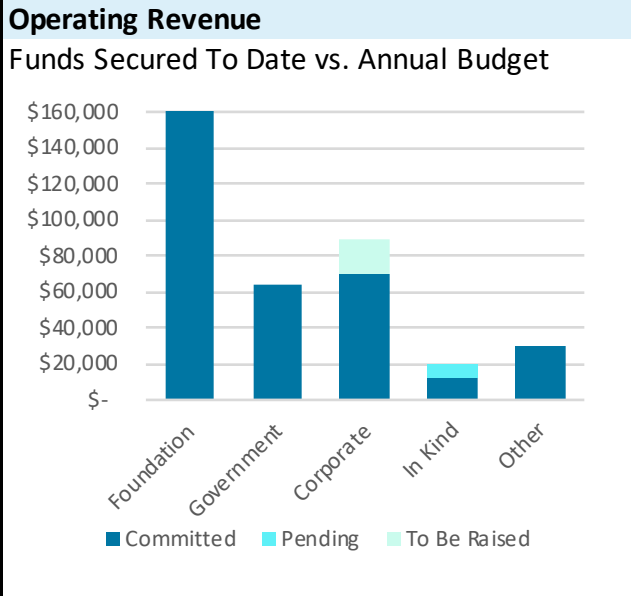
**Motion to authorize the Neighborhood Advisory Committee by Tim Hoelter,
seconded by Ed Eberle. Unanimous approval.**

6. Upcoming meetings and events
Tuesday, March 5, 9:00 - 10:30 am

Motion to adjourn by Ivan Gamboa and seconded by Rosamaria Martinez. Meeting adjourned at 9:30 am.

Harbor District, Inc.

January 2019 Financial Snapshot

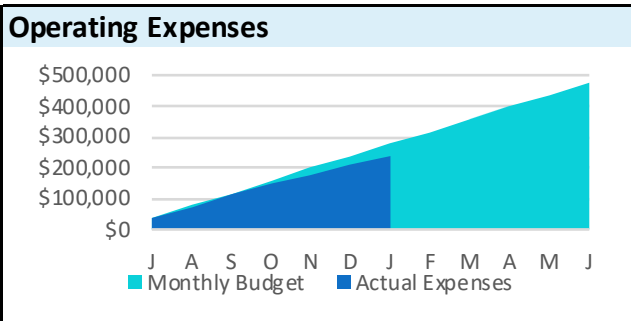


Highlights - Revenue To Date

Corporate gifts include sponsorships of \$5,000 from BMO Harris Bank and \$1,000 from Aurora.

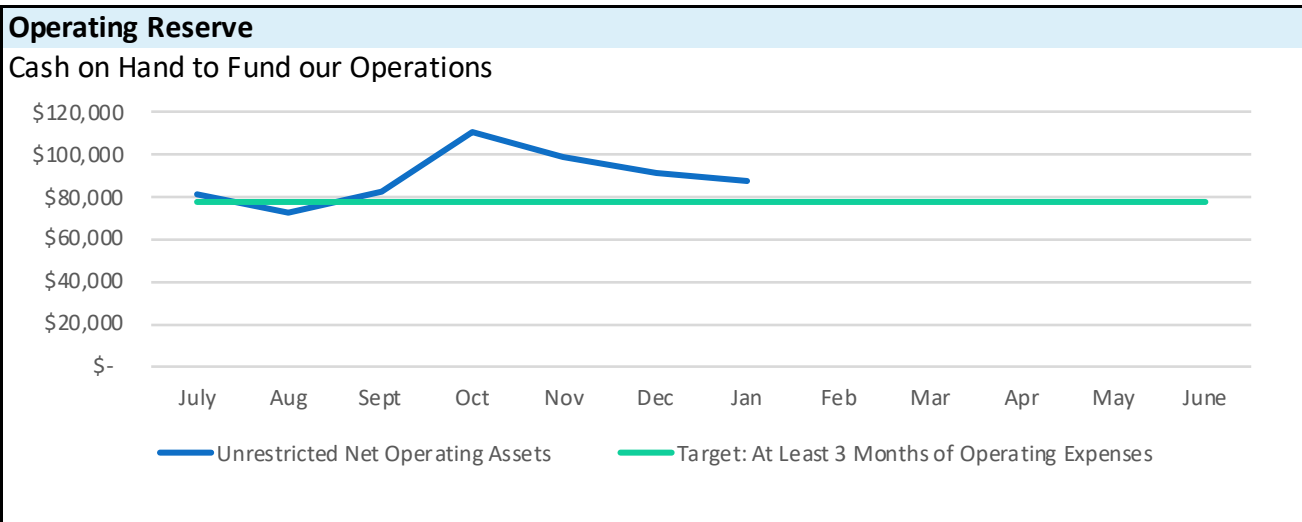
Komatsu provided a \$50,000 gift for Harbor View Plaza, closing our our funding needs for the project!!!!

With \$100,000 pending from the Brico Fund, we have already exceeded our budget for the year for Foundation gifts by \$6,800.



Balance Sheet Summary

	3-mo Chg	Balance 1/31
Current Assets	-33%	\$ 797,069
Fixed Assets	256%	\$ 508,229
Liabilities	0%	\$ 4,733
Net Assets	-3%	\$ 1,300,565



Harbor District, Inc.
Statement of Activity
January 2019

	<u>Total</u>			<u>Budget</u>
	<u>Jan-19</u>	<u>Dec-18</u>	<u>July - Jan</u>	<u>(Annual)</u>
Revenue				
4065 Foundation Contributions	0	16,000	45,320	354,496
4070 Government Contributions	9,550	0	11,802	63,510
4073 Corporate Contributions	0	0	69,018	189,000
4075 Individual Contributions	300	0	4,293	78,000
4080 Earned Income	9,000	9,000	26,623	21,500
4082 In-Kind Contributions	1,675	1,675	11,725	20,100
4090 Miscellaneous Income	0	84	84	0
Total Revenue	\$ 20,525	\$ 26,759	\$ 168,865	\$ 726,606
Carryover Revenue FY 17-18				\$ 1,179,180
Total Revenue + Carryover				\$ 1,905,786
Expenditures				
7200 Salaries & related expenses	21,646	21,571	156,870	271,490
7250 Payroll taxes	1,951	1,669	12,639	19,111
7540 Consultant & Professional Fees				
7520 Accounting fees	877	79	8,720	9,000
7530 Legal Fees	0	0	0	10,000
7542 Architecture and Engineering Fees	4,000	2,394	7,011	104,345
7544 Art, Photography, Graphic Design Fees	0	0	270	10,000
7548 Other Professional/Consultants Fees	0	0	7,650	29,350
Total 7540 Consultant & Professional Fees	\$ 4,877	\$ 2,473	\$ 23,651	162,695
7550 Marketing & Advertising	0	0	1,257	4,060
7560 Signage	0	0	285	2,552
8110 Supplies Expense	161	0	4,145	13,331
8130 Telephone & Internet	140	140	1,310	2,000
8135 Meals and Entertainment	0	299	3,937	4,400
8140 Postage, shipping, delivery	60	0	556	950
8170 Printing & copying	0	0	2,068	4,600
8175 Software	29	20	429	1,000
8180 Books, subscriptions, reference	22	19	246	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	11,725	20,100
8260 Furniture Fixtures & Equipment	790	0	790	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	0	3,853	3,481	1,800
9000 Workers Compensation	0	497	467	900
Total Expenditures	\$ 31,359	\$ 32,216	\$ 237,896	\$ 541,387
Net Revenue	\$ (10,834.16)	\$ (5,457.00)	\$ (69,031.21)	\$ 110,399.00

Harbor District, Inc.
Balance Sheet
As of January 31, 2019

Printed on
2/11/19

	<u>As of Jan 31, 2019</u>	<u>As of Dec 301 2018</u>
ASSETS		
Current Assets		
1010 Cash in bank - operating	746,112	758,036
1110 Accounts receivable	41,607	84,557
1451 Refundable Deposit	9,351	9,351
Total Current Assets	\$ 797,069	\$ 851,943
Fixed Assets		
1620 Leasehold Improvements	505,361	462,539
1640 Furniture, fixtures, & equip	3,894	2,676
1745 Accum deprec- furn,fix,equip	(1,026)	(1,026)
Total Fixed Assets	\$ 508,229	\$ 464,189
TOTAL ASSETS	\$ 1,305,298	\$ 1,316,132
LIABILITIES AND NET ASSETS		
Liabilities		
Current Liabilities		
2110 Accounts Payable	-	-
2180 Accrued Vacation	4,733	4,733
Total Liabilities	\$ 4,733	\$ 4,733
Net Assets		
3000 Unrestricted Net Assets		
3020 Unrestricted Operating Assets	87,830	90,697
3040 Unrestricted Fixed Assets	505,360	462,539
Total 3000 Unrestricted Net Assets	\$ 593,190	\$ 553,236
3100 Temporarily Restricted Net Assets	707,375	758,164
Total Net Assets	\$ 1,300,565	\$ 1,311,399
TOTAL LIABILITIES AND NET ASSETS	\$ 1,305,298	\$ 1,316,132

HDI February 2019 Staff Report

PLANNING

Riverwalk

The City issued an RFP to create design standards for the new riverwalk. Candidates will be interviewed in March. Funds are coming from DCD, the Komatsu TID, and BID51.

Stormwater

HDI wrote a proposal to Sustain our Great Lakes for over \$400,000 in funds to support stormwater management around the Grand Trunk Wetland, and supported a second proposal from the City to MMSD for the same project.

Grand Trunk Wetland

HDI's proposal to conduct planning for public access was recommended for funding by WI Coastal Management. Storm water basins will be installed at southern end of Grand Trunk Wetland site to treat water before it goes into wetland. Construction will begin by the end of this year (pending remediation of sediment in the channel).

REDEVELOPMENT, CLEANUP, AND RESTORATION

Development Projects

Solvay/ Komatsu:

Harbor View Plaza

Containers Up is preparing a design for the shipping container play structure. We received a donation of \$50,000 for the project, and it is now fully funded.

Habitat and Connectivity

Habitat Hotels (Tony): Ordering parts to build 30 Habitat Hotels in partnership with Bradley Tech High School sophomores.

AOC and Sediment Clean-Up (Lilith)

Participating in monthly meeting to plan sediment clean-up with EPA, DNR, city, Port, WE, other stakeholders.

COMMUNITY AND ECONOMIC DEVELOPMENT

BID

Met with property and business owners including Usinger's, Greenfire/Maxwell Apartments (redeveloping 214 E. Florida), Lincoln Warehouse and Wrought Washer. Future meeting scheduled with Country Maid.

Scheduled BID Social for March 20th, 4:30 - 6:30 at the Ivy House (9096 S. Barclay).

Economic Development

Coordinating Opportunity Zone marketing and exploring creation of a fund with other BIDs. Met with Wheda, WEDA, and others to discuss.

OUTREACH AND ENGAGEMENT

Education Outreach (Tony)

Refining curriculum and exploring new partnerships for educational programming, including Milwaukee Christian Center and Allen Field School.

Outreach Events (Tony/Stephanie)

Aurora Healthcare awarded \$1,000 for Play Streets. BMO awarded \$2,500 for Play Streets and \$2,500 for Harbor Fest.

Preparing sponsorship package for 2019 event.

Neighborhood Advisory Committee (Tony)

The group met on February 21st and gave us great input on this summer's Play Streets events. They also agree that HarborWalk is a more appropriate name than Riverwalk.

Presentations to:

ADMINISTRATION AND BOARD SUPPORT

Planning

Financial (Lilith)