

Harbor District, Inc.  
Board of Directors  
September 25, 2019

AGENDA

1. Ice Breaker (Esswein)
2. Call to Order (Esswein)
3. Approval of Minutes from June 25, 2019
4. Financial Report (Fowler)
5. Committee Reports – Action Needed
  - a. Governance Committee: New Conflict of Interest Policy (Berger)  
Proposed Action: Adopt new Conflict of Interest Policy; complete new annual disclosure forms.
  - b. Environmental Committee: AOC and CDF (Misky/Fowler)  
Proposed Action: Support construction of a new facility for contaminated dredged materials.
  - c. Executive Committee: Government Affairs and DNC (Esswein)  
Proposed Action: Identify Board Volunteers
6. Committee Reports – Informational Only
  - a. Executive Committee:  
Strategic Planning Retreat (Esswein)  
Metrics (Esswein)  
Advisory Board (Gamboa)
  - b. Development Committee: Trash Wheel Update (Druml)
7. Staff Reports – Informational
  - a. 2019 Work Plan and new Program Overview report format (Fowler)
  - b. Harbor Fest (Hernandez)
  - c. Harbor View Plaza (Adams)

**Harbor District, Inc.**  
**Meeting of the Board of Directors**  
June 25, 2019

**Board Members Present**

Ivan Gamboa	Carolyn Esswein	Tim Hoelter
David Misky	Kathryn Berger	Eric Dick
Rosamaria Martinez	Marvin Bynum	Ed Eberle
Patricia Hoben	David Lee	Jose Perez (late)

**Staff & Other Guests Present**

Lilith Fowler, HDI	Dan Adams, HDI	Stephanie Sherman, HDI
Aaron Zeleske, HDI	Makensie Gustafson, HDI	

**Agenda & Minutes**

1. Call to Order - Meeting called to order by Ivan Gamboa at 9:08 am.
2. Icebreaker
3. Approval of Minutes

**Motion to approve the minutes from the May 22, 2019 meeting of the Harbor District, Inc. board of directors. Moved by Carolyn Esswein, seconded by Tim Hoelter, unanimously approved.**

4. Board Elections
  - a. Directors  
Jose Perez  
David Misky  
Anne Summers  
Gary Ballesteros

**Motion to renew the terms of Jose Perez, David Misky, Anne Summers, and Gary Ballesteros on the Board of Directors. Moved by Kathryn Berger, seconded by Ivan Gamboa, unanimously approved.**

- b. Officers  
President: Carolyn Esswein  
Vice President: Marvin Bynum

Secretary: Anne Summers  
Treasurer: Rosamaria Martinez

**Motion to elect the following slate of officers: Carolyn Esswein as President, Marvin Bynum as Vice President, Anne Summers as Secretary, and Rosamaria Martinez as Treasurer. Moved by Kathryn Berger, seconded by Tim Hoelter, unanimously approved.**

c. Acknowledgements

- i. David Ullrich is not renewing his term.
- ii. Judy Rauh has resigned from the board.
- iii. Thank you to Ivan Gamboa, David Misky, and Tim Hoelter for their service as board officers.

5. Committee Reports

a. Executive

i. Financial Reports

**Motion to approve the financial report. Moved by Marvin Bynum, seconded by Kathryn Berger, unanimously approved.**

ii. Draft Budget for 2019-20 Fiscal Year

1. Should the HDI board begin thinking about designating an operating reserve fund? The board, beginning with the Treasurer and the Executive Committee, should discuss a policy related to a reserve.

**Motion to approve the draft budget for 2019-20. Moved by Marvin Bynum, seconded by David Lee, unanimously approved.**

b. Ad Hoc Habitat Hotel Committee

- i. The patent for the Habitat Hotels is pending. HDI has to reimburse UW for their legal costs within one year.

c. Governance

- i. Retreat Follow Up
- ii. Board Commitments

1. Jose Perez recommends that we add an item to the board commitment form stating that board members are open to one-on-one meetings with other board members.

- d. Government Affairs Committee

6. Staff Report

- a. Hiring - Aaron Zeleske is HDI's new Natural Environment Program Manager and Makensie Gustafson is HDI's new Habitat Hotels Intern.

- b. Work Plans

- i. Real Estate Development

- c. Harbor View Plaza Construction and Grand Opening

- d. Summer Activities and Events

7. Other Business

- a. David Misky reported on a visit to the EPA office in Chicago regarding securing resources for Area of Concern (AOC) projects in Milwaukee. The goal is for Milwaukee to become a priority AOC.

8. Adjournment

**Motion to adjourn the meeting. Moved by Kathryn Berger, seconded by Carolyn Esswein, unanimously approved.**

**Harbor District, Inc.**  
**Statement of Activity**  
**August 2019 (17% of the Year)**

	Actual Aug-19	Actual Jul-19	Actual July - Aug	Budget (Annual)	YTD % Of Budget
<b>Revenue</b>					
4065 Foundation Contributions	15,000	100,000	115,000	190,000	61%
4070 Government Contributions	0	0	0	158,104	0%
4073 Corporate Contributions	0	0	0	40,000	0%
4074 BID Contributions	0	0	0	2,500	0%
4075 Individual Contributions	4,000	0	4,000	5,000	80%
4076 Sponsorships	6,500	31,000	37,500	35,000	107%
4080 Earned Income	1,210	1,425	2,635	29,000	9%
4082 In-Kind Contributions	0	0	0	0	n/a
4090 Miscellaneous Income	0	0	0	0	n/a
<b>Total Revenue</b>	<b>\$26,710</b>	<b>\$132,425</b>	<b>\$159,135</b>	<b>\$ 459,604</b>	<b>35%</b>
Carryover Revenue from FY 18-19			144,106	139,050	
<b>Total Revenue + Carryover</b>			<b>\$ 303,241</b>	<b>\$ 598,654</b>	
Carryover Revenue to FY 20-21			\$ -		
<b>Total Revenue + Carryover</b>			<b>\$ 303,241</b>		
<b>Expenditures</b>					
7200 Salaries & related expenses	24,569	20,529	45,098	290,361	16%
7250 Payroll taxes	1,991	1,669	3,659	21,923	17%
7540 Consultant & Professional Fees					
7520 Accounting fees	1,242	115	1,357	15,440	9%
7530 Legal Fees	0	0	0	2,000	0%
7542 Architecture and Engineering Fees	8,487	0	8,487	103,341	8%
7544 Art, Photography, Graphic Design Fee	0	0	0	5,150	0%
7548 Other Professional/Consultants Fees	8,770	5,100	13,870	53,700	26%
Total 7540 Consultant & Professional Fees	\$18,499	\$5,215	\$23,714	179,631	13%
7550 Advertising	77	0	77	3,300	2%
7560 Signage	160	0	160	600	27%
8110 Supplies Expense	2,701	1,446	4,146	14,200	29%
8130 Telephone & Internet	149	149	298	2,200	14%
8135 Meals and Entertainment	65	1,420	1,485	8,103	18%
8140 Postage, shipping, delivery	110	220	330	671	49%
8170 Printing & copying	768	240	1,008	5,000	20%
8175 Software	0	0	0	858	0%
8180 Books, subscriptions, reference	223	27	250	466	54%
8190 Dues & Contributions	0	0	0	495	0%
8195 Licenses and Permits	0	54	54	650	8%
8210 Rent, parking, other occupancy	0	0	0	10,920	0%
8260 Furniture Fixtures & Equipment	0	0	0	3,000	0%
8270 Equipment Rental	3,601	1,380	4,981	19,600	25%
8280 Boat, Bus, and Venue Rentals	4,405	1,944	6,349	15,500	41%
8310 Travel expenses	0	0	0	440	0%
8320 Conferences and Training	411	530	941	1,859	51%
8340 BID Reimbursable Expenses	0	0	0	0	n/a
8500 Misc expenses	0	0	0	772	0%
8520 Insurance - non-employee	0	661	661	2,274	29%
9000 Workers Compensation	0	0	0	514	0%
<b>Total Expenditures</b>	<b>\$57,729</b>	<b>\$35,482</b>	<b>\$93,211</b>	<b>\$583,337</b>	<b>16%</b>
Capitalized Expenses	7,615	0	7,615	10,000	76%
<b>Net Revenue</b>	<b>-\$38,634</b>	<b>\$96,943</b>	<b>\$58,309</b>	<b>\$5,317</b>	

**Harbor District, Inc.**  
**Balance Sheet**  
**As of August 31, 2019**

	<b>As of August 31, 2019</b>	<b>As of July 31, 2019</b>
<b>ASSETS</b>		
Current Assets		
1010 Cash in bank	562,465	533,834
1110 Accounts receivable	165,393	232,541
1450 Prepaid Expense	988	3,888
1451 Refundable Deposit	9,351	9,351
Total Current Assets	\$738,197	\$779,614
Fixed Assets		
1620 Leasehold Improvements	1,122,712	1,121,212
1630 Intangible Assets	7,615	0
1640 Furniture, fixtures, & equip	6,222	6,222
1745 Accum deprec- furn,fix,equip	-2,518	-2,518
Total Fixed Assets	\$1,134,031	\$1,124,916
<b>TOTAL ASSETS</b>	<b>\$1,872,228</b>	<b>\$1,904,530</b>
<b>LIABILITIES AND NET ASSETS</b>		
Liabilities		
2110 Accounts Payable	0	1,788
2180 Accrued Vacation	2,713	2,713
2400 Deferred Revenue	0	240
Total Liabilities	\$2,713	\$4,740
Net Assets		
3020 Unrestricted Operating Assets	203,840	227,604
3040 Unrestricted Fixed Assets	1,134,031	1,124,916
Total 3000 Unrestricted Net Assets	\$1,337,871	\$1,352,520
3100 Temporarily Restricted Net Assets	531,644	546,643
Total Net Assets	\$1,869,515	\$1,899,163
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$1,872,228</b>	<b>\$1,903,903</b>

**CONFLICT OF INTEREST POLICY  
HARBOR DISTRICT, INC.**

*Adopted Effective \_\_\_\_\_, 2019*

1. Purpose: The purpose of this conflict of interest policy (“the Policy”) is to protect the interests of Harbor District, Inc. (the “Corporation”) in its activities and transactions. This Policy is intended to address any conflict of interest or the appearance of any conflict on the part of board members or other interested persons, including to reduce or eliminate perceptions of favoritism or undue influence. A conflict of interest exists when the personal or professional interests of a board member or other interested person may affect his or her objectivity. This Policy is intended to supplement but not replace any applicable state and federal laws governing conflicts of interest for nonprofit corporations.
2. General Policy: Anyone making decisions on behalf of the Corporation should always act based on the best interests of the Corporation, and no individual associated with the Corporation should use his/her position for personal benefit, for the benefit of friends or relatives, or to further any outside interests or personal agenda. This standard applies to all transactions and decisions, whether or not expressly covered by this Policy.
3. Definitions:
  - a. An “Interested Person” is any director, officer, member of a committee or staff member of the Corporation.
  - b. A “Potential Conflict” exists whenever the personal, professional or financial interest of an Interested Person is opposed to that of the Corporation, or when such an interest or any conflicting fiduciary duty might influence the Interested Person’s actions and judgment on behalf of the Corporation. A Potential Conflict also exists when there is an appearance that an Interested Person’s actions may be influenced by a competing interest or duty.
  - c. An “Actual Conflict” exists whenever an Interested Person’s competing interest or fiduciary duty is substantial enough that the Interested Person cannot reasonably be expected to exercise independent judgment and take action in the best interest of the Corporation.
  - d. Conflict of Loyalty. Conflicts may arise that do not involve financial gain. Officers and directors may have interests, affiliations, or loyalties, such as membership on other non- or for-profit boards, such that their loyalties are divided between the interest of the Corporation and another interest. A conflict exists if the involvement or relationship of the officer or director is such that it reduces the likelihood that the officer or director can act in the best interest of the Corporation.
  - e. Examples. Actual Conflicts and Potential Conflicts most frequently arise in (but are in no way limited to) the context of: decisions about an Interested Person’s compensation (as a contractor or employee); decisions about transactions with

organizations in which an Interested Person holds an ownership interest; or decisions about transactions with an organization that employs an Interested Person. Actual or Potential Conflicts may also arise when the Corporation is contemplating a transaction with a close relative or domestic partner of an Interested Person, or any organization in which such a related person has an ownership interest or which employs such a person. Actual Conflicts generally should not arise when the potential benefit to the Interested Person is tenuous or remote, such as an Interested Person with investments in a mutual fund which holds a small amount of stock in a particular company.

4. Board Procedure:

- a. Whenever an Interested Person becomes aware of a Potential Conflict, whether financial or otherwise, s/he shall make the situation known to the President (or to the Secretary if the President is reporting a Potential Conflict) and provide all facts material to the nature and scope of the Potential Conflict, including whether the Interested Person believes the Potential Conflict could impair, or appear to compromise, his/her ability to make an independent decision based solely on the best interest of the Corporation. If the Interested Person involved does not make this disclosure, another Interested Person with knowledge of the Potential Conflict may report the Potential Conflict to the President (or the Secretary when the President is the subject of the Potential Conflict).
- b. The board or an applicable committee designated by the board shall determine whether a Potential Conflict gives rise to an Actual Conflict. After presenting information regarding the Potential Conflict, the involved Interested Person(s) must retire from the meeting and not participate in the board's or committee's final discussion and voting on the existence of an Actual Conflict, except that the Interested Person(s) may be invited back to provide any relevant information that could be of use to the board in making its decision. An Interested Person shall never be present for the board's vote on whether a Potential Conflict gives rise to an Actual Conflict.
- c. If the Board of Directors determines that an Actual Conflict exists:
  - i. The member involved shall have the opportunity, before voting on the subject of the conflict, to offer his perspective and insights on the subject;
  - ii. The member involved shall not be present for Board discussion and voting on the subject;
  - iii. Discussion and voting shall remain confidential, except for the ultimate decision of the board;
  - iv. The member shall continue to count towards a quorum.
- d. If the Board of Directors determines that no conflict exists, but the member involved feels that there is an appearance of conflict, or feels participation represent a conflict with regard to other entities to whom he may have a duty, he may withdraw from discussion or abstain from voting as he feels appropriate.



- e. In determining whether to proceed with a transaction involving an Actual Conflict, the board or committee's decision shall be based on consideration of whether the transaction:
  - i. is in the Corporation's best interest and for its own benefit;
  - ii. is fair and reasonable to the Corporation; and
  - iii. is the most advantageous transaction or arrangement the Corporation can obtain with reasonable efforts under the circumstances.
- 5. Staff Procedure: Whenever a staff member becomes aware of a Potential Conflict of interest in an area where s/he exercises any discretion in carrying out his/her duties for the Corporation, s/he shall promptly disclose the Potential Conflict to the Executive Director, who in turn shall disclose the Potential Conflict to the President if the Executive Director believes that the Potential Conflict could give rise to an Actual Conflict. If the Executive Director has a Potential Conflict, s/he shall disclose it to the President. The board shall determine whether there is an Actual Conflict. When an Actual Conflict is found to exist, the Interested Person shall provide the supervisor all information s/he has relevant to any decision to be made in which s/he has an interest, and the final decision shall be made by the board.
- 6. Violations of the Conflict of Interest Policy.
  - a. If the Board of Directors or committee has reasonable cause to believe that a person subject to this Policy has failed to disclose actual or possible conflicts of interest, it shall inform that person of the basis for such belief and afford that person an opportunity to explain the alleged failure to disclose actual or possible conflicts of interests.
  - b. If, after hearing the person's response and after making further investigation as warranted by the circumstances, the Board of Directors or committee determines the person has failed to disclose an actual or possible conflict of interest, it shall take appropriate disciplinary and corrective action.
- 7. Annual Distribution, Acknowledge and Disclosure: This Policy shall be distributed annually to all directors, officers, members of board committees, and staff. All covered individuals shall sign an annual acknowledgement, substantially in the form attached to this Policy, that they have received a copy of this Policy, understand it, and agree to abide by its terms.
- 8. Records.
  - a. The minutes of the governing board and all committees with board delegated powers shall contain:

- i. The names of the persons who disclosed or otherwise were found to have a Conflicting Interest, the nature of the Conflicting Interest, any action taken to determine whether an Actual Conflict, and the governing board's or committee's decision as to whether an Actual Conflict in fact existed; and
    - ii. The names of the persons who were present for discussions and votes relating to the transaction or arrangement, the content of the discussion, including any alternatives to the proposed transaction or arrangement, and a record of any votes taken in connection with the proceedings.
  - b. The Secretary shall collect the annual statements required under this Policy and keep such statements with the corporate records.
9. Periodic Reviews. To ensure the Corporation operates in a manner consistent with exempt purposes and does not engage in activities that could jeopardize its tax-exempt status, periodic reviews may be conducted. The periodic reviews may generally include the following subjects:
  - a. Whether compensation arrangements and benefits are reasonable, based on competent survey information, and the result of arm's length bargaining; and
  - b. Whether partnerships, joint ventures, and other arrangements conform to the Corporation's written policies (as applicable), are properly recorded, reflect reasonable amounts paid for goods and services, further exempt purposes and do not result in inurement, impermissible private benefit or in an excess benefit transaction.

The Corporation may, but need not, use outside advisors to provide advice for periodic reviews. If outside experts are used, their use shall not relieve the governing board of its responsibility for ensuring periodic reviews are conducted.

**ANNUAL STATEMENT**

**STATEMENT OF DIRECTOR, OFFICER OR MEMBER OF COMMITTEE  
OF HARBOR DISTRICT, INC. (THE "CORPORATION")  
AS TO ANY CONFLICT OF INTEREST**

In accordance with the Conflicts of Interest Policy of the Corporation (the "Policy"), I hereby affirm that:

1. I have received a copy of the Policy.
2. I have read and understand the Policy.
3. I agree to comply with the terms of the Policy.
4. I understand that the Corporation intends to qualify as a tax-exempt organization and that in order to qualify for and maintain federal tax exemption it must engage primarily in activities that accomplish one or more tax-exempt purposes.
5. To my present knowledge neither I nor any member of my immediate family is affiliated (as a director, trustee, officer, shareholder, partner, member, owner, employee or agent) with any business or organization with which the Corporation has, or in the foreseeable future probably would have, a transaction, contract or other interaction that may give rise to a Potential Conflict on my part, except as follows:

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*(When in doubt, please disclose Potential Conflicts, so that the board may determine if an Actual Conflict exists.)*

I agree to report to the Secretary of the Corporation any changes in my response above as changes in my circumstances occur.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

## Disposing of Contaminated Dredged Materials

The Milwaukee estuary is designated as an “Area of Concern” by US EPA due to the level of contaminants and other legacies of past industrial use, and the ongoing impact those have on our waterways.

After years of planning, Milwaukee is finally positioned to move forward with clean up of the contaminants. EPA is considering designating Milwaukee a “priority AOC” for the next several years; that designation is anticipated to bring increased focus and funding to remove contaminated sediment, restore habitat, clean beaches, and address other ecological and environmental “impairments”.

Local partners on this project have been exploring different strategies to deal with the contaminated sediment once it is removed from the river. Some material is anticipated to be so heavily concentrated with contaminants (in particular, PCB’s) that it will have to be removed by truck to a special landfill. Other material may be only lightly contaminated. The most cost-effective disposal method for the less contaminated material that we have identified is to build a containment facility on the lake front, adjacent to our existing Confined Disposal Facility. Material would be removed from the river bottom onto a barge, transported on the water, and dumped at the new facility.

The effort to design and permit such a facility is being led by We Energies, due to their responsibility to remove some of the contaminated sediment. WDNR staff are currently evaluating concepts for the facility to ensure that it will be safe and not result in any release of even lower level contaminants to the lake.

Because the eventual land created here will be filled lake bed, Port Milwaukee will take ownership of it and it will be subject to the use restrictions of the Public Trust Doctrine.

### The Milwaukee Confined Disposal Facility

The current CDF is located on the lakefront east of Jones Island. It was built in the 1980’s to hold the material dredged from our harbor and rivers by the Army Corps of Engineers to maintain appropriate channel depths for navigation. The Lake Express Ferry Terminal is located on a portion of the CDF; a remaining portion is still being filled with dredge spoils. Estimates vary as to its remaining capacity. According to plans drafted at the time of the facility’s construction, once the CDF is full it will be converted for use as Port facilities.



In its early years, the CDF functioned as protected wetland habitat and attracted a wide variety of birds, with the highest migratory bird species diversity in the state. In recent years, the level of soil in the facility has risen higher so that it no longer contains water and does not attract quite such an unusual variety of species; however, it is still a favorite birding destination.

The WaLUP calls for the CDF to be converted to park land once it is full.

## Beneficial End Uses for Other Great Lakes CDFs

### Cleveland, OH – Cleveland Lakefront Nature Preserve

- 88 acre natural area with walking paths.
- Filled with dredge spoils from 1979 to 1999, about 5.66 million cubic yards. Opened as a nature preserve in 2012.
- Used brownfield redevelopment funding to perform assessments including:
  - Phase I Property Assessment
  - Wetland Delineation
  - Phase II Property Assessment
  - Human Health Risk Assessment
  - Ecological Risk Assessment
  - Background Soil Determination
- Risk assessments found the site to be mostly safe, 5 acres had to be capped.
- Designated an Important Bird Area by the Audubon Society. Has documented 280 species of birds, less than the Milwaukee CDF. Used for environmental education and passive recreation.



### Buffalo, NY - Times Beach Nature Preserve

- Times Beach Nature Preserve, 55 acres, also named an Important Bird Area. Has trails and boardwalks.
- Used as the primary CDF for Buffalo River and Buffalo Harbor from 1940's until 1976, when a new CDF was established elsewhere.
- Left idle, the site became vegetated and functioned as habitat for many species. Much like the Milwaukee CDF, it became a popular spot for birders. Unlike Milwaukee, which was still an active CDF, this site transitioned to a nature preserve.
- Current invasive species management project funded by EPA Great Lakes Restoration Initiative. Site used for passive recreation.

### **Relevance to Milwaukee**

These two examples are similar to Milwaukee's CDF in that they contain dredge spoils and are similarly located. They demonstrate that valuable habitat can be created from lakefront CDF sites, especially for migratory birds. Both had some degree of contaminated sediment, which needed to be assessed and remediated.

Unlike Milwaukee, both had been left idle for some years before becoming open to the public. In this idle period, nature enthusiasts began using the sites prior to their designation as natural areas, which created pressure to leave the sites undeveloped. Though Milwaukee's CDF is recognized in the birding community, access is currently prohibited, limiting awareness. However, having a plan for an end use as a nature preserve may allow for earlier establishment of beneficial native plants, limiting the impact of invasives.

Army Corps of Engineers provides guidance for "beneficial uses" of dredge material.

([https://www.seagrant.wisc.edu/wp-content/uploads/2018/11/BeneficialUse\\_online\\_FINAL.pdf](https://www.seagrant.wisc.edu/wp-content/uploads/2018/11/BeneficialUse_online_FINAL.pdf))

Most of this guidance is related to use of uncontaminated material as a construction material, though land creation for habitat is also included in the guidance. Most of this guidance is for current and future dredging projects. However, the Corps has assisted with reuse of defunct dredge fill sites as natural areas.

**Harbor District, Inc. Staff Report  
July - September 2019**

**PLANNING**

**Harborwalk:** The consultant team from Site Design has completed around 50% of the work on the Harborwalk Design Standards. They conducted a number of focus groups and gathered public input at the BID 51 Summer Open House and Harbor Fest.

**REDEVELOPMENT, CLEANUP, AND RESTORATION**

**Harbor View Plaza:** The grand opening for Harbor View Plaza was held on July 29th with several hundred people and media attending. The play structure/lookout tower was opened to the public at Harbor Fest on September 8th with hundreds of people enjoying the structure. Construction on the Plaza is nearly complete, with several odds and ends to wrap up in the coming weeks. The Plaza has seen a steady stream of daily users since opening including kayakers, nearby workers on their lunch breaks, and families enjoying the water play area and play structure.

**First and Greenfield:** Kathryn Berger connected HDI to an MSOE class that will generate plans and cost estimates for a construction project for us; we have selected the Rockwell-owned parking lot at the SE corner of First and Greenfield as our site. We have had some initial conversations with the Rockwell Foundation about donating this site to HDI.

**Habitat Hotels:** In mid-September, Aaron and Makensie installed 10 new hotels at the Elementis site and 3 at Harbor View Plaza. Summer monitoring has shown that fish are utilizing them. The high water levels made installation a challenge, and future fluctuations will necessitate maintenance activities to ensure plants are at optimal depth. Aaron will spend time this winter interating on the design to improve resilience.

**Grand Trunk:** HDI has been awarded a grant from Sustain Our Great Lakes (SOGL) for construction of green infrastructure at the Grand Trunk. The design for this work is being done through a Wisconsin Coastal Management Grant. These features will clean stormwater runoff before it enters the wetland. The majority of the \$429,000 grant will sub-granted to the City, who will contract for construction. Construction is still held up by contaminated sediment, but should happen in spring. We have grants from the Greater Milwaukee Foundation and Coastal Management to convene community partners to ensure that we have access and educational opportunities that meet their needs, and began coordinating that effort with DCD and DNR.

**AOC and Sediment Cleanup:** Liliith and Aaron participated in regular meetings of the Sediment Workgroup, the Blue Crew, the Milwaukee AOC Implementation Team, and a

communications subcommittee - all groups are working to make progress on a list of projects and clean-up activities that will help Milwaukee be a federal priority for clean-up of our rivers.

## **COMMUNITY AND ECONOMIC DEVELOPMENT**

**Opportunity Zones:** Liliith led meetings of local BIDs and community organizations to explore creation of an Opportunity Zone Fund that would focus on funding projects that achieve above-average outcomes for their local communities. We were not able to identify any partner with the necessary combination of technical expertise, capacity, and willingness to lead the effort to create such a fund so that effort has been tabled.

**BID 51 Expansion:** HDI staff has talked to a majority of property owners in the proposed expansion area, with no opposition. Staff are preparing to take the expansion to the Plan Commission and Common Council for approval this fall.

**Property Improvement Grant Program:** BID 51 issued its first property improvement grant for \$5,000 for improvements on the Doggy Office building located at 125 E. Greenfield Ave.

## **OUTREACH AND ENGAGEMENT**

### **Play Streets, Harbor View Plaza Grand Opening, Harbor Fest**

**Play Streets:** Successfully hosted two events in July and August. Over 250 people attended. A majority of the visitors were local families with children (our target group). Attendees enjoyed free boat tours, safe biking lessons, nature walks, roller skating, free ice-cream and school supplies.

**Harbor View Plaza Grand Opening:** Hosted VIP event for donors and supporters on 7/29. Garnered extensive media coverage with stories on Fox 6, CBS 58, TMJ 4, Milwaukee Journal Sentinel, OnMilwaukee, Urban Milwaukee and Milwaukee Independent. In addition to being the first to see the Plaza, attendees enjoyed networking, live music, food & pedicabs.

Plaza donor Rockwell created this promotional video:

[https://www.youtube.com/watch?v=xn1cOhAM9\\_Y&feature=youtu.be](https://www.youtube.com/watch?v=xn1cOhAM9_Y&feature=youtu.be)

**Harbor Fest:** Attracted over 3200 people (2018 attendance = 1500). Marketed the signature event through extensive local outreach, targeted door to door flyering, advertising on Spanish tv/radio, 88.9, Urban Milwaukee, OnMilwaukee.com and social media. News coverage included Fox 6, WTMJ4, WISN 12, Spectrum 1, Shepherd



Express, OnMilwaukee, La GranD/La Zeta, 88.9 and Urban Milwaukee. HD was also featured on the front page the Milwaukee Journal Sentinel's Business Section (9/8).

Attendees loved the container play structure, tours of Port of MKE's Joey D tugboat, HD/BID 51 Business Expo tent, Milwaukee Boat Parade, DeLaBuena, Mercado Magic maker's market, free boat rides, rock-climbing, butterfly walks and unique collection of freshwater vendors.

2019 Sponsorship:	\$46,000	(2018: \$24,000)
2019 Expenses:	\$23,000	(2018: \$17,500)

**Community Science:** In partnership with Urban Ecology Center, we have been doing community based wildlife surveys for butterflies, dragonflies, mammals, and bats. A bird banding survey is scheduled for late September. The data will be compiled into a report on what is living in the Harbor District that will inform habitat restoration work. We will continue to do this work next year, funded by a grant from the Brookby Foundation.

#### **Presentations, Boat and Bus Tours, Public Comment**

Staff led or hosted tours for:

- Harbor District's Neighborhood Advisory Committee
- Milwaukee Kayak Company
- Wisconsin Natural Resources Foundation
- National Neighborhood Indicators Conference
- Green Tree Garden Club
- Wisconsin Funders Alliance

Staff made presentations to:

- UWM SARUP Design Class
- St. Johns on the Lake
- "Astor Street Regulars"
- UWM-Hosted NSF Conference on Green Infrastructure
- Water Quality Improvement Plan Task Force

We provided public comment on Komatsu's development plans at the City Plan Commission. We met with the DNC Host Committee team to explore opportunities to showcase the Harbor, and with City of Milwaukee ECO staff to coordinate efforts with others.

#### **Social Gatherings**

Hosted the BID 51 Summer Open House on August 20 at Barnacle Bud's. Over 30 business and property owners attended to learn about the BID's work and provide input to the Harborwalk Design Standards process.

## **FINANCES, ADMINISTRATION AND BOARD SUPPORT**

**Staffing** Two new staff members were brought on in late spring and their on-boarding and training has proceeded over the early summer. Both Aaron and Natalia set project goals for their respective work areas for the year. Liliith and Dan completed Dan's annual review and set new project goals for the coming year for him.

**Fundraising:** The organization received a two-year operating support grant of \$200,000 from the Fund for Lake Michigan; project support grants for the Grand Trunk Wetland from Wisconsin Coastal Management Program and the National Fish and Wildlife Foundation; and a project grant from the Brookby Fund to support community science activities. We were denied an EPA Environmental Justice Small Grant; the grant would have brought in \$12,000 which will be replaced through other unrestricted funds.

**Advisory Board:** Liliith, Ivan and JoAnne have begun recruiting members for an advisory board.