

Harbor District Inc.  
Board Meeting  
January 28, 2020  
AGENDA

1. Approval of Minutes from December (Esswein)
2. Treasurer's Report (Martinez)
  - a. Dashboard
  - b. Funding Pie Chart
3. Staff Report (Fowler)
  - a. WaLUP Implementation Update
  - b. Mid-Year Progress Toward Program Goals
4. Advisory Board First Meeting (Anton/Gamboa)
5. Retreat Preparations (Nielsen)
6. Small Group Meetings as Needed
7. Adjourn

Upcoming meetings:

HDI Board Retreat – February 7<sup>th</sup>, 8:30 – 4:00  
Milwaukee Community Sailing Center  
1450 N. Lincoln Memorial Drive

**Harbor District, Inc.**  
**Meeting of the Board of Directors**  
September 25, 2019 9:00 am  
Arts@Large

**Board Members Present**

JoAnn Anton	Carolyn Esswein	Tim Hoelter
David Misky	Kathryn Berger	Eric Dick
Gary Ballesteros	Dan Druml	Ed Eberle
Paulina DeHaan	Ivan Gamboa	Marvin Bynum
David Stegeman		

**Staff & Other Guests Present**

Lilith Fowler, HDI	Dan Adams, HDI	Stephanie Sherman, HDI
Natalia Hernandez, HDI	Aaron Zeleske, HDI	Eric Leaf, BID 51*
John Rossetto, BID 51*	Michael DeMichele, BID 51*	

*\*in attendance for the Joint Strategic Planning Session only*

**Agenda & Minutes**

Joint Strategic Planning Session with BID 51 Board of Directors

1. Introductions and Icebreaker
2. Overview of Plan for February 7 Retreat
3. Refresher: Goals and Strategies
4. Five Strategic Opportunities
5. Select Groups
6. Group Discussions
7. Adjourn to separate board meetings

Harbor District, Inc. Board Meeting

1. Approval of Minutes

**Motion to approve the minutes from the September 25, 2019 meeting of the Harbor District, Inc. board of directors. Moved by Dan Druml, seconded by Rosamaria Martinez, unanimously approved.**

2. Retreat Facilitation Contract

**Motion to authorize a contract with a board retreat facilitator for \$14,000 plus expenses (est. \$1,000). Moved by Kathryn Berger, seconded by Rosamaria Martinez, unanimously approved.**

3. Treasurer's Report

- a. Audit
- b. 990
- c. Expenditures Over Budget

**Motion to authorize the expenditure of \$2,500 beyond budget for insurance related to events and Harbor View Plaza. Moved by Ivan Gamboa, seconded by Marvin Bynum, unanimously approved.**

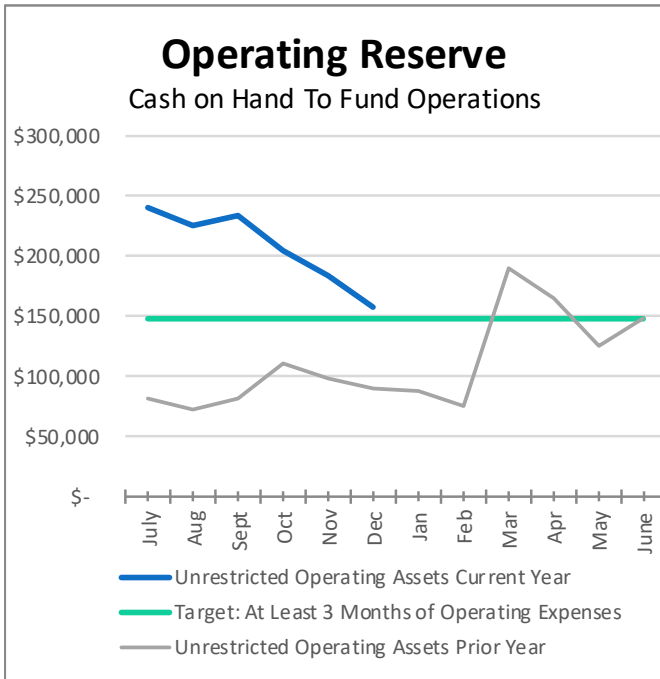
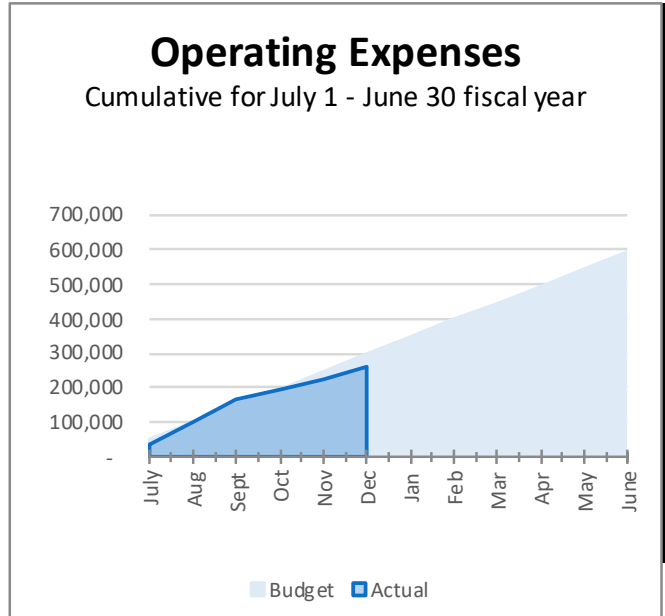
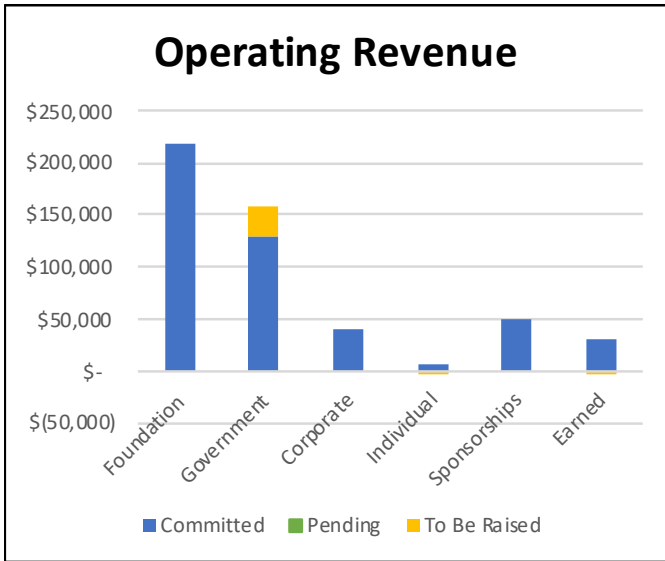
**Motion to amend the financial policies as follows: Board Executive Committee shall approve any expenditures that exceed a budget line item by 10% (with a minimum of \$500). These items will be reported to the board at the following meeting. Moved by Kathryn Berger, seconded by Ed Eberle, unanimously approved.**

4. Advisory Board

**Motion to, as allowed by HDI bylaws, create an Advisory Board to enable the organization to recruit influential advisors and supporters, and maintain a wider network of informed stakeholders. Moved by Marvin Bynum, seconded by Rosamaria Martinez, unanimously approved.**

5. Adjournment

**Harbor District, Inc.**  
December 2019 Financial Snapshot



### Balance Sheet Summary

	2-mo Chg	Balance 10/31
Current Assets	-11%	\$ 376,842
Fixed Assets	0%	\$ 1,427,691
Liabilities	0%	\$ 2,713
Net Assets	-2%	\$ 1,801,820

# HDI Revenue Sources 2019-2020 Fiscal Year

**Various Project-Specific Grants**  
**37% of total revenue this year**

- E.g.: Brookby Fund grant for Community Science Program; Water Council grant for Habitat Hotels research.
- Mission & priorities vary by funder
- 30% of funds available for general operating costs (salaries, overhead).
- 70% of funds go to direct project expenses. (consultants, supplies, etc.)

**Event Sponsorships**  
**12% of total revenue this year**

- 30% of funds are profit and available for gen ops.
- 70% of funds go to direct event costs.

**BID 51**  
**5% of total revenue this year**

- Goal: Improve HD as a place to do business.
- Funds pay for staff time to manage BID, support/organize Board & businesses.

**Fund for Lake Michigan**  
**19% of total revenue this year**  
**\$580,000 received since 2014**

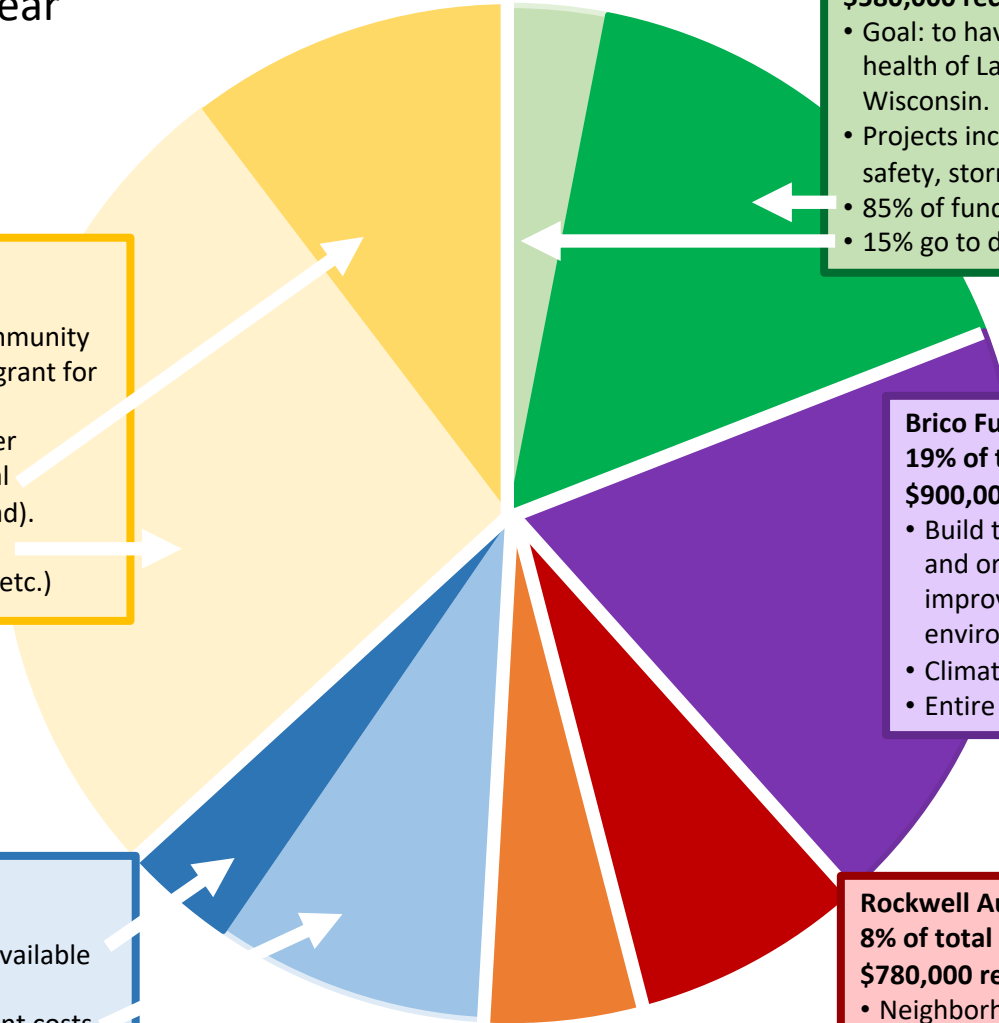
- Goal: to have a deep, positive impact on the health of Lake Michigan and communities of Wisconsin.
- Projects include water quality, habitat, beach safety, stormwater, planning.
- 85% of funds for general operating expenses.
- 15% go to direct project costs.

**Brico Fund**  
**19% of total revenue this year**  
**\$900,000 received since 2014 (incl. Plaza)**

- Build the collective capacity of people and organizations to sustainably improve civic, cultural and natural environments.
- Climate change a strong priority.
- Entire grant available for gen ops.

**Rockwell Automation Foundation**  
**8% of total revenue this year**  
**\$780,000 received since 2014 (incl. Plaza)**

- Neighborhood improvement; STEM education; civic impact.
- Entire grant available for gen ops.



**Harbor District, Inc.**  
**Statement of Activity**  
**December 2019 (50% Fiscal Year)**

	Actual Dec-19	Actual Nov-19	Actual July - Dec	Budget (Annual)	YTD % Of Budget
<b>Revenue</b>					
4065 Foundation Contributions	100,000	3,695	218,695	190,000	115%
4070 Government Contributions	0	1,010	2,020	158,104	1%
4073 Corporate Contributions	420	0	41,308	40,000	103%
4074 BID Contributions	0	0	0	2,500	0%
4075 Individual Contributions	350	3,485	7,986	5,000	160%
4076 Sponsorships	0	0	49,000	35,000	140%
4080 Earned Income	12,500	2,660	29,885	29,000	103%
4082 In-Kind Contributions	0	0	4,010	0	n/a
4090 Miscellaneous Income	0	0	0	0	n/a
<b>Total Revenue</b>	<b>\$113,270</b>	<b>\$10,850</b>	<b>\$352,904</b>	<b>\$ 459,604</b>	<b>77%</b>
Carryover Revenue from FY 18-19			141,510	139,050	
<b>Total Revenue + Carryover</b>			<b>\$ 494,414</b>	<b>\$ 598,654</b>	
<b>Expenditures</b>					
7200 Salaries & related expenses	22,574	22,463	136,633	290,361	47%
7250 Payroll taxes	1,727	1,756	10,784	21,923	49%
7540 Consultant & Professional Fees					
7520 Accounting fees	5,163	1,022	11,946	15,440	77%
7530 Legal Fees	0	0	0	2,000	0%
7542 Architecture and Engineering Fees	0	0	10,507	103,341	10%
7544 Art, Photography, Graphic Design Fees	4875	0	5,205	5,150	101%
7548 Other Professional/Consultants Fees	3,500	0	17,745	53,700	33% <sup>1</sup>
Total 7540 Consultant & Professional Fees	\$13,538	\$1,022	\$45,403	179,631	25%
7550 Advertising	42	42	2117	3,300	64%
7560 Signage	0	0	454	600	76%
8110 Supplies Expense	0	113	6,997	14,200	49%
8130 Telephone & Internet	101	101	1,155	2,200	52%
8135 Meals and Entertainment	183	434	4,902	8,103	60%
8140 Postage, shipping, delivery	0	55	465	671	69%
8170 Printing & copying	435	1,522	3,426	5,000	69%
8175 Software	0	20	400	858	47%
8180 Books, subscriptions, reference	24	24	443	466	95%
8190 Dues & Contributions	150	0	250	495	51%
8195 Licenses and Permits	0	25	79	650	12%
8210 Rent, parking, other occupancy	140	0	140	10,920	1%
8260 Furniture Fixtures & Equipment	0	0	0	3,000	0%
8270 Equipment Rental	0	0	21,704	19,600	111% <sup>2</sup>
8280 Boat, Bus, and Venue Rentals	0	0	10,073	15,500	65%
8310 Travel expenses	0	0	154	440	35%
8320 Conferences and Training	-476	140	646	1,859	35%
8340 BID Reimbursable Expenses	1343	135	1,803	0	n/a
8500 Misc expenses	0	0	0	772	0%
8520 Insurance - non-employee	0	0	4,514	2,274	199% <sup>3</sup>
8591 Bank and credit card fees	8	33	46	0	n/a
9000 Workers Compensation	328	0	813	514	158%
<b>Total Expenditures</b>	<b>\$40,117</b>	<b>\$27,886</b>	<b>\$253,401</b>	<b>\$583,337</b>	<b>43%</b>
Capitalized Expenses	0	0	7,615	10,000	76%
<b>Net Revenue</b>	<b>\$73,153</b>	<b>-\$17,036</b>	<b>\$91,888</b>		

<sup>1</sup> Board approved \$14,000 consultant contract, exceeding budget by \$9,000, on 12/3/19

<sup>2</sup> Expense includes an in-kind donation of \$4,100 for sound system rental; cash expenditures do not exceed budget.

<sup>3</sup> Board approved \$2,500 budget exceedance on 12/3/19

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

	<u>As of 12/31/19</u>	<u>As of 11/30/19</u>
<b>ASSETS</b>		
<u>Current Assets</u>		
1010 Cash in bank	202,649	241,910
1110 Accounts receivable	163,854	153,514
1450 Prepaid Expense	988	988
1451 Refundable Deposit	9,351	9,351
<b>Total Current Assets</b>	<b>\$376,841</b>	<b>\$405,763</b>
<u>Fixed Assets</u>		
1620 Leasehold Improvements	1,416,372	1,413,837
1630 Intangible Assets	7,615	7,615
1640 Furniture, fixtures, & equip	6,222	6,222
1745 Accum deprec- furn,fix,equip	-2,518	-2,518
<b>Total Fixed Assets</b>	<b>\$1,427,691</b>	<b>\$1,425,156</b>
<b>TOTAL ASSETS</b>	<b>\$1,804,532</b>	<b>\$1,830,919</b>
<b>LIABILITIES AND NET ASSETS</b>		
<u>Liabilities</u>		
2110 Accounts Payable	0	40
2180 Accrued Vacation	2,713	2,713
<b>Total Liabilities</b>	<b>\$2,713</b>	<b>\$2,753</b>
<u>Net Assets</u>		
3020 Unrestricted Operating Assets	157,656	184,202
3040 Unrestricted Fixed Assets	1,427,691	1,425,156
<b>Total 3000 Unrestricted Net Assets</b>	<b>\$1,585,347</b>	<b>\$1,609,358</b>
3100 Temporarily Restricted Net Assets	216,473	218,808
<b>Total Net Assets</b>	<b>\$1,801,820</b>	<b>\$1,828,165</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$1,804,532</b>	<b>\$1,830,918</b>



# WALUP UPDATE DEC 2019

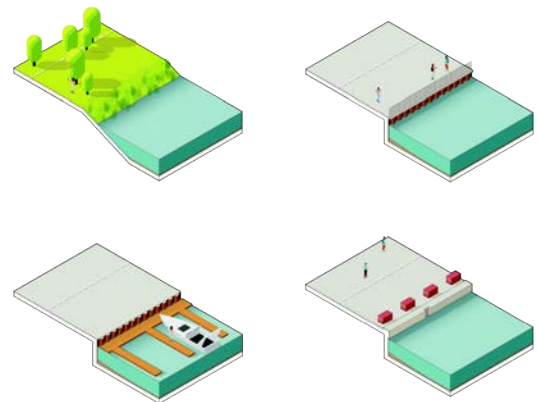
The Harbor District Water and Land Use Plan (WaLUP) was completed at the end of 2017 after a two-year public planning process and adopted by the City of Milwaukee in early 2018. In the almost two years since then significant progress has been made on many of the recommendations in the plan. The following two-page update highlights some of the key developments and initiatives.

A more complete and detailed implementation guide and the full WaLUP plan can be found at [harbordistrict.org/plan](http://harbordistrict.org/plan). For questions or comments, please email [info@harbordistrict.org](mailto:info@harbordistrict.org).

## Riverwalk

## Land Use and Development

The most popular idea in the WaLUP was the concept of extending Milwaukee’s Riverwalk from the north end of Walker’s Point through the Harbor District to the Kinnickinnic River near Bay View. The first important step in that process took place in late 2018 when the City of Milwaukee adopted the Harbor District Riverwalk Overlay Zone, ensuring that all new developments on waterfront properties must include a public Riverwalk section. The first section of Riverwalk is under construction now as part of the Michels Corporation’s RIVER development at 1st & Becher. The City of Milwaukee expects to complete detailed design standards for the Riverwalk in early 2020. For more Riverwalk info visit [harbordistrict.org/projects/harborwalk](http://harbordistrict.org/projects/harborwalk).



*Renderings by Site Design showing various conceptual Riverwalk cross sections in the Harbor District.*

## Parks, Open Space, and Recreation

## Harbor View Plaza



*Photo by Rockwell Automation of the Harbor View Plaza grand opening.*

The WaLUP calls for new waterfront parks that provide opportunities for people to connect to the water and recreate. In July 2019, with the support of many funders and partners, HDI opened Harbor View Plaza at the east end of Greenfield Avenue. This new \$1.5 million waterfront park includes the District’s first kayak launch, a water feature, a water play area, a shipping container play structure, and plenty of space to sit and watch the ships at Jones Island. Be sure to visit Harbor View Plaza for the full experience and learn more at [harbordistrict.org/projects/harbor-view-plaza](http://harbordistrict.org/projects/harbor-view-plaza).



In partnership with the UWM School of Freshwater Sciences, the Harbor District has installed 36 habitat hotels on 4 different properties across the Harbor District. These small-scale habitat improvements provide much-needed aquatic plants in the harsh environment of a sheet-metal dockwall urban harbor, making it easier for fish to travel between our rivers and Lake Michigan. For more information on this program visit [harbordistrict.org/projects/habitat-hotels](http://harbordistrict.org/projects/habitat-hotels).

*A yearling Perch visits a habitat hotel with lily pad stems growing from it.*



## Land Use and Development

## Komatsu Mining Co.



*Rendering by Eppstein Uhen Architects showing Komatsu Mining Co's planned North American headquarters and manufacturing facility.*

Environmental cleanup and remediation of the former Solvay Coke & Gas Co. site is underway and expected complete in early 2020. The site will be combined with the City-owned former coal storage site at 401 E. Greenfield Ave. for the future home of Komatsu Mining's North American headquarters and manufacturing facility. Construction on the \$285 million development is expected to begin in spring 2020 and will house over 600 jobs when complete. The project includes 3/4 of a mile of new public Riverwalk along the waterfront, beginning at Harbor View Plaza and extending south to Kinnickinnic Ave. A public planning and design process for this Riverwalk section will begin in spring 2020.

## Grand Trunk Wetland

## Habitat and Ecology

The City of Milwaukee received a \$3 million grant from the Great Lakes Restoration Initiative to restore the Grand Trunk Wetland, the last remaining wetland in the Harbor District. After finalizing plans to manage contaminated soil on the site, they expect to begin construction on this project in mid-2020. More info available at [city.milwaukee.gov/AreaPlans/Southeast/GrandTrunk](http://city.milwaukee.gov/AreaPlans/Southeast/GrandTrunk).

*Site plan by The Sigma Group for Grand Trunk Wetland restoration project.*



## Land Use and Development

## RIVER



The Michels' Corporation is redeveloping the former Horny Goat Brewery site into a \$100 million mixed-use campus that will include commercial office, apartments, retail, a hotel, and the first section of public Riverwalk in the Harbor District. Construction is underway with phase 1 expected complete in late 2020/early 2021. For more info on the development visit [www.r1vermke.com](http://www.r1vermke.com).

*Rendering by RINKA of the RIVER development along the Kinnickinnic River.*

## WaLUP Implementation Table

Action Item	Lead Implementer	Supporting Entities	Funding Sources	Implementation Time Frame	May 2019 Status and Notes	December 2019 Status and Notes
<b>Overarching</b>						
Engage residents and property owners in all decisions impacting the future of the Harbor District	HDI	DCD, DPW, WPA	NA	On-going		
Review and update the WaLUP implementation plan so that it remains a useful document.	HDI	DCD	NA	On-going		A WaLUP update will be available by the end of 2019.
Advocate for the recommendations of the WaLUP and facilitate the private-public partnerships necessary to implement plan recommendations.	HDI					
<b>Land Use and Development</b>						
Partner with development community to ensure that new development is consistent with WaLUP design recommendations	DCD	HDI, WPA, developers	NA	On-going	Conversations with a variety of developers and property owners as opportunities and needs arise.	
Recruit businesses identified in Market Analysis or M7 Asset Industry Clusters to the Harbor District	M7, DCD	HDI	NA	On-going		
Remediate and redevelop 311 E Greenfield consistent with plan recommendations	Property owner	DCD/RACM, HDI, developers		On-going	Komatsu Mining Co. is proposing a \$285 million development that would include 410,000 sq ft of manufacturing and ~200,000 of commercial office. Initially ~600 jobs growing to over 1,000 jobs within 10 years. Plan includes public Harborwalk along waterfront.	We Energies is scheduled to complete their cleanup and remediation of the site in early 2020. Komatsu has begun some initial construction prep and plans to break ground at the site in March 2020.
Create a Riverwalk Overlay Zoning District in collaboration with private property owners with a goal of providing continuous public access to the waterfront. Ensure design standards are responsive to property owner safety, security, and operational needs.	DCD	HDI, property owners	NA	Short term	Harbor District Riverwalk Overlay Zone adopted. Contract signed with design team to create Riverwalk Design Standards between June and December 2019.	Harbor District Riverwalk Design Standards are on schedule to be completed in January 2020, with adoption by the Common Council likely in March or April.
Activate or redevelop the RACM owned parcel at 317 E National Ave.	RACM		NA	Short term	V. Marchese Inc. is purchasing the property from RACM to build a parking lot that will support their facility expansion and add jobs. HDI advised on the incorporation of green infrastructure and helped Marchese secure a \$19,500 green infrastructure grant from MMSD.	V. Marchese Inc. has constructed a parking lot on the site.
Advance zoning changes recommended by the WaLUP	DCD	HDI, WPA, property owners	NA	Short term	1958 S. 1st St. was rezoned from IH to IM to allow for a greater variety of future uses.	
Remediate and redevelop 401 E Greenfield consistent with plan recommendations	Port	DCD/RACM, developers		Medium term	Komatsu Mining Co. is proposing a \$285 million development that would include 410,000 sq ft of manufacturing and ~200,000 of commercial office. Initially ~600 jobs growing to over 1,000 jobs within 10 years. Plan includes public Harborwalk along waterfront.	We Energies is scheduled to complete their cleanup and remediation of the site in early 2020. Komatsu has begun some initial construction prep and plans to break ground at the site in March 2020.
Explore potential to repurpose MCTS KK Garage to facilitate Mitchell St. extension and mixed use development	County	DCD, DPW	City, County, FTA	Medium term	Conversations have taken place between HDI and the County, but a plan is needed for an alternative MCTS facility to advance further. Mitchell Street extension is unlikely with Komatsu Mining Co. development taking place.	
Develop 143 E Lincoln Avenue as the Lincoln Horse Stable therapy center	MPD/Non-profit	RACM	Fundraising, EPA	Medium term	Construction on the Milwaukee Urban Stables began in May 2019.	Construction of the Milwaukee Urban Stables is on schedule to be completed in 2020.
Redevelop the Grand Trunk Site in a manner that complements the wetland slated for restoration	Port, DCD	Developers	NA	Long term		Port Milwaukee and RACM issued an RFP for development proposals at the Grand Trunk site in November 2019. Two proposals were received and they are currently reviewing them.
Identify unused and non-leasable space on Jones Island that can be converted for public space or green infrastructure	Port		NA	Long term		

## WaLUP Implementation Table

Action Item	Lead Implementer	Supporting Entities	Funding Sources	Implementation Time Frame	May 2019 Status and Notes	December 2019 Status and Notes
<b>Parks, Open Space, and Recreation</b>						
Design waterfront stub end streets as plaza or park-like connections to Riverwalk	DPW	DCD, Adjacent property owners	City, developers	On-going (as development occurs)		
Remove unused rail spurs identified in WaLUP for removal for conversion to shared use public paths and stormwater management facilities	DCD/RACM	Railways, HDI, DPW, property owners	City, grants, property owners	Short term		
Create two new canoe/kayak launches in East Greenfield Avenue sub-district	HDI, Property owners		HDI, property owners	Short term	First canoe/kayak launch will be installed in July 2019 as part of Harbor View Plaza.	Firs canoe/kayak launch at Harbor View Plaza was installed in July 2019 and removed for the winter in November 2019. It is scheduled to be reinstalled in late spring 2020.
Create and deploy coordinated bicycle trail signage throughout the Harbor District	County, City, WDNR	Bike Fed, Friends of Hank Aaron State Trail	County, City, grants	Short term		
Build the "Slosh Park" public plaza where East Greenfield meets the water's edge	HDI	DPW, UWM	Fundraising, grants	Short term	Harbor View Plaza is under construction and scheduled to open in July 2019.	Harbor View Plaza celebrated its grand opening on July 29, 2019.
Develop and extend a trail and wayfinding system for recreational boaters throughout the waters of the Harbor District	Milwaukee Riverkeeper	HDI	Grants, BID	Medium term		
Design and build linear waterfront park within East Greenfield sub-district in partnership with property owners				Medium term	\$15 million from the Komatsu Mining Co. TID is dedicated to the design and construction of a waterfront park. Design is expected to begin in early 2020.	After the adoption of the Harbor District Riverwalk Design Standards, the City of Milwaukee will issue an RFP for design services for the Riverwalk section along the future Komatsu development site.
Create a new public park at 2112 and 2122 South Fourth Street	MMSD			Medium term	As part of the Harborwalk Design Standards project, the consultant team will create a design concept for creating a public space on these MMSD-owned properties.	
Research strategies to attract additional recreational boating into the Inner Harbor	HDI	Milwaukee Riverkeeper	BID, grants	Medium term		
Improve the Milwaukee County Boat Launch to better serve as a waterfront public space and better accommodate canoes and kayaks	County		County, grants	Medium term	As part of the Harborwalk Design Standards project, the consultant team will create a redesign concept for the Milwaukee County Boat Launch.	
Create an at-grade crossing over the Union Pacific railway in the East Greenfield sub-district to allow users to access waterfront	DCD/RACM	Railways, DPW, property owners		Medium term	There have been multiple conversations with UP Rail, but no agreement to all for an at-grade crossing.	
Partner with other organizations and districts to create mobile or print maps and guides	HDI	Visit Milwaukee		Medium term		
Create a public fishing and recreation area between the liquid cargo terminal and Combined Disposal Facility	Port	DPW	City	Long term		This area is proposed to be an expansion of the CDF, which will likely change these plans.
Improve and expand Kaszubes Park to include access to the waterfront	DPW	Port	City	Long term		
Create a public park at the site of the Combined Disposal Facility when it transitions from its current use	County	Port		Long term		
Create a public boat launch at 900 S Water St. when use transitions	Property Owner, County			Long term		
<b>Transportation and Utilities</b>						
Install BublR Bike stations to meet 1/2 mile coverage goal	BublR	HDI, DPW	Contributions, sponsorships, grants	On-going	BublR is holding community input meetings in May/June 2019 to determine where to place 26 new stations in the next year.	

## WaLUP Implementation Table

Action Item	Lead Implementer	Supporting Entities	Funding Sources	Implementation Time Frame	May 2019 Status and Notes	December 2019 Status and Notes
Formally adopt Complete Streets policy and utilize in all projects within the Harbor District	DPW	DCD	NA	Short term, On-going	Milwaukee adopted a complete streets policy in October 2018.	
Pursue Wisconsin Clean Marina certification	Area marinas and boat yards		NA	Short term		
Create a on-street bicycle "neighborway" along Washington Street	DPW	DCD	City, WisDOT	Short term		DPW has received a DOT grant to construct the Washington Street bike boulevard/neighborway. Design will occur in 2020.
Complete the build out of the Kinnickinnic River Trail through the Harbor District	DPW	DCD, HDI	City, grants	Medium term	Some conversations with DPW and other stakeholders, more progress expected in 2019.	
Explore options for providing truck access to East Greenfield sub-district via changes to railway underpasses	DPW	DCD, property owners	City	Medium term	Komatsu Mining Co. and We Energies are working together to lower the roadways under the Greenfield Avenue railroad bridge and under S. Kinnickinnic Ave. immediately south of the Kinnickinnic River.	The roadway on E. Greenfield Ave. under the railroad bridge was lowered, with construction completed on December 13, 2019.
Screen the WE Energies substation on South Water Street in an aesthetically pleasing manner	Property Owner		Property Owner	Medium term		
Explore options to reduce odors from facilities on Jones Island	MMSD	Port		Medium term	MMSD is undertaking a study to determine the source of odors within their facilities and actions to eliminate odors.	
Achieve Green Marine level 5 rating	Port		NA	Medium term		
Remove unused rail tracks located in right of way along South Water Street and Florida Street to increase safety and access	DPW	DCD/RACM, Railways, adjacent property owners		Medium term		
Create on-street protected bike lanes along South Water Street, Pittsburgh Street, Kinnickinnic Avenue, and Bay Street	DPW		City, WisDOT	Medium term		
Advocate for development of Kenosha-Racine-Milwaukee (KRM) rail Commuter Link	City	HDI	TBD	Long term		
Redesign First Street to better serve all users and serve as a gateway to the Harbor District	DPW	WisDOT, DCD	City, WisDOT	Long term		
As uses transition and opportunities arise, create new public rights of way within Grand Trunk sub-district	DPW	DCD	City	Long Term		
Redesign the Becher Street interchange at I94/43 to improve safety and functionality	WisDOT	DCD	WisDOT	Long term		Engaged in discussions with the City, WisDOT, and Lincoln Village businesses to improve the area under the freeway overpass.
Develop a bicycle and pedestrian loop on Jones Island	Port	DPW	City	Long term		
<b>Equity and Affordability</b>						
Focus businesses recruitment to the Harbor District to firms that provide job opportunities accessible to area residents	M7, HDI, DCD		NA	On-going		
Include affordable housing units in any new multi-family residential development involving sale of public land	DCD, County	Developers	NA	On-going		
Make changes to the Low Income Housing Tax Credit Allocation Plan that further prioritizes areas with job and transit access and those at risk of displacement	WHEDA	DCD, HDI	NA	Short term	City of Milwaukee DCD sent recommended QAP changes to WHEDA, but changes were not implemented.	

## WaLUP Implementation Table

Action Item	Lead Implementer	Supporting Entities	Funding Sources	Implementation Time Frame	May 2019 Status and Notes	December 2019 Status and Notes
Complete Equitable Growth through Transit Oriented Development Study and implement resulting housing affordability recommendations	DCD	HDI	TBD	Short term	Equitable Growth TOD study was adopted by the Milwaukee Common Council in November 2018.	<p>MKE United launched an anti-displacement fund to help homeowners in Walker's Point who are facing rapid property tax increases. The fund was identified as a initiative in the Equitable Growth TOD Study.</p> <p>The City of Milwaukee adopted a new Anti-Displacement Neighborhood Preference Policy that will provide a preference for existing residents of the neighborhood in 20% of affordable housing units created in projects receiving city assistance within the Harbor District.</p>
Develop tailored programing to connect area residents with employment opportunities in Harbor District	Employ Milwaukee	HDI, area employers	BID, Employ Milwaukee, grants	Medium term		
<b>Environmental Cleanup</b>						
Complete projects to support delisting of the Milwaukee Estuary Area of Concern, particularly cleanup of contaminated sediments	WDNR	AOC Community Advisory Committee, MMSD, Responsible Parties	WDNR, grants	On-going	AOC is designated a priority in EPA's latest Great Lakes Restoration Initiative strategic plan. We Energies and others pursuing expansion of Confined Disposal Facility to be able to dispose of dredged materials. WDNR and partners finalizing a list of Management Actions for delisting.	Milwaukee Estuary AOC designated priority in EPA's Action Plan III. MMSD, City, and County entering partnership agreements for AOC projects. Work in progress to design and permit new Dredged Materials Management Facility. Targets for BUI removal revised in December.
Seek funding to carry out site assessments for publicly owned sites within the Harbor District	DCD/RACM	WDNR	RACM, grants	On-going		
Pursue resources and access agreements to assist with site assessment and cleanup at privately owned sites	DCD/RACM	WDNR	RACM, grants	On-going		
<b>Stormwater Management and Water Quality</b>						
Implement the Alliance for Water Stewardship International Water Stewardship Standard	AWS	HDI, Property owners	NA	On-going	In partnership with AWS, two Harbor District businesses and the UWM School of Freshwater Sciences are going through AWS certification in 2019.	
Create a biofiltration facility along South Marina Drive, including potential daylighting of sewer	DPW	DCD, MMSD, WDNR	City, MMSD	Short term	HDI hired Stormwater Solutions to design this facility. Construction can proceed along with the Grand Trunk Wetland restoration project.	Stormwater Solutions mostly completed preliminary designs for green infrastructure. Will be combined with restoration plans into one set of construction documents. City awarded \$600,000 from MMSD for construction.
Complete next level stormwater management planning for Harbor District sub-districts and corridors	DCD/RACM, HDI	MMSD, ECO, WDNR	WDNR, MMSD	Short term		
Implement stormwater best management practices adjacent to Grand Trunk Wetland to protect water quality of the wetland	DCD/RACM, HDI	WDNR, Port	RACM, grants	Medium term	HDI hired Stormwater Solutions to design stormwater management. HDI and RACM have over \$1MM in grant requests pending for construction.	Stormwater Solutions mostly completed preliminary designs for green infrastructure. Will be combined with restoration plans into one set of construction documents. HDI awarded grant from Sustain Our Great Lakes for \$429,000 for construction.
Create a stormwater substitute ordinance to Chapter 120 for properties within the Harbor District	DPW	HDI, MMSD	NA	Medium term		
Develop incentive programs to install green infrastructure projects	ECO	MMSD, DPW	MMSD, City	Medium term	BID 51 created the "Property Improvement Grant Program" that will support the design and installation of green infrastructure on private properties in the Harbor District.	



## WaLUP Implementation Table

Action Item	Lead Implementer	Supporting Entities	Funding Sources	Implementation Time Frame	May 2019 Status and Notes	December 2019 Status and Notes
Build a demonstration wetland at west end of UWM School of Freshwater Sciences boat slip to improve water quality	UWM	HDI	UWM	Medium term		
Explore creation of demonstration wetland at Solvay Car Ferry Slip						
Reconstruct unimproved parking lot at UWM School of Freshwater Sciences to improve waterquality of runoff	UWM	UWM		Medium term		
Implement priority projects from Nine Key Element Plan	MMSD		MMSD	Medium term		
Develop solutions to address runoff from I-794	Port, DOR	DPW				
<b>Habitat and Ecology</b>						
Add a aquatic habitat location or feature at every waterfront property in the Harbor View Area	HDI	Property owners		On-going	Habitat Hotels have been installed at 3 properties in the Harbor District.	19 additional hotels have been installed, bringing total to 36 spread among 4 different properties.
Plant trees to reach goal of 23% tree canopy coverage	DPW	Property owners	DPW, property owners	On-going		
Restore the Grand Trunk Wetland to achieve habitat and ecological goals laid out in the plan and provide public access	DCD/RACM	WDNR, Port	EPA, grants	Short term	City of Milwaukee received a \$3 million grant from the Great Lakes Restoration Initiative to restore the Grand Trunk Wetland. Construction is expected to begin in 2020 (delayed to discovery of PCB contamination on site).	City of Milwaukee and DNR planning for management of contaminated soil. Construction expected to begin mid-2020.
Install a Trash Wheel near the Becher Street Bridge	HDI	MMSD		Medium term	Contracted with John Kellet (Baltimore Trash Wheel) to do preliminary engineering study for a Trash Wheel.	Solicited proposal from Aquarius Systems, a Wisconsin company that built MMSD's trash skimmer for an alternative. EPA Great Lakes trash grant RFP will be issued soon.
Install Habitat Hotels along the shoreline north of Becher Street Bridge and on Jones Island	HDI	Property owners		Medium term		
Develop signage and programming to educate visitors on the ecological aspects of the Harbor District						In partnership with UWM SFS, installing a series of Harbor Habitat maps/posters at Harbor View Plaza.
<b>Public Art</b>						
Deploy public art to highlight or temporarily activate areas where future development will occur and along rail bridges	HDI, Railroads	Arts Nonprofits	Grants, Railroads, BID51	Short Term	BID 51 is developing several mural installation in the Harbor District, beginning with 3 sites in 2019 and expanding in 2020.	
Create a wayfinding system for the Harbor District that utilizes artistic elements	HDI	BID51, DCD, DPW	BID51	Medium Term		
Incorporate public art into existing and new developments within the Harbor District	HDI, Property Owners			On-going		
Incorporate public art within redesigned Milwaukee County Boat Launch	County	HDI, Arts Nonprofits		Medium Term		
Incorporate public art at former grain silos on South Water Street	Property Owner, Developers	HDI		Medium Term		
Add public art on the large retaining wall on South Kinnickinnic Avenue between Maple Street and the River	HDI, DPW, DCD/RACM	Arts Nonprofits	BID51	Short Term	This site is a priority for BID 51's art projects.	
Add public art to beautify rooftop of former Louis Allis facility	Property Owner	Arts Nonprofits, BVNA		Medium Term		
Use art to enliven Jones Island Water Reclamation facility	MMSD	Watermarks Project Partners		Medium Term		

Harbor District, Inc.  
Advisory Board  
2020

Betsy Brenner – (Retired) Publisher, Milwaukee Journal Sentinel

Raquel Filmanowicz - Director of US Community Giving, BMO Harris Bank

John Koetz – President of Surface Mining, Komatsu Mining Corp

Alex Lasry – Vice President, Milwaukee Bucks; co-chair, DNC Host Committee

Mark Mone - Chancellor, UW Milwaukee

Bob Monnat – Chief Operating Officer, Mandel Group Inc.

Rocky Marcoux - Commissioner, Milwaukee Department of City Development

Kevin Newell – President & CEO, Royal Capital Group

Andy Nunemaker – Vice President for Product Development, Applied Systems

Jose Olivieri - Partner, Michael Best & Friedrich

Lori Richards - Partner, Mueller Communications

Dave Ullrich – (Retired) Executive Director, Great Lakes - Saint Lawrence Cities Initiative

HDI Executive Committee  
January 13, 2020

Minutes

Attending: Carolyn Esswein, Ivan Gamboa, Rosamaria Martinez, Marvin Bynum (by phone), Lilith Fowler

1. Advisory Board: Ivan and JoAnne successful in recruiting a great group.
  - a. Members: Betsy Brenner, Raquel Filmanowicz, John Koetz, Alex Lasry, Rocky Marcouz, Bob Monnat, Mark Mone, Kevin Newell, Jose Olivieri, Lori Richards, Dave Ullrich
    - i. Alex will take a sabbatical from the board and participate on the Advisory board for the time being.
  - b. First meeting: January 27<sup>th</sup>. Brief history & Overview of HDI; Intro Staff and Committees; WaLUP Summary; Retreat Topics; Why are they here?
2. Trash Wheel  
HDI will pursue an EPA grant in partnership with MMSD and possibly Milwaukee Riverkeeper.
3. Financial Report: looks good.
4. January 28 Board Meeting agenda
  - a. Mid-year program update
  - b. Financial report
  - c. Retreat discussion: Goals for the day; board presentations
  - d. Work groups have 20 minutes as needed
5. Retreat
  - a. Info from staff: Funding make-up; draft list of metrics
6. Updates
  - a. Area of Concern: Projects are moving slowly ahead. Aaron and Lilith attending many meetings. HDI submitted a comment letter re: creation of a new facility to hold dredged sediment.
  - b. BID expansion: Opposition from two property owners on S. 1<sup>st</sup> Street.
  - c. Grand Trunk Wetland: Positive conversation with UWM Electa Quinney Institute about partnership to engage Native American community in planning.



	Project	Primary Staff	Q1 Goal: July-Sept	Q2 Goal: Oct-Dec	Q3 Goal: Jan-March	Q4 Goal: Apr - June	Next Year
<b>Planning</b>							
	Harborwalk	Dan	50% Completion of Design Standards, stakeholder	Complete Design Standards	Common Council adoption of Design Standards;		
	Komatsu Plaza	Dan			Deveop RFP for design & begin community	Select Design Team, continue community	
	District Stormwater Projects	Aaron	Reconvene Env. Committee; Explore stormwater	Research existing regulations and resources, and			
	Grand Trunk Public Access	Aaron	Execute Grant Contract	Contract with landscape architect and with a	Contract with landscape architect and with a		Final design and report
	Bicycle/Pedestrian Improvements	Dan		Determine where in the District the BID could	Define plan for KK River Trail improvements		
	First Street	Dan					
	Lincoln Avenue	Natalia	Continute participating in their Business Association	Continute participating in their Business Association			
	Becher Street	Dan					
<b>Physical Improvements</b>							
	Public Art	Dan	Determine who we will partner with to install	Put out call for artists for two new murals	Chose artists for murals and finalize contracts and	Complete installation of two murals	
	BID Stormwater Grants	Aaron		Develop resource list for property owners. Progress	Progress toward annual goal of 2 projects in	Progress toward annual goal of 2 projects in	
	BID-Supported Private Projects	Dan		Market program; two applicants	Market program; two applicants	Market program; two applicants	
	Habitat Hotels	Aaron	Inspect and assess existing hotels; Install 25 new;	Hold.	Build with Bradley Tech; Evaluate port washington;	Asses winter survival rates; Finalize plans for	
	Terrestrial Habitat Projects	Aaron	Convvene advisory group; Identify goals; Support KK	Finish plan.	Plan small-scale projects; Support KK River	Implement one small-scale project; Support KK River	MPM Internship
	Aquatic Habitat Projects	Aaron	Facilitate SFS expert recommendations for		Finalize plan: Identify strategy, funding for potential		
	Area of Concern	Aaron	Help lead Blue Crew Citizen Adivsory Committee;	Help lead Blue Crew Citizen Adivsory Committee;	Help lead Blue Crew Citizen Adivsory Committee;	Help lead Blue Crew Citizen Adivsory Committee;	
	Trash Removal	Aaron		Submit GLRI proposal for Trash Wheel.			
<b>Business Engagement and Economic Development</b>							
	Opportunity Zone fund, projects	Lilith	Establish fund goals and structure	Create fund; ID HDI projects for pipeline		HDI projects funded	
	HR Roundtable/Workforce Development	Stephanie		Establish Roundtable and hold first meeting	Job Fair or other HR event		
	Manufacturing Incubator Space	Lilith	Research the demand/market for tenants;	Research the demand/market for tenants;			
	BID Expansion	Dan	Meet with all property owners;	City mailing; public meeting; submit petition.	Common Council approval.		
	Habitat Hotels	Lilith		Find partner and develop design for larger scale	Design complete; develop strategy to market/sell	Sell 50 hotels	
<b>Neighborhood Engagement</b>							
	Plaza Activation	Natalia		Determine if we want to do Play Streets in 2020 or	Host winter event in the Plaza (tres reyes structure	3-4 summer activities planned, with partners and	
	Harbor Fest	Natalia	Host Harbor Fest; Survey vendors and partners about		Create vendor, partner, and sponsor apps; design	Outreach to vendors and partners	
	Harbor Fest Sponsors	Stephanie	Sponsorship meets goals; Send thank-yous.		Set a sponsorship goal and begin outreach.	Commitments for 50% of goal	
	BID Socials	Dan	One social	One social		One social	
	Boat Tours	Stephanie	Three boat tours		Explore partnership with boat companies for guided	Plan two summer tours.	
	Kayak Tours	Aaron	Three kayak tours			Plan 2020 tours	
	Real Estate Tours	Dan					
	Spring Cleanup	Natalia			Recruit business sponsors for key locations; confirm	Host cleanup	
	53H20	Natalia	HDI Staff brainstorming session	Work with NAC to draft goals, obstacles, motivators,	School programs at 4 schools. NAC refines 53H20		
	Neighborhood Advisory Council	Natalia	Boat Tour. Define list of NAC members.	One meeting. Recruit 1 new NAC member.	One meeting. Recruit 1 new NAC member.	One meeting. Recruit 1 new NAC member.	
	Greenfield Avenue	Natalia			Determine how to incorporate Greenfield into		
	Walker's Point	Stephanie	Attend board meetings, help promote 5th Street	Attend Board Meetings	Attend Board Meetings	Attend Board Meetings, begin BID outreach	
	Community Science	Aaron/Natalia	Complete 2019 monitoring. Apply for Brookby	Complete contract with UEC; Design community	Plan 2020 monitoring schedule; Implement	Begin 2020 monitoring; Maintain engagement tools.	
	Property Owner Outreach	Stephanie	Nine meetings	Develop resource list, talking points. Nine Meetings	Nine Meetings	Nine Meetings	
	School Programming	Natalia/Aaron		Meet with teachers, admin, and partners; Develop	Outreach to six target schools by end of January,	Deliver lessons and host field trips for each school.	
<b>Marketing and Communications</b>							
	Monthly E-News	Natalia	Train Natalia; three newsletters	Three newsletters	Three newsletters	Three newsletters	
	Quarterly Business Newsletter	Dan	One newsletter	One newsletter	One newsletter	One newsletter	
	Earned Media	Stephanie	Three articles	Three articles	Three articles	National magazine story in prep for DNC	
	Web Updates	Natalia	Site is current: most recent eNews; photos from	Site is current: most recent eNews; photos from	Site is current: most recent eNews; photos from	Site is current: most recent eNews; photos from	
	Social Media	Dan/Natalia					
<b>Operation and Administration</b>							
	Board Operations	Lilith	Develop new staff report for board; September	Two board meetings; materials one week prior	Strategic planning retreat; two board meetings;id	Engage board in annual plan; elections; budget	
	Committee Meetings	Lilith	Committees meet regularly and have staff support.	Committees meet regularly and have staff support.			
	BID Board Meetings	Dan	2 meetings	2 meetings	2 meetings	2 meetings	
	BID Operating Plan & Budget	Dan	Annual Documents due Sep 13 (Operating Plan,	CED Committee Review on Oct 2		Begin Operating Plan budget	
	Funding	Lilith	BID Agreement	Applications for WCMP, Brico, Non-Profit Mgmt	Develop funding strategy for next riverwalk node	Application for Rockwell	
	Financial Management	Judy/Lilith	Hire audit firm. Implement budget; Rev/exp at	Complete audit and tax filing. Rev/exp at budget or	Rev/exp at budget or better.	Prepare new budget; Rev/exp at budget or better	
	Staff	Lilith	Work plans/goals id'd for 2019-20; Quarterly staff	Mid-Year Eval; quarterly staff report for the board.	Quarterly staff report for the board.	Year-end Eval and Goals for next year	
	Harbor View Plaza	Dan	Develop maintenance plan, Secure ongoing	Winterize Plaza, secure winter dock storage		Open Plaza for season, install dock, open up water	
	WaLUP Reporting	Dan			Annual WaLUP Update		
	Brochure	Stephanie		Print new brochure			
	Donor Relationships	Stephanie		All donors thanked	All Donors thanked	All donors thanked	

**Harbor District, Inc. Staff Report  
January 2020**

**PLANNING**

**Harborwalk:** Harbor District Riverwalk Design Standards are in the final phase of review. A meeting was held with project stakeholders to review draft document and final document should be complete by mid-February in anticipation of an open house with waterfront property owners at the end of February and the City adoption process to follow soon after.

**REDEVELOPMENT, CLEANUP, AND RESTORATION**

**Harbor View Plaza:** HDI, with BID 51 support, engaged KEI to install lighting on the play structure for the winter. Gallas Metalworks is also installing a display habitat hotel on the back of the donor wall, more fish on the donor wall, and a Harbor Habitat map in partnership with UWM SFS.

**Grand Trunk:** The Port issued an RFP seeking a long-term tenant for the developable portion of the site, and Lilith participated in the review of the responses. The Port anticipates moving forward over the course of late winter/early spring.

The wetland restoration project is stalled as the City and DNR find a solution for managing contaminated soils on the site. Through a Wisconsin Coastal Management grant, HDI is partnering with the Electa Quinney Institute, the American Indian center at UWM to identify the cultural importance of the Harbor to the various tribes that inhabited the area. This work will inform an installation and curricula that we will work together to develop. HDI is also contracting with an engineer to design trail and public access elements.

**AOC and Sediment Cleanup:** Lilith and Aaron continue to be involved in several working groups that are part of the AOC effort. Aaron helped plan a small Milwaukee Blue Crew public information meeting January 21.

**Trash Collector:** Aaron and Lilith engaged with Aquarius Systems, the company that built MMSD's Lynyrd Skymmr to propose a trash collection machine that could be installed on the Kinnickinnic River at Becher Street. We now have two proposals from different companies. EPA currently has a Request for Proposals for projects to remove trash from harbors and river mouths on the Great Lakes, so we will submit a proposal seeking \$500,000 for the trash wheel. We are recruiting MMSD, the Fund for Lake Michigan, DPW, and BID 51 to provide funding and/or future operational support for the project.

## **COMMUNITY AND ECONOMIC DEVELOPMENT**

**BID 51 Expansion:** We continue to collect signatures for expansion, but have delayed introducing the expansion to the common council to identify and speak with some property owners who are opposed.

**Property Improvement Grant Program:** Completed one grant for exterior improvements and have two approved grants in the process of completing their exterior work.

## **OUTREACH AND ENGAGEMENT**

**Neighborhood Advisory Committee (NAC):** Hosted a NAC meeting at Bray Architects. Committee members completed an asset mapping activity that helped us gain perspective on specific elements of their neighborhood that they liked and disliked. This information will help the Harbor District prioritize what types of businesses to advocate for and what community projects to support.

Two new neighbors have joined our NAC since our last meeting in November.

**Community Science:** Urban Ecology Center completed a report of their findings of wildlife in the Harbor District during the 2019 field season. The report will soon be available on the website. Aaron is working with the Milwaukee Public Museum and Marquette University to offer a summer internship to environmental science students at Marquette. The internship will be focused on studies of insects and plants in the Harbor District.

**DNC:** Staff facilitated Harbor District Board Work Group meeting and identified ideas including: supporting and promoting venues/restaurants, hosting a media event on a barge, creating a public relations plan.

The Harbor District/BID 51 Open House, held in November, featured David Larsen of the 2020 Host Committee. Harbor District venues (Ivy House, Foamation, LaMerenda/Engine Co. No. 3) have booked events for the DNC.

**Harbor View Plaza Pitch Competition:** Natalia and Stephanie met with multiple community partners to market the Plaza as a venue for public events specifically targeting the Southside 53204 neighborhood. An invitation to apply to host an event was sent to nearly 100 community partners who will bring music, dance, art and culture to our public space.

The goal of the competition is to increase visitors to the park while programming the plaza in partnership with individual neighbors, arts groups, community organizations and small businesses who are inherently connected to 53204 residents. On **March 12th**, finalists will

present at the **Harbor View Plaza Pitch Party**. Winners will receive up to \$1000 to produce their events at Harbor View Plaza.

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

Staff made presentations to:

- Carmen High School

### **Partner Organization Meetings**

- Walker's Point Association monthly social,
- WPA holiday party
- WPA Business coffee hour
- Milwaukee Blue Crew (Area of Concern) meeting
- Milwaukee Fish and Wildlife Technical Team meeting
- Milwaukee AOC Implementation Team meeting
- Sediment Workgroup meeting
- District 2 Crime and Safety meeting
- DNC Arts and Culture - Imagine MKE
- Freshwater Toolkit

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

**Advisory Board:** We have 12 people committed to our new advisory board, and Lilith scheduled their first meeting for January 27th.

**Planning and Board Retreat:** Lilith is working with facilitator Jasmine Nielsen to gather information and plan the board retreat. We surveyed HDI stakeholders and received 37 responses. The responses are helping to shape questions for further discussion at both the first Advisory Board meeting and at the retreat. Staff have also been supporting various small group teams of board members as they explore a few strategic questions in advance of the retreat.

**Fundraising:** We've identified two big funding opportunities for Harbor District projects - the EPA grant described above for the trash wheel, and a new funding source for habitat projects - including small-scale urban projects and public access projects - in Wisconsin. We're evaluating a couple of options for a proposal; a partnership with the City to restore the river edge and create a new bike path at Lincoln Field seems like a top contender at the moment.