

Harbor District Inc.  
Board Meeting  
June 29, 2021

AGENDA

1. Call to Order
2. Approval of Minutes
3. Treasurer's Report
  - a. Dashboard
  - b. Budget for 2021-22 Fiscal Year
4. Board Committee Action Items
  - a. Executive Committee: Summer Social?
  - b. Governance Committee
    - i. Re-election of Current Board Members

The Governance Committee recommends election of the following members to an additional 3-year term:

JoAnne Anton  
Kathryn Berger  
Marvin Bynum  
Eric Dick  
Dan Druml  
Paulina Gutierrez  
Rosamaria Martinez

- ii. Election of New Member: Elmer Moore, Scale-up Milwaukee

The Governance Committee recommends election of Elmer Moore to a 3-year term.

- iii. Election of officers

The Governance Committee recommends the following slate of officers for 2021-22:

President: Marvin Bynum  
Vice President: Rosamaria Martinez  
Secretary: Anne Summers  
Treasurer: Nahid Afsari

5. Staff Action Items (Fowler)
  - a. Program Plan for 2021-22
  - b. Strategic Questions
6. Adjourn

Calendar of 2021-22 Board Meetings:

**Harbor District, Inc.**  
**Board of Directors Meeting**  
May 4, 2021, 9:00 am  
GoToMeeting

**Board Members in Attendance**

Marvin Bynum	Eric Dick	Tim Hoelter
David Stegeman	David Misky	Kathryn Berger
Carolyn Esswein	Anne Summers	Dan Druml
Patricia Hoben	Paulina de Haan	Ed Eberle
Joanne Anton	John Koetz	

**Staff and Others in Attendance**

Lilith Fowler, HDI	Natalia Hernandez, HDI	Katie Stensberg, HDI
Stephanie Sherman, HDI	Aaron Zeleske, HDI	Melony Pederson, HDI
Ed Krishok, Milwaukee Urban Stables	Richard Lincoln, Milwaukee Urban Stables	

**Agenda and Notes**

Speaker: Ed Krishok, Richard Lincoln; Milwaukee Urban Stables

Open to hosting a HDI Board Mtg., community room can fit approximately 90 people; by appointment for tours; expecting approval of sublease today; opening to the community soon.

Approval of Minutes (Esswein)

**Motion to approve the minutes from the March, 2021 Harbor District, Inc. board meeting. Moved by David Misky, seconded by Paulina de Haan, unanimously approved.**

Treasurer's Report (Fowler)

**Motion to approve from Marvin Bynum, seconded by Joanne Anton.**

**Unanimously approved. The motion passes.**

#### Board Committee Action Items

##### Governance Committee: Upcoming Elections (Berger)

- Annual mtg. June 22nd
- 13 board members leaving over next three years
- Thank you to Ed Ebele
- Next mtg to discuss members up for renewal
- Two potential new board members, **keep a watch out for possible email**
- Individual donations needed by end of fiscal year are appreciated
- Job descriptions for committee chairs
- Election of officers will happen at next board meeting

##### Corporate Fundraising Strategy (Summers)

- Need to diversify revenue resources
- Design a corporate sponsorship, different than a traditional sponsorship, more of a partnership that focuses on long term relationships and that is mission aligned, benefiting the corporation and the Harbor District
- Start small to roll out for feedback, reaching out to neighboring corporations first, will evolve over time
- Partnership levels are being developed more to come in next board mtg.

##### Poll for Future Meetings

- Majority opted for “some of each” virtual and in person
- Virtual platform will change to Zoom
- During annual mtg on June 22, discuss if changing date (Tuesdays) and time (9 a.m.)

#### Staff Action Items (Fowler)

Introducing Melony Pederson, Planning & Development Director

Staff Update [LINK](#)

Riverwalk Survey [LINK](#)

2021-22 Planning

- Transitioning from a startup to a more established organization, building more structure
- Calendar for committee meetings
- Welcome to any ideas from the board on growth opportunities for the upcoming year

Adjourn, 10:04 a.m.

Reminder of upcoming meetings and events

- Art Start: Grand Opening, May 26, event details coming soon
- **Next Board meeting June 22, 2021 at 9:00 am**

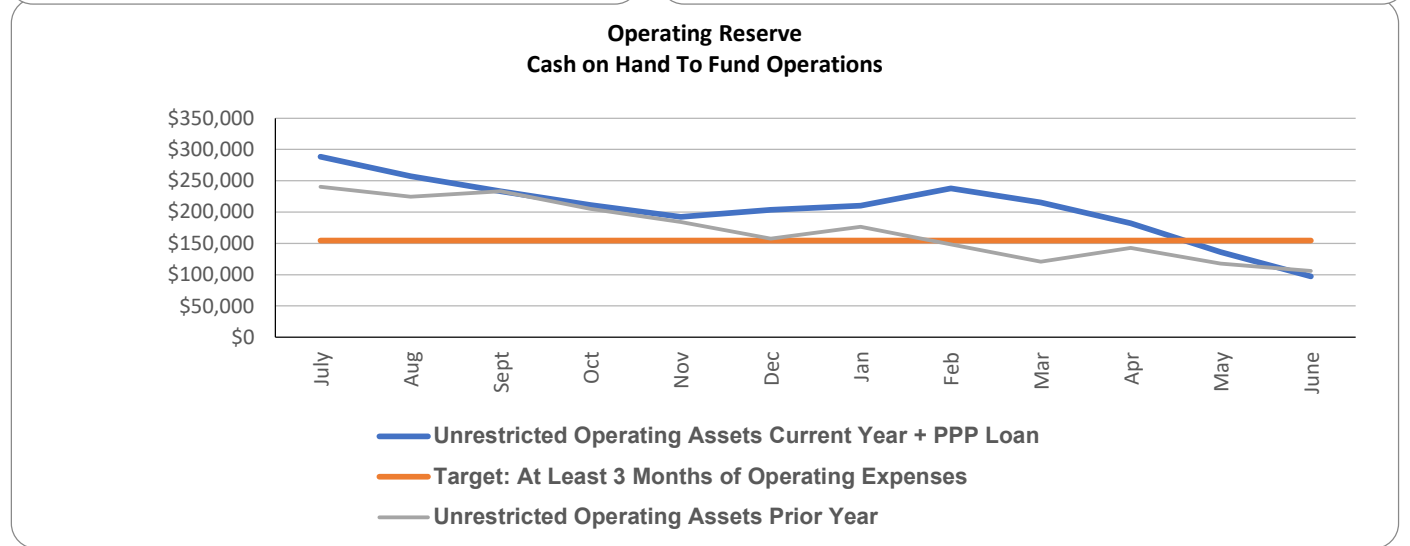
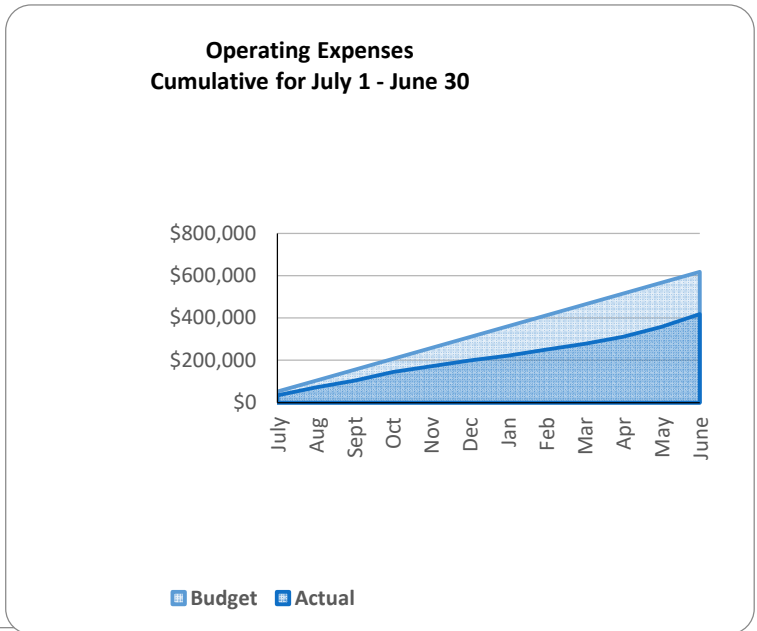
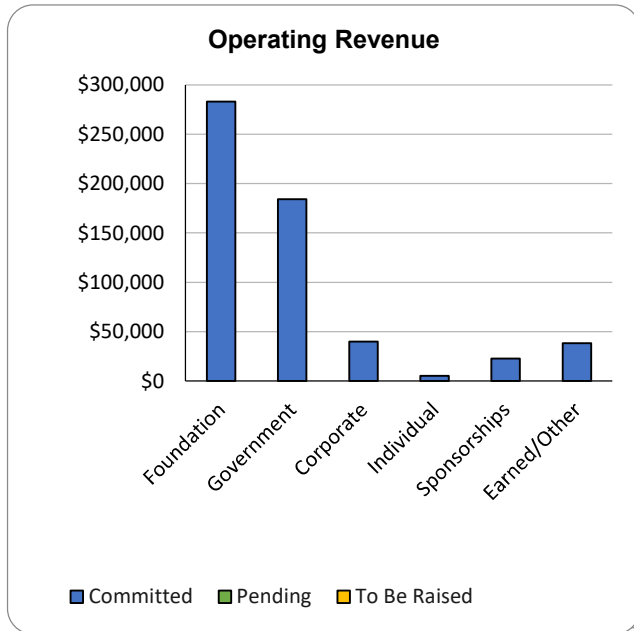
Harbor District, Inc.  
Budget for July 1, 2021 - June 30, 2022 Fiscal Year

	FY 2020-2021		FY 2021-2022 Operating Budget	Percent Change	
	Annual Budget	Projected Year-End		From 20-21 Budget	From 20-21 Actual
<b>Revenue</b>					
4065 Foundation Contributions	320,583	223,275	214,775	-33%	-4%
4070 Government Contributions	93,653	29,995	127,033	36%	324%
4073 Corporate Contributions	50,000	40,000	53,000	6%	33%
4074 BID Contributions	8,000	20,000	-		
4075 Individual Contributions	5,000	5,090	5,000	0%	-2%
4076 Sponsorships	7,000	17,675	40,000	471%	126%
4080 Earned Income	25,000	38,100	37,625	51%	-1%
4082 In-Kind Contributions	-	699	4,000		472%
4085 Interest Income	-	77	-		
4088 Covid Leave Credit	-	13,548	-		
4089 Forgiveness of Debt Revenue	51,216	51,606	53,942	5%	5%
4090 Miscellaneous Income	-	-	-		
<b>Total New Revenue</b>	<b>560,452</b>	<b>440,065</b>	<b>535,375</b>	<b>-4%</b>	<b>22%</b>
Carryover Revenue From Previous Fiscal Year	62,696	61,161	35,133		
<b>Total New Revenue + Carryover</b>	<b>623,148</b>	<b>501,226</b>	<b>570,508</b>		
<b>Expenditures</b>					
7200 Salaries	256,670	252,424	292,232	14%	16%
7240 Benefits	24,162	8,997	25,000		178%
7250 Payroll taxes	22,948	19,837	23,300	2%	17%
7520 Accounting fees	16,000	17,333	18,000	13%	4%
7530 Legal Fees	3,000	450	3,000	0%	567%
7542 Architecture and Engineering Fees	188,167	41,834	89,000	-53%	113%
7544 Art, Photography, Graphic Design Fees	4,100	6,396	2,000	-51%	-69%
7545 Partner Contracts/Sub-Grants	25,000	11,500	16,750	-33%	46%
7548 Other Professional/Consultants Fees	10,000	2,575	7,500	-25%	191%
<b>Total Consultant &amp; Professional Fees</b>	<b>246,267</b>	<b>80,088</b>	<b>136,250</b>	<b>-45%</b>	<b>70%</b>
7550 Marketing & Advertising	2,100	1,043	2,310	10%	121%
7560 Signage	600	-	-	-100%	
8110 Supplies Expense	3,200	12,499	12,350	286%	-1%
8130 Telephone & Internet	2,200	1,500	2,200	0%	47%
8135 Meals and Entertainment	7,450	1,268	7,000	-6%	452%
8140 Postage, shipping, delivery	800	447	500	-38%	12%
8170 Printing & copying	5,200	6,146	5,880	13%	-4%
8175 Software	1,000	1,454	1,000	0%	-31%
8180 Books, subscriptions, reference	600	461	600	0%	30%
8190 Dues & Contributions	1,500	1,900	2,000	33%	5%
8195 Licenses and Permits	240	255	449	87%	76%
8210 Rent, parking, other occupancy	12,000	8,385	12,000	0%	43%
8260 Furniture Fixtures & Equipment	3,000	9,261	3,000	0%	-68%
8270 Equipment Rental	600	175	18,790	3032%	10637%
8280 Boat, Bus, and Venue Rentals	10,000	4,006	7,150	-29%	78%
8310 Travel expenses	5,200	-	4,000	-23%	-
8320 Conferences and Training	3,200	16	3,600	13%	22400%
8500 Misc expenses	1,080	390	1,400	30%	259%
8520 Insurance - non-employee	6,200	4,428	6,215	0%	40%
8591 Bank and credit card fees	50	15	50	0%	233%
9000 Workers Compensation	1,000	1,098	1,300	30%	18%
<b>Total Expenditures</b>	<b>617,313</b>	<b>416,093</b>	<b>568,576</b>		<b>37%</b>
Net Revenue	5,835	85,133	1,932		
Less Board-Designated Operating Reserve		(50,000)			
<b>Net Unrestricted Revenue to Carry Over</b>		<b>35,133</b>			

**Harbor District, Inc.**  
**Balance Sheet**  
**As of May 31, 2021**

	<u>As of 5/31/21</u>	<u>As of 4/30/21</u>
<b>ASSETS</b>		
<u>Current Assets</u>		
1010 Checking account	57,913	102,383
1020 Savings account	250,054	250,033
1110 Accounts receivable	89,175	92,333
1450 Prepaid Expense	1,209	1,209
1451 Refundable Deposit	0	0
<b>Total Current Assets</b>	<b>\$398,351</b>	<b>\$445,958</b>
<u>Fixed Assets</u>		
1620 Leasehold Improvements	1,421,981	1,421,981
1630 Intangible Assets	7,615	7,615
1640 Furniture, fixtures, & equip	7,521	7,521
1720 Accum deprec- leasehold improvements	-54,177	-54,177
1745 Accum deprec- furn,fix,equip	-4,133	-4,133
<b>Total Fixed Assets</b>	<b>\$1,378,806</b>	<b>\$1,378,806</b>
<b>TOTAL ASSETS</b>	<b>\$1,777,157</b>	<b>\$1,824,764</b>
<b>LIABILITIES AND NET ASSETS</b>		
<u>Liabilities</u>		
2110 Accounts Payable	0	0
2180 Accrued Vacation	4,323	4,323
2500 Loan Payable	53,942	53,942
<b>Total Liabilities</b>	<b>\$58,265</b>	<b>\$58,265</b>
<u>Net Assets</u>		
3020 Unrestricted Operating Assets	82,037	128,313
3040 Unrestricted Fixed Assets	1,378,806	1,378,806
<b>Total 3000 Unrestricted Net Assets</b>	<b>\$1,460,843</b>	<b>\$1,507,119</b>
3100 Temporarily Restricted Net Assets	258,048	259,380
<b>Total Net Assets</b>	<b>\$1,718,892</b>	<b>\$1,766,499</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$1,777,157</b>	<b>\$1,824,764</b>

## Harbor District, Inc. Projected June 2021 Financial Snapshot



<b>Highlights</b>	
FY 2020-21 Year End Projections:	
- Revenue	21% below budget
- Expenses	36% below budget
Projected \$85,000 Net Revenue	
- Includes	\$51,600 PPP1 Forgiveness
- Recommendation	to set aside \$50,000 as "Board Designated Operating Reserve"

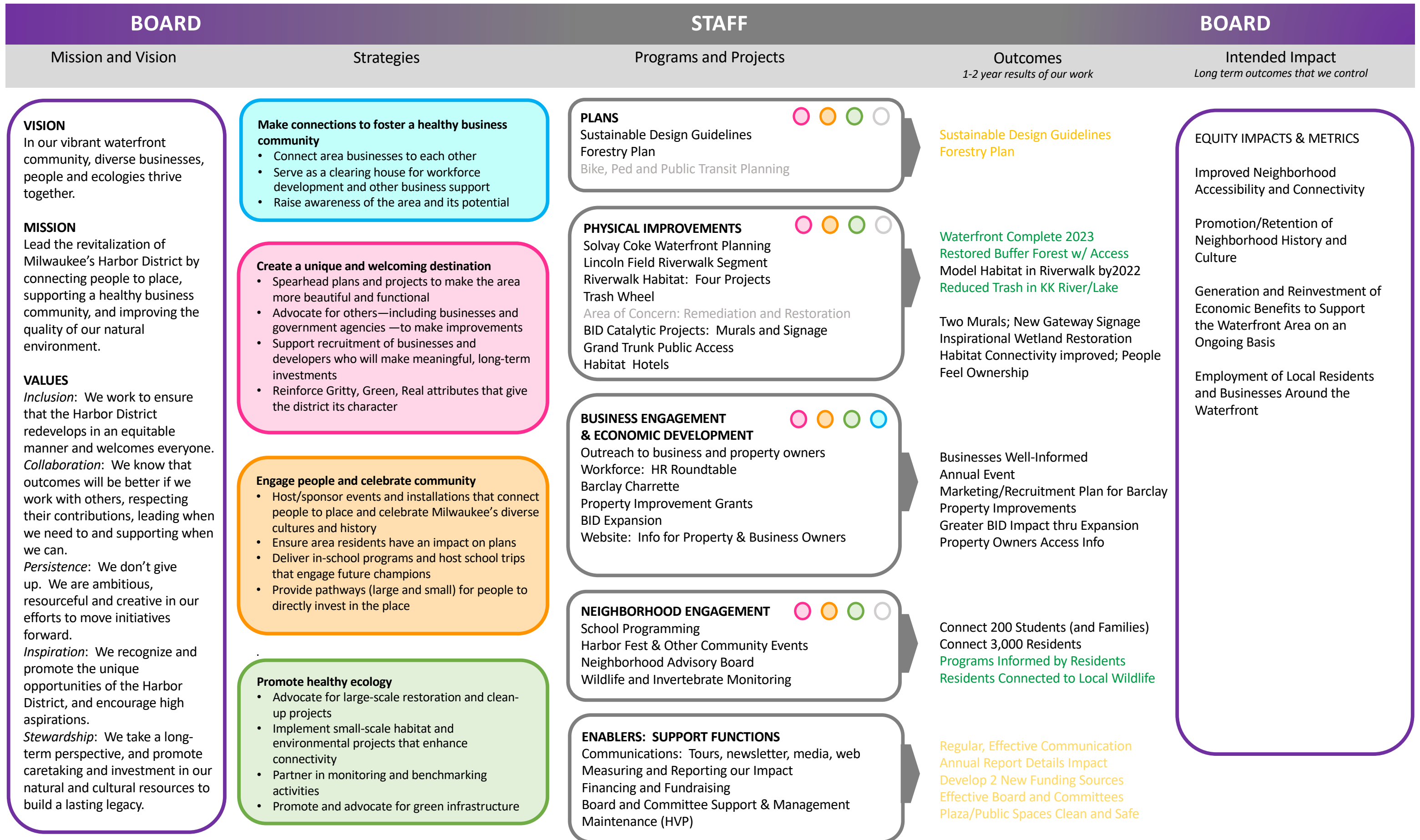
<b>Balance Sheet Summary</b>		
	3-mo Chg	Est Balance 6/30
Current Assets	-25%	\$ 359,489
Fixed Assets	0%	\$ 1,378,806
Liabilities	0%	\$ 58,265
Net Assets	-4%	\$ 1,727,637



# NEXT YEAR: PLANS FOR 2021-22 PROGRAMS AND PROJECTS

BOARD	STAFF			BOARD
Mission and Vision	Strategies	Programs and Projects	Outcomes <i>1-2 year results of our work</i>	Intended Impact <i>Long term outcomes that we control</i>
<p><b>VISION</b> In our vibrant waterfront community, diverse businesses, people and ecologies thrive together.</p> <p><b>MISSION</b> Lead the revitalization of Milwaukee's Harbor District by connecting people to place, supporting a healthy business community, and improving the quality of our natural environment.</p> <p><b>VALUES</b> <i>Inclusion:</i> We work to ensure that the Harbor District redevelops in an equitable manner and welcomes everyone. <i>Collaboration:</i> We know that outcomes will be better if we work with others, respecting their contributions, leading when we need to and supporting when we can. <i>Persistence:</i> We don't give up. We are ambitious, resourceful and creative in our efforts to move initiatives forward. <i>Inspiration:</i> We recognize and promote the unique opportunities of the Harbor District, and encourage high aspirations. <i>Stewardship:</i> We take a long-term perspective, and promote caretaking and investment in our natural and cultural resources to build a lasting legacy.</p>	<p><b>Make connections to foster a healthy business community</b></p> <ul style="list-style-type: none"> <li>• Connect area businesses to each other</li> <li>• Serve as a clearing house for workforce development and other business support</li> <li>• Raise awareness of the area and its potential</li> </ul> <p><b>Create a unique and welcoming destination</b></p> <ul style="list-style-type: none"> <li>• Spearhead plans and projects to make the area more beautiful and functional</li> <li>• Advocate for others—including businesses and government agencies—to make improvements</li> <li>• Support recruitment of businesses and developers who will make meaningful, long-term investments</li> <li>• Reinforce Gritty, Green, Real attributes that give the district its character</li> </ul> <p><b>Engage people and celebrate community</b></p> <ul style="list-style-type: none"> <li>• Host/sponsor events and installations that connect people to place and celebrate Milwaukee's diverse cultures and history</li> <li>• Ensure area residents have an impact on plans</li> <li>• Deliver in-school programs and host school trips that engage future champions</li> <li>• Provide pathways (large and small) for people to directly invest in the place</li> </ul> <p><b>Promote healthy ecology</b></p> <ul style="list-style-type: none"> <li>• Advocate for large-scale restoration and clean-up projects</li> <li>• Implement small-scale habitat and environmental projects that enhance connectivity</li> <li>• Partner in monitoring and benchmarking activities</li> <li>• Promote and advocate for green infrastructure</li> </ul>	<p><b>PLANNING</b> <span style="float: right;">● ● ● ●</span></p> <p>Sustainable Design Guidelines Grand Trunk Indigenous Culture Installation Forestry Plan New Riverwalk: Lincoln to Becher</p> <p><b>PHYSICAL IMPROVEMENTS</b> <span style="float: right;">● ● ● ●</span></p> <p>Maintenance of existing projects New Riverwalk: Greenfield to KK Trash Collector Habitat Improvements - Lincoln Field, Riverwalk, KK River Trail Area of Concern clean-up</p> <p><b>BUSINESS ENGAGEMENT &amp; ECONOMIC DEVELOPMENT</b> <span style="float: right;">● ● ● ●</span></p> <p>Expansion of BID 51 to the north and west Establish HR Roundtable Complete BID Branding signage project</p> <p><b>NEIGHBORHOOD ENGAGEMENT</b> <span style="float: right;">● ● ● ●</span></p> <p>Harbor View Plaza Activation – Harbor Fest and Summer en la Plaza; Riverwalk Outreach Trash Collector Outreach School Programs?</p> <p><b>ORGANIZATIONAL DEVELOPMENT</b></p> <p>Communications: Tours, newsletter, media, web Strategies, goals, outcomes; measuring impact Fundraising Board and Committee Support &amp; Development Staff Capacity</p>	<p>Guidelines adopted by Common Council Conceptual design for installation, engagement from local native community Forestry Plan complete Design &amp; construction docs for new Riverwalk complete</p> <p>Plaza is clean and safe New Riverwalk constructed Trash collector installed and functioning Habitat improvements complete at two locations AOC work proceeding with community input</p> <p>Supportive properties added to BID Roundtable meets 2x year and identifies work for HDI Gateway signage at 3 locations installed</p> <p>Events draw community members Riverwalk plans incorporate community priorities Trash collector improves community awareness of water quality issues School programs (or other) build community stakeholders</p> <p>Regular communications support goals Metrics id'd to assess impact New pipeline of corporate support Robust structures &amp; processes to support operations</p>	<p><b>EQUITY IMPACTS &amp; METRICS</b></p> <p>Improved Neighborhood Accessibility and Connectivity</p> <p>Promotion/Retention of Neighborhood History and Culture</p> <p>Generation and Reinvestment of Economic Benefits to Support the Waterfront Area on an Ongoing Basis</p> <p>Employment of Local Residents and Businesses Around the Waterfront</p>

# LAST YEAR: STATUS OF 2020-21 PROGRAMS AND PROJECTS



**Harbor District, Inc.**  
**Statement of Activity**  
**May 2021 (92% of Fiscal Year)**

	Operating Budget 2020-21					Non-Operating 2020-21					Organizational
	Actual	Actual	Actual	Budget	YTD %	BID	CAC Coord.	Plaza	Trash Wheel	Time-Restricted	Total
	May-21	Apr-21	July - May	(Annual)	Of Budget	Actual	Actual	Actual	Actual	Actual	Actual
						YTD	YTD	YTD	YTD	YTD	YTD
<b>Revenue</b>											
4065 Foundation Contributions	0	0	223,275	320,583	70%	0	41,950	0	91,500	-131,225	225,500
4070 Government Contributions	0	0	2,995	93,653	3%	0	0	0	0	0	2,995
4073 Corporate Contributions	0	0	40,000	50,000	80%	0	0	0	0	-40,000	0
4074 BID Contributions	0	0	5,000	8,000	63%	50,394	0	0	0	0	55,394
4075 Individual Contributions	1,700	0	2,090	5,000	42%	0	0	0	0	0	2,090
4076 Sponsorships	175	0	17,675	7,000	253%	0	0	0	0	0	17,675
4080 Earned Income	0	0	33,500	25,000	134%	0	0	0	0	0	33,500
4082 In-Kind Contributions	0	0	699	0	n/a	0	0	0	0	0	699
4085 Interest Income	21	21	57	0	n/a	0	0	0	0	0	57
4088 Covid Leave Credit	0	0	13,548	0	n/a	0	0	0	0	0	13,548
4089 Forgiveness of Debt Revenue	0	0	51,606	51,216	101%	0	0	0	0	0	51,606
<b>Total Revenue</b>	<b>\$1,896</b>	<b>\$21</b>	<b>\$390,444</b>	<b>\$560,452</b>	<b>70%</b>	<b>\$50,394</b>	<b>\$41,950</b>	<b>\$0</b>	<b>\$91,500</b>	<b>-\$171,225</b>	<b>\$403,064</b>
Carryover Revenue from FY 19-20			61,161	62,696		0	0	50,000	15,938	0	127,099
<b>Total Revenue + Carryover</b>			<b>\$451,605</b>	<b>\$623,148</b>	<b>72%</b>	<b>\$50,394</b>	<b>\$41,950</b>	<b>\$50,000</b>	<b>\$107,438</b>	<b>-\$171,225</b>	<b>\$530,162</b>
<b>Expenditures</b>											
7200 Salaries & related expenses	23,631	21,599	228,924	256,670	89%	0	0	0	0	0	228,924
7240 Benefits	1,575	943	7,947	24,162	33%	0	0	0	0	0	7,947
7250 Payroll taxes	1,935	1,779	17,937	22,994	78%	0	0	0	0	0	17,937
7540 Consultant & Professional Fees											
7520 Accounting fees	1,069	749	15,567	16,000	97%	0	0	0	0	0	15,567
7530 Legal Fees	0	0	450	3,000	15%	0	0	0	0	0	450
7542 Architecture & Engineering Fees	13,214	0	16,209	188,167	9%	0	0	0	1,796	0	18,005
7544 Art, Photography, Graphic Design	0	3,867	6,396	4,100	156%	3750	0	0	0	0	10,146
7545 Partner Contracts/Sub-Grants	0	0	11,500	25,000	46%	0	2,081	0	0	0	13,581
7548 Other Professional Fees	0	0	2,575	10,000	26%	10,570	0	3,787	0	0	16,932
Total 7540 Consultant & Professional Fees	\$14,283	\$4,615	\$52,697	\$246,267	21%	\$14,320	\$2,081	\$3,787	\$1,796	\$0	\$74,681
7550 Advertising	311	45	752	2,100	36%	0	0	0	0	0	752
7560 Signage	0	0	0	600	0%	0	0	0	0	0	0
8000 BID Grants to Others	0	0	0	0	n/a	30,000	0	0	0	0	30,000
8110 Supplies Expense	313	549	10,589	3,200	331%	3,318	0	0	0	0	13,907
8130 Telephone & Internet	101	103	1,124	2,200	51%	0	0	0	0	0	1,124

**Harbor District, Inc.**  
**Statement of Activity**  
**May 2021 (92% of Fiscal Year)**

	Operating Budget 2020-21					Non-Operating 2020-21					Organizational
	Actual	Actual	Actual	Budget	YTD %	BID	CAC Coord.	Plaza	Trash Wheel	Time-Restricted	Total
	May-21	Apr-21	July - May	(Annual)	Of Budget	Actual	Actual	Actual	Actual	Actual	Actual
						YTD	YTD	YTD	YTD	YTD	YTD
8135 Meals and Entertainment	231	71	1,500	7,450	20%	0	0	0	0	0	1,500
8140 Postage, shipping, delivery	2	1	436	800	55%	0	0	0	0	0	436
8170 Printing & copying	0	272	6,146	5,200	118%	209	0	0	0	0	6,355
8175 Software	16	168	1224	1,000	122%	0	0	0	0	0	1,224
8180 Books, subscriptions, reference	30	30	431	600	72%	0	0	0	0	0	431
8190 Dues & Contributions	0	0	1900	1500	127%	0	0	0	0	0	1,900
8195 Licenses and Permits	0	0	245	240	102%	0	0	0	0	0	245
8210 Rent, parking, other occupancy	699	699	8,385	12,000	70%	1,901	0	0	0	0	10,286
8260 Furniture Fixtures & Equipment	3,265	942	5,518	3,000	184%	0	0	0	0	0	5,518
8270 Equipment Rental	175	0	175	600	29%	2,002	0	0	0	0	2,177
8280 Boat, Bus, and Venue Rentals	0	0	3,695	10,000	37%	0	0	0	0	0	3,695
8310 Travel expenses	0	0	0	5,200	0%	0	0	0	0	0	0
8320 Conferences and Training	0	0	16	3,200	1%	0	0	0	0	0	16
8340 BID Reimbursable Expenses	0	0	0	0	n/a	0	0	0	0	0	0
8500 Misc expenses	-35	0	0	1,080	0%	0	0	0	0	0	0
8510 Interest expense	0	0	390	0	n/a	0	0	0	0	0	390
8520 Insurance - non-employee	0	0	4,428	6,200	71%	278	0	0	0	0	4,706
8591 Bank and credit card fees	6	1	12	50	n/a	0	0	0	0	0	12
9000 Workers Compensation	0	0	1098	1,000	110%	0	0	0	0	0	1,098
<b>Total Expenditures</b>	<b>\$46,539</b>	<b>\$31,817</b>	<b>\$355,566</b>	<b>\$617,313</b>	<b>58%</b>	<b>\$52,028</b>	<b>\$2,081</b>	<b>\$3,787</b>	<b>\$1,796</b>	<b>\$0</b>	<b>\$415,258</b>
Capitalized Expenses	0	1,299	1,299	0	n/a	0	0	0	0	0	1,299
<b>Net Revenue with carryover</b>	<b>-\$44,643</b>	<b>-\$33,096</b>	<b>\$94,740</b>	<b>\$5,835</b>		<b>-\$1,633</b>	<b>\$39,869</b>	<b>\$46,213</b>	<b>\$105,642</b>	<b>-\$171,225</b>	<b>\$113,605</b>

**Harbor District, Inc. Staff Report  
May-June 2021**

**PLANNING**

**Harborwalk:** Melony has continued to meet with the Contract Management Team. Smith Group has presented their first conceptual design ideas and feedback has been given on which schemes should move forward to the public meetings. Considerations remain around the Kadinger parcel and RR crossing. Public meetings are being planned for July 11th and 14th focused on the Residential and Business communities respectively. Feedback from these sessions will help inform the final design.

**Project Review:**

**REDEVELOPMENT, CLEANUP, AND RESTORATION**

**Harbor View Plaza:** The team has established an agreement with a security company already working in the area to help monitor the park, especially in the evenings. Aaron has also been working with maintenance companies to determine the best path forward on trash collection and other needs in the space. Melony is working with the original contractor on an area that needs some attention near the play tower due to shifting concrete.

**First and Greenfield:**

**Habitat Hotels:** Aaron has been training SFS student intern Emma Gilbertson in Habitat Hotel maintenance and monitoring. We have taken done several rounds of monitoring and have planned maintenance work. Additionally, Aaron has been exploring alternative futures for this project, as we will be discussing at the board meeting.

**Grand Trunk Wetland:** The primary restoration project became exceedingly complicated and expensive due to contaminated soils and the presence of PCBs in a storm sewer on the property. The DNR and Redevelopment Authority (RACM) are working with EPA to move the project into EPA's Legacy Act program, which is better equipped to deal with these issues. This sets the timing of the project back, but is more likely to lead to a successful project.

Aaron has been working with RACM and DNR to design the green infrastructure portion of the project. This work was funded by a Wisconsin Coastal Management grant and performed by Stormwater Solutions Engineering. These designs are complete and permitting has begun with the City Department of Public Works. At RACM's June board meeting, they approved a cooperation agreement between RACM and HDI that Aaron worked on with City staff for HDI to subgrant a \$429,000 grant from Sustain Our Great Lakes for construction of this green

infrastructure. The timeline for this green infrastructure project has been sped up. With designs completed, RACM will bid it in the remainder of 2021, with construction next year.

**Trash Collector:** Aaron has been negotiating a contract for the project with Aquarius Systems that will cover design, fabrication, and installation of most elements of the project. Aaron has been working with Stormwater Solutions Engineering to design the on-shore infrastructure needed for the system to function, like a paved area for a dumpster and driveway for truck access. Aaron has also been working on the permitting process with the DNR and City of Milwaukee. Some of the requirements are challenging, but we are gathering information, exploring options, and having conversations in advance of the formal permit submittal so that all the involved parties are educated about the project.

**AOC and Sediment Cleanup:** The AOC Community Advisory Committee and the plethora of project partners held an online informational meeting about the DMMF project and AOC in general. It was very well attended and provided breakout rooms so that attendees could ask questions of the CAC members and subject matter experts.

## **COMMUNITY AND ECONOMIC DEVELOPMENT**

**Business Outreach:** The team is currently reaching out to our businesses for the July 14th meeting. This event will be the Annual Social where we will discuss design ideas for the Harborwalk, opportunities in the Business Tent at Harborfest, the new Resource Guide for the area and the formal introduction of Melony. An event not to be missed!

The resource guide continues to be an effort between the Harbor District and Walker's Point to showcase the areas services for employees, neighbors and visitors! Melony is working with a marketing group on design details and is looking for a person to assist in the calling down of all the businesses in order to meet our Fall deadline.

**BID- District Signage:** Our consultant continues to move this project forward; now with clear direction from the BID Board. The three signs are in production now and shop drawings will be available for approval shortly with installation expected by the end of Fall. The ceremonial champagne breaking event is TBD, details to follow!

**DCD Industrial Market Study:** Melony continued to meet with this group providing feedback on their efforts. The Draft Final Study was released to the group and comments are due back June 29th. Once the recommendations are finalized we would like to share how this impacts the District.

## **OUTREACH AND ENGAGEMENT**

**Summer en la Plaza:** Art Start completed the installation of their “See Me Because” art exhibit at Harbor View Plaza. They hosted their grand opening early June at the plaza. Fanana Banana hosted their summer event, “For the Culture.” This event consisted of local vendors, a kids art station, and two performances. Natalia invited MKE Yoga Social to host bilingual yoga classes for the community at Harbor View Plaza every Friday from June to October if weather permits.

**Harbor Fest:** Natalia and Lilith met with the Riveredge Nature Center to discuss combining Harbor Fest and Sturgeon Fest. All participants agreed that it would be a natural fit.

**Community Science:** Aaron has been working with Milwaukee Public Museum and Marquette University developing an internship program for Environmental Studies students. We have two interns studying plants, insects, and their interactions in the Harbor this summer. Their survey methods will include a reverse leaf blower, to suck up insects and then categorize what they’ve found.

**Marketing & Communications:** Natalia created a media kit for all summer events and Summer en la Plaza partners.

Aaron made a presentation to the High Line Network’s ecology group.

Lilith made presentations to the New York Public Space Alliance and to Horicon Bank leadership.

**Social Gatherings: Coming soon!**

**Neighborhood Advisory Committee:** Natalia hosted an NAC meeting and shared Riverwalk survey results as well as summer programming information. She recruited a new NAC member, Chris Bocciardi.

**School Programming:** Natalia and Aaron did a class visit to the United Community Center. They talked to twenty middle schoolers about the Habitat Hotels and Trash Collector. They then took those students to Harbor View Plaza and hosted a boat tour.

Natalia participated in two Learn Deep Fellows sessions on behalf of the Harbor District. The fellows program is a community based approach to equip and prepare Milwaukee area teachers to provide K-12 students with real world learning experiences. Fellows utilize the community partners as knowledgeable resources.

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

**Fundraising:** Lilith submitted a proposal to the Fund for Lake Michigan. Aaron submitted a letter of intent to the Brookby Fund, and we were invited to submit a full proposal.

**Planning and Budget for 2021-22:** The team worked on identifying achievable goals for the year and creating associated budgets.

**Office Furniture and Equipment:** The Harbor District team is fully operational with new furniture from IKEA, including chairs from Forward Space, a local and progressive office furniture company. This new furniture offers the team a fresh look!



**Elmer Moore Jr.**

**Executive Director, Scale Up Milwaukee**

Elmer Moore Jr. is the executive director of [Scale Up Milwaukee](#), an ecosystem project using Dan Isenberg's proven model for infusing growth into an ecosystem. Scale Up Milwaukee runs a number of programs including the Scalerator, CEO Forum for Growth, Meet the Masters series and a growing membership platform. Scale Up Milwaukee has helped create more than 150 new jobs in the region.

Elmer came to Milwaukee as the director of business development for Allen Edmonds Corporation, a manufacturer and retailer of premium men's footwear, apparel, and accessories. He previously led multicultural student recruitment as associate dean of admissions at Bowdoin College in Brunswick, Maine, and has traveled extensively speaking and teaching on the topics of admissions, diversity and public speaking. Elmer also teaches entrepreneurship at Marquette University.

Elmer serves on the board of Make a Difference Wisconsin, an organization teaching financial literacy to teens. He earned his B.A. from Muhlenberg College in Allentown, PA, and his MBA from Columbia Business School in New York City.

**Letter to Team:**

HDI Board and staff,

I have enjoyed working with all of you over the past four years. Thank you for the opportunity to leverage my experience and relationships, bring opportunities, grow revenue, create transformation and work with the team to grow the Harbor District.

I have truly enjoyed my time at HDI, and feel proud to have helped power the growth of the near South Side. The transformation of the Harbor District will surely continue in the years ahead.

Know that I understand the challenges that small organizations like HDI face. Tough budget decisions are often required. However, the potential is limitless. The relationships that I have cultivated are strong. And, the road map is in place.

I wish you, Lilith and the fabulous team continued success as you work together to create the Harbor District of the future.

Thank you, and Onward HDI,

Stephanie Shermanbaor  
[stephanieottosheman@gmail.com](mailto:stephanieottosheman@gmail.com)

**Email Auto Response:**

Thank you for your message.

If you'd like to connect with Stephanie Sherman, please do so at [Stephanieottosherman@gmail.com](mailto:Stephanieottosherman@gmail.com) or (414) 687-7072.

To connect directly with Harbor District, please contact:

<https://harbordistrict.org>