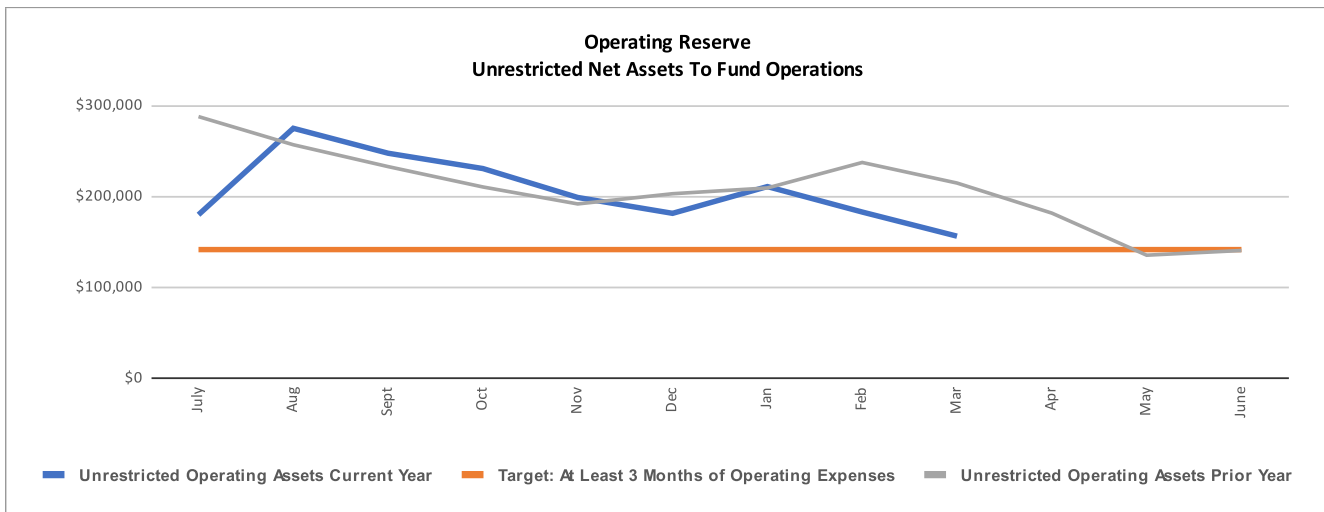
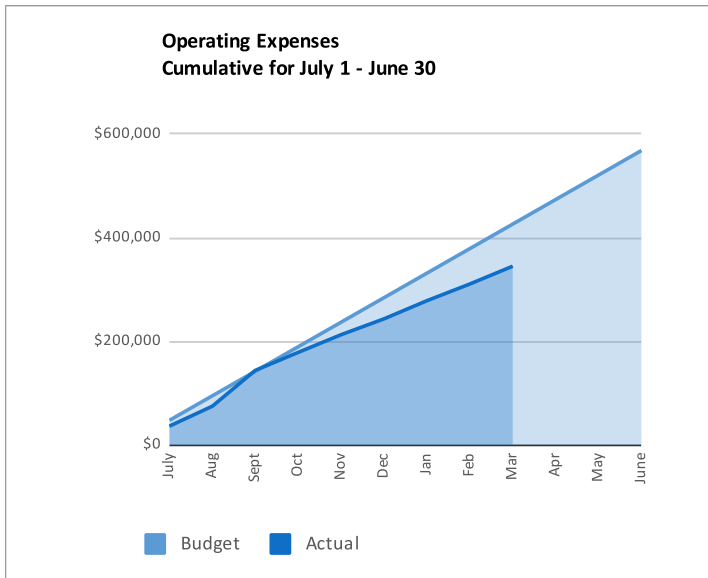
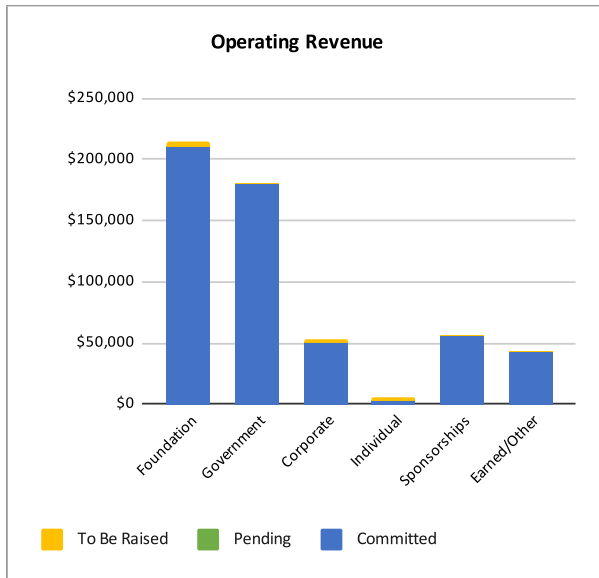


Harbor District, Inc. March 2022 Financial Snapshot



Highlights
- Total revenue committed exceeds budget goal
- Operating expenses are at 60% of budget at 75% of the year
- As of April 27th, 47% of board members have made a contribution, for a total of \$6,000; two board members have made corporate pledges for 22-23 events
- Temporarily Restricted Net Assets includes \$135,000 of time-restricted operating support for the 22-23 fiscal year; those net assets become unrestricted as of July 1

Balance Sheet Summary		
	1-mo Chg	Balance 3/31
Non-Fixed Assets	-8%	\$ 465,743
Fixed Assets	0%	\$ 1,356,178
Liabilities	0%	\$ 5,404
Net Assets	-2%	\$ 1,816,516

Harbor District, Inc. Statement of Activity March 2022 (75% of Fiscal Year)	Operating Budget 2021-2022					Non-Operating	Organizational
	Actual	Actual	Actual	Budget	YTD %	Actual	Total
	Mar-22	Feb-22	July- Mar	(Annual)	Of Budget	YTD	Actual
Revenue							
4065 Foundation Contributions	0	0	209,775	214,775	98%	90,225	300,000
4070 Government Contributions	13,432	0	13,432	127,033	11%	44,500	57,932
4073 Corporate Contributions	0	0	50,720	53,000	96%	0	50,720
4074 BID Contributions	0	0	0	0	n/a	50,735	50,735
4075 Individual Contributions	0	0	2,501	5,000	50%	0	2,501
4076 Sponsorships	0	0	56,105	40,000	140%	-5,000	51,105
4080 Earned Income	0	2,500	42,304	37,625	112%	0	42,304
4082 In-Kind Contributions	0	0	1,700	4,000	n/a	0	1,700
4085 Interest Income	13	12	121	0	n/a	0	121
4088 Covid Leave Credit	0	0	0	0	n/a	0	0
4089 Forgiveness of Debt Revenue	0	0	54,212	53,942	101%	0	54,212
Total Revenue	\$13,444	\$2,512	\$430,870	\$535,375	80%	\$180,460	\$611,330
Carryover Revenue from FY 20-21			50,946	35,133		282,626	333,572
Total Revenue + Carryover			\$481,816	\$570,508	84%	\$463,086	\$944,902
Expenditures							
7200 Salaries & related expenses	25,039	25,670	220,515	292,232	75%	0	220,515
7240 Benefits	1,287	1,287	13,534	25,000	54%	0	13,534
7250 Payroll taxes	1,947	2,029	16,897	23,300	73%	0	16,897
7540 Consultant & Professional Fees							
7520 Accounting fees	759	1,424	15,835	18,000	88%	0	15,835
7530 Legal Fees	0	0	0	3,000	0%	0	0
7542 Architecture & Engineering Fees	1,200	0	3,150	89,000	4%	8,851	12,001
7544 Art, Photography, Graphic Design	0	0	800	2,000	40%	16,500	17,300
7545 Partner Contracts/Sub-Grants	0	0	8,090	16,750	48%	32,637	40,727
7546 Maintenance Services	0	0	0	0	n/a	2,687	2,687
7547 Security Services	0	0	0	0	n/a	9,593	9,593
7548 Other Professional Fees	0	0	7,200	7,500	96%	24,570	31,770
Total 7540 Consultant & Professional Fees	\$1,959	\$1,424	\$35,075	\$136,250	26%	\$94,837	\$129,912
7550 Advertising	83	50	4,313	2,310	187%	754	5,067
8000 BID Grants to Others	0	0	0	0	n/a	5,000	5,000
8110 Supplies Expense	2,065	151	9,100	12,350	74%	1,859	10,959
8130 Telephone & Internet	116	116	1,025	2,200	47%	0	1,025
8135 Meals and Entertainment	674	56	3,977	7,000	57%	567	4,544
8140 Postage, shipping, delivery	0	10	101	500	20%	0	101
8170 Printing & copying	0	166	1,954	5,880	33%	0	1,954
8175 Software	29	387	1324	1,000	132%	60	1,384
8180 Books, subscriptions, reference	43	142	569	600	95%	0	569
8190 Dues & Contributions	0	0	2000	2000	100%	0	2,000
8195 Licenses and Permits	0	10	95	449	21%	334	429
8210 Rent, parking, other occupancy	699	699	7,022	12,000	59%	1,736	8,758
8260 Furniture Fixtures & Equipment	0	0	2,424	3,000	81%	0	2,424
8270 Equipment Rental	0	0	11,379	18,790	61%	0	11,379
8280 Boat, Bus, and Venue Rentals	219	0	4,006	7,150	56%	0	4,006
8310 Travel expenses	12	0	1,107	4,000	28%	1,695	2,802
8320 Conferences and Training	95	0	795	3,600	22%	0	795
8500 Misc expenses	122	79	211	1,400	15%	0	211

Harbor District, Inc.
Statement of Activity
March 2022 (75% of Fiscal Year)

	Operating Budget 2021-2022					Non-Operating	Organizational
	Actual Mar-22	Actual Feb-22	Actual July- Mar	Budget (Annual)	YTD % Of Budget	Actual YTD	Total Actual YTD
8510 Interest expense	0	0	270	0	n/a	0	270
8520 Insurance - non-employee	0	0	5,282	6,215	85%	0	5,282
8591 Bank and credit card fees	2	2	88	50	n/a	0	88
9000 Workers Compensation	0	0	806	1,300	62%	0	806
Total Expenditures	\$34,389	\$32,278	\$343,871	\$568,576	60%	\$106,842	\$450,712
Capitalized Expenses	0	0	1,249	0	n/a	44,500	45,749
Net Revenue with carryover	-\$20,944	-\$29,767	\$136,696	\$1,932		\$311,745	\$448,441

A Advertising expense includes \$1700 of inkind radio promotions

Harbor District, Inc.
Balance Sheet
As of March 31, 2022

	<u>As of 3/31/22</u>	<u>As of 2/28/22</u>
ASSETS		
<u>Current Assets</u>		
1010 Checking account	88,854	135,549
1020 Savings account	250,185	250,174
1110 Accounts receivable (Short-Term)	25,332	17,436
1450 Prepaid Expense	1,373	1,373
Total Current Assets	\$365,743	\$404,531
<u>Long Term Assets</u>		
1110 Accounts Receivable (Long-Term)	\$100,000	\$100,000
<u>Fixed Assets</u>		
1620 Leasehold Improvements	1,421,981	1,421,981
1640 Furniture, Fixtures, & Equip	8,770	8,770
1650 Fixed Assets in Progress	44,500	44,500
1720 Accum Deprec- Leasehold Improvements	-113,427	-113,427
1745 Accum deprec- Furn, Fix, Equip	-5,647	-5,647
Total Fixed Assets	\$1,356,178	\$1,356,178
TOTAL ASSETS	\$1,821,921	\$1,860,708
LIABILITIES AND NET ASSETS		
<u>Liabilities</u>		
2110 Accounts Payable	0	0
2180 Accrued Vacation	2,904	2,904
2400 Deferred Revenue	2,500	2,500
2500 Loan Payable	0	0
Total Liabilities	\$5,404	\$5,404
<u>Net Assets</u>		
3020 Unrestricted Operating Assets	128,806	143,911
3030 Board-Designated Operating Reserve	28,101	39,536
3040 Unrestricted Fixed Assets	1,356,178	1,356,178
Total 3000 Unrestricted Net Assets	\$1,513,085	\$1,539,624
3100 Temporarily Restricted Net Assets	303,432	315,679
Total Net Assets	\$1,816,516	\$1,855,304
TOTAL LIABILITIES AND NET ASSETS	\$1,821,921	\$1,860,708

Harbor District Inc.
Meeting of the Board of Directors
May 3, 2022

AGENDA

1. Icebreaker/Introductions (Bynum)
2. Approval of Minutes (Bynum)
3. Treasurer's Report
 - a. Dashboard (Afsari)
4. Staff Reports and Action Items
 - a. Staff updates (Torhorst)
 - b. National Fish & Wildlife Foundation (NFWF) Green Breakwater Proposal (Zeleske)
 - c. BID expansion (Pederson)
 - d. Trash Collector (Torhorst)
5. Board Committee Action Items
 - a. Executive Committee (Bynum)
 - b. Governance Committee (Gutierrez)
 - i. Board nominees
6. Next meeting date
 - a. Current: Tuesday, June 7th; proposed: Tuesday, June 21st
7. Adjourn

Reminder of upcoming meetings and events:

May 6 (9-11am) - Jones Island Water Reclamation Facility Tour

Harbor District, Inc.
Board of Directors Meeting
April 5, 2022 9:00 am
UW-Milwaukee School of Freshwater Sciences

Board Members in Attendance

Marvin Bynum, Rosamaria Martinez, Kathryn Berger, John Koetz, David Stegeman, Elmer Moore Jr., Carolyn Esswein, Paulina Gutierrez, Patricia Hoben, Nahid Afsari, Anne Summers, David Misky, Tim Hoelter, Joanne Anton, Ivan Gamboa, Jose Perez, Lilith Fowler (HDI), Melony Pederson (HDI), Natalia Hernandez (HDI), Jared Tabares (HDI), Aaron Zeleske (HDI), Katie Stensberg (HDI)

Agenda and Notes

1. Call to Order (Bynum)
2. Approval of Minutes (Bynum)
 - a. Motion to approve the minutes from the January 4, 2022 Harbor District, Inc. board meeting. Moved by Joanne Anton, seconded by Patricia Hoben, unanimously approved.
3. Treasurer's Report (Afsari)
 - a. Treasurer presented the Financials of February 28, 2022: Snapshot, Statement of Activity and Balance Sheet
4. Staff Report and Action Items
 - a. 53H20 (Hernandez)
 - b. Riverwalk (Pederson)
 - c. Trash Collector (Zeleske) No action items needed from board, HDI staff exploring options
 - d. Incubator (Fowler)
5. Board Committee Action Items (Bynum)
 - a. Lilit's Farewell Party, April 28th, Invites will be sent soon
6. The Board adjourned to closed session for the remainder of the meeting.
7. 2022-23 Budget
 - a. Lilit presented a draft of the budget for th 2022-23 fiscal year.
8. Search Committee (Martinez)
 - a. The board approved a motion to offer the position of Chief Executive Officer to Tia Torhorst, with terms as outlined in the offer letter provided.
9. Meeting adjourned

Directions to Komatsu

Komatsu

401 E. Greenfield Ave
Milwaukee WI 53204

From the north (I-43):

- Exit at National Avenue (Exit 311)
- Either branch right to 9th Street, turn right, then right again on National Avenue
- OR branch left to 6th Street, turn left, then right on National Avenue
- Turn right on 1st Street (Hwy 32)
- Turn left on Greenfield Avenue and head over the railroad tracks to 401 E. Greenfield Ave on your right.

From the west (I-94E):

- Merge onto I-43S/I-94E to Chicago
- Exit at National Avenue (Exit 311)
- Follow directions above

From the south (I-43N/I-94W):

- Exit at Becher St/Mitchell Street (Exit 312A-312B)
- Stay left on the feeder ramp toward Lapham Blvd./Greenfield Ave.
- Turn right on Greenfield Avenue, head over the railroad tracks to 401 E. Greenfield Ave on your right.

Parking Instructions

The entrance to the Komatsu parking lot is on the right-hand side of Greenfield Ave.

Once on Greenfield Ave, proceed past Gate #1 and continue toward the waterfront.

As you approach the large haul truck and shovel monument on your right you will see a sign for **Office Gate 2**, this is the entrance to use for parking (see photo to the right).

Once parked, please enter through the main entrance.



Harbor District, Inc. Staff Report
April - May 2022

PLANNING AND PROJECTS

KK-Greenfield Harborwalk: UWM Biologists attended a site walk to determine the best path forward on how to ensure the new Riverwalk and adjoining areas are going to support HDI's larger habitat goals. Komatsu has been asked to work more closely with the design team on the connection point near their driveway, impacts of their green infrastructure design and how to best integrate their public spaces with the Plaza extension. Work still expected to be completed in 2023.

West Bank Harborwalk: The design team is working on an updated plan for further discussion. Design is also going to be informed by the outcome of the upcoming Trash Collector meeting. Construction possible in 2022, likely 2023.

Kinnickinnic River Bike Trail Connections: Smith Group and the City of Milwaukee approved HDI's Community Engagement Scope of Services. Natalia is putting together the Stakeholder Advisory Committee and getting a mailing list ready for when materials and information from the City is ready to be sent.

Green Infrastructure: Aaron was able to negotiate the reallocation of a grant we had from the National Fish and Wildlife Foundation from the Grand Trunk Wetland project. Carolyn connected HDI with Reflo, a nonprofit that does green renovations of MPS schoolyards (thanks Carolyn!), who is already planning improvements at Riley School, located at 4th Street and Chase. We are able to move that funding to support the project at Riley, helping MPS and Reflo build green infrastructure that will improve water quality and install educational elements that go along with it.

4th & Becher: HDI is taking on 'Phase 2' work for this MMSD green infrastructure project. This phase will include gathering public information on art direction, lighting and other informational signage.

Ecological Breakwater: Aaron circulated a concept that was developed during the Waterfront Innovations Design Charette for an ecologically enhanced breakwater among the Army Corps of Engineers, Port Milwaukee, and other stakeholders, building support for a proposal to National Fish and Wildlife Foundation's National Coastal Resilience program. The concept would expand the outer breakwater structures to incorporate fish and wildlife habitat. We submitted a pre-proposal that would fund preliminary engineering to develop the concept in cooperation with the Corps, Port, and stakeholders.

Habitat Restoration: Aaron planted 52 trees, swamp white oak (*Quercus bicolor*) and bur oak (*Quercus macrocarpa*) as part of the Lincoln Field buffer woodland restoration project.

COMMUNITY AND ECONOMIC DEVELOPMENT

BID- District Signage: Signs are in production and in the permitting process. Locations are on Water St., Bruce Street Boat Launch, KK & Bay and Becher and 2nd Street.

Harbor View Plaza: People are still using and loving the Plaza all year round. UWM worked with HDI to fill up the fountain for the season. After some routine maintenance the fountain will be ready for everyone to enjoy. We are still pursuing the owner of the vehicle that hit the Plaza and caused some damage.

OUTREACH AND ENGAGEMENT

Marketing & Communications: A Harbor District Newsletter went out in April. Items in the Newsletter included: Tia as new CEO, Riverwalk update, Community Science & Tree Markers Project, 53H20 Update, 4th & Becher community input session information, and Riley School's fundraising event for their schoolyard redevelopment project.

53H20: 53H20 Participants are now on week five of their eight week swimming lesson program. We started with seven kids and currently have six kids who have been consistent. In just the short amount of time they've been together, the kids have learned the basic front crawl, how to hold their breath without plugging their nose, how to put on a life jacket, and what to do if they witness someone struggling in the water.

Riverkeeper Spring Cleanup: HDI participated in Milwaukee Riverkeeper's Spring cleanup. Volunteers met at the corner of 4th and Greenfield and picked up trash by the freeway on 4th & 5th street, as well as trash around the Clock Tower Acres Neighborhood. We had 15 volunteers in attendance and picked up 43 bags of trash, a rocking chair, a mattress, and large car parts. This is the first year the Spring Cleanup was co-lead by members of the NAC. Thanks to an NAC member, Adventure Rock donated 2 free passes to each volunteer.