



HARBOR DISTRICT

MILWAUKEE

AGENDA

1. Welcome (Hoben) 8:30am
2. Approval of Minutes (Hoben) 8:35am
3. Treasurer's Report (Afsari) 8:40am
 - a. Balance Sheet, Statement of Activity, Snapshot
4. Development Update (Hoben, Summers, Torhorst) 8:50am
 - a. General
 - b. Committee planning
 - c. 10th Anniversary Event
5. Organizational transitions panel and discussion (Torhorst, Zetts, Olson, Whole Board) 9:15am
 - a. Corey Zetts, Menomonee Valley Partners and Anne Olson, Buffalo Bayou Partnership
6. Board Development (Paulina Gutierrez) 10:15am
7. Staff Updates 10:30am (Torhorst, Godoy González)
 - a. Summer en La Plaza
 - b. Indigenous Series
 - c. Riverwalk
 - d. Harbor Fest
8. Adjourn

MINUTES

Milwaukee Harbor District
Board of Directors
January 9, 2024

In attendance

Board Members: Nahid Afsari, Kathryn Berger, Marvin Bynum, Jackie Carter, Lafayette Crump, Eric Dick, Dan Druml, Paulina Esperanza Gutierrez, Patricia Hoben, John Koetz, Natanael Martinez, Rosamaria Martinez, Tom O'Reilly, Jolena Presti, David Stegeman

Staff: Yaa Engel, Nora Godoy-Gonzalez, Katie Stensberg, Tia Torhorst, Aaron Zeleske

MINUTES

1. Approval of Minutes (Hoben)

a. Motion to approve the minutes from November 14, 2023 Harbor District, Inc. board meeting. Moved by Nahid Afsari, seconded by Paulina Esperanza Gutierrez, unanimously approved.

2. Treasurer's Report (Afsari)

a. Balance Sheet, Statement of Activity, Snapshot

b. Audit

i. Motion to accept the auditor review. Moved by Dan Druml, seconded by Rosamaria Martinez, unanimously accepted.

3. Development Contract (Torhorst)

a. Anne Summers to assist with creating foundation for 2024 development plan as well as structure for 5-year expansion plan.

b. Committee includes Joanne Anton and Dan Druml, seeking more members

4. Staff Items (Torhorst)

a. First Street Green Infrastructure (Zeleske)

i. Engineering next phase; goal is construction in 2026

b. Ecological Breakwater (Zeleske)

i. Board will vote for the project engineering firm via email. RFP will be provided to the board one week prior to vote.

c. Harborview Riverwalk (Torhorst)

d. CEO Medical Leave (Torhorst)

i. Last day, January 24 and tentative return on April 1

ii. Aaron Zeleske main contact for staff with Patricia Hoben

5. Next meeting date April 16, 8:30-11:30 am, School of Freshwater Sciences

6. Meeting adjourned

TREASURER'S REPORT

Balance Sheet 1 of 2

	<u>As of 2/29/24</u>	<u>As of 1/31/24</u>
ASSETS		
Current Assets		
1010 Checking account	114,028	147,145
1020 Savings account	251,315	251,177
1110 Accounts receivable (Short-Term)	37,433	25,499
1450 Prepaid Expense	2,261	2,261
1500 Right of Use Asset - Operating	25,866	25,866
Total Current Assets	<u>\$430,902</u>	<u>\$451,948</u>
Long Term Assets		
1110 Accounts Receivable (Long-Term)	\$100,000	\$100,000
Fixed Assets		
1620 Leasehold Improvements	1,421,981	1,421,981
1640 Furniture, Fixtures, & Equip	6,386	6,386
1650 Fixed Assets in Progress	44,500	44,500
1720 Accum Deprec- Leasehold Improvements	-231,925	-231,925
1745 Accum deprec- Furn, Fix, Equip	-4,664	-4,664
Total Fixed Assets	<u>\$1,236,277</u>	<u>\$1,236,277</u>
TOTAL ASSETS	\$1,767,180	\$1,788,225

TREASURER'S REPORT

Balance Sheet 2 of 2

LIABILITIES AND NET ASSETS

Liabilities

2110 Accounts Payable	2,250	2,250
2180 Accrued Vacation	18,485	18,485
2400 Deferred Revenue	0	0
2600 Lease Liability - Operating	26,175	26,175
Total Liabilities	\$46,910	\$46,910

Net Assets

3020 Unrestricted Operating Assets	71,438	107,429
3030 Board-Designated Operating Reserve	17,186	17,186
3040 Unrestricted Fixed Assets	1,236,277	1,236,277
Total 3000 Unrestricted Net Assets	\$1,324,901	\$1,360,892
3100 Temporarily Restricted Net Assets	395,370	380,423
Total Net Assets	\$1,720,271	\$1,741,315
TOTAL LIABILITIES AND NET ASSETS	\$1,767,180	\$1,788,225

TREASURER'S REPORT

Statement of Activity 2 of 2

Harbor District, Inc.
Statement of Activity
February 2024 (67% of Fiscal Year)

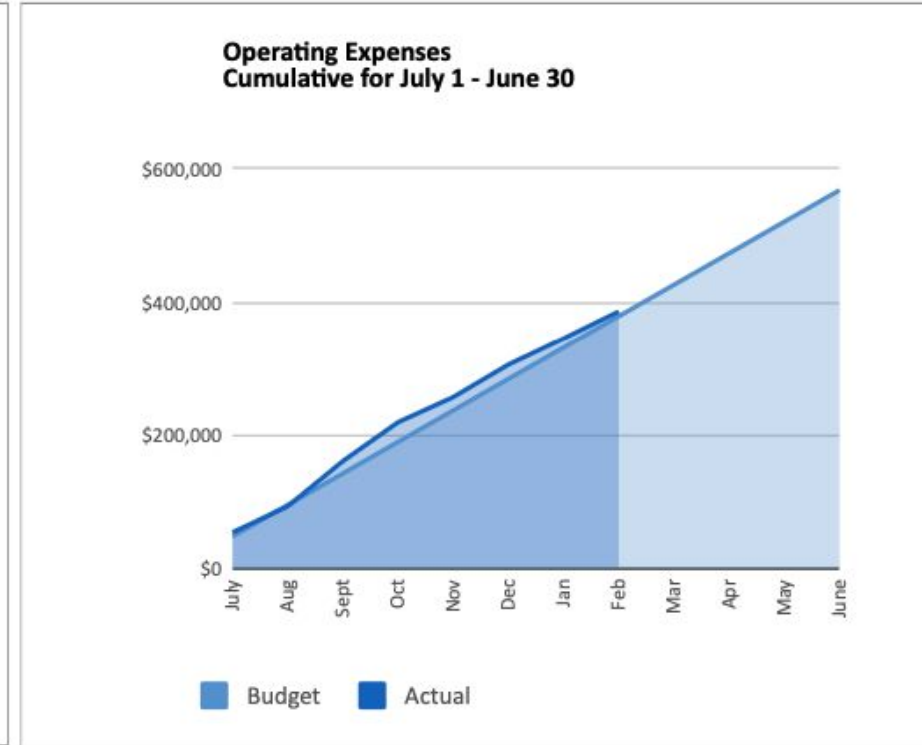
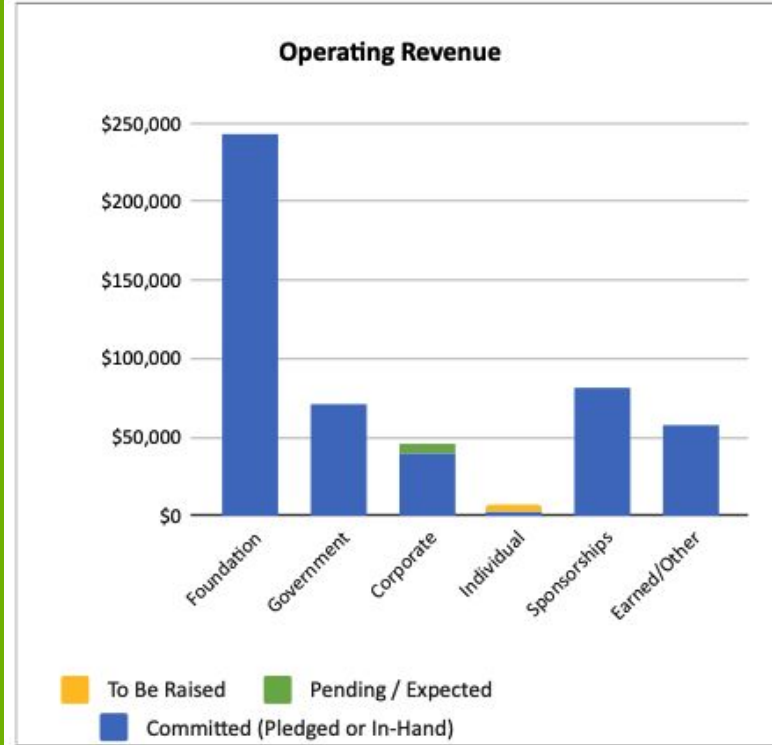
Expenditures

7200 Salaries & related expenses	29,768	29,768	249,541	372,580	67%
7240 Benefits	2,212	1,638	13,174	13,500	98%
7250 Payroll taxes	2,890	3,039	19,567	29,806	66%
7540 Consultant & Professional Fees					
7520 Accounting fees	2,200	1,744	16,422	26,000	63%
7530 Legal Fees	2,358	0	2,358	0	n/a
7542 Architecture & Engineering Fees	0	0	0	0	n/a
7544 Art, Photography, Graphic Design	0	0	14,625	4,500	325%
7545 Partner Contracts/Sub-Grants	500	0	7,700	10,000	77%
7546 Maintenance Services	0	0	0	0	n/a
7547 Security Services	0	0	0	0	n/a
7548 Other Professional Fees	0	0	5,638	7,800	72%
Total 7540 Consultant & Professional Fees	\$5,058	\$1,744	\$46,743	\$48,300	97%
7550 Marketing & Advertising	69	69	3,625	4,000	91%
7560 Signage	0	0	2,234	2,000	112%
8000 BID Grants to Others	0	0	0	0	n/a
8110 Supplies Expense	20	84	3,617	7,000	52%
8130 Telephone & Internet	250	250	1,987	4,040	49%
8135 Meals and Entertainment	110	107	3,443	47,000	7%
8140 Postage, shipping, delivery	11	0	32	100	32%
8170 Printing & copying	0	0	592	200	296%
8175 Software	52	13	618	1,500	41%
8180 Books, subscriptions, reference	5	1	361	525	69%
8190 Dues & Contributions	0	724	924	2800	33%
8195 Licenses and Permits	0	0	227	121	188%
8210 Rent, parking, other occupancy	0	1,433	6,430	9,300	69%
8260 Furniture Fixtures & Equipment	0	0	0	0	n/a
8270 Equipment Rental	0	0	11,934	12,000	99%
8280 Boat, Bus, and Venue Rentals	0	0	8,494	6,000	142%
8310 Travel expenses	0	168	168	50	335%
8320 Conferences and Training	0	0	103	0	n/a
8500 Misc expenses	0	0	3,837	0	n/a
8520 Insurance - non-employee	0	328	6,572	6,000	110%
8591 Bank and credit card fees	111	44	490	340	144%
9000 Workers Compensation	277	0	1204	1,000	120%
Total Expenditures	\$40,831	\$39,409	\$385,914	\$568,162	68%
Capitalized Expenses	0	0	0	0	n/a
Net Revenue with carryover			\$86,999	-\$3,452	

Operating Budget 2023-2024					Non-	Organizational
Actual	Actual	Actual	Budget	YTD %	Actual	Total
Feb-24	Jan-24	July-Feb	(Annual)	Of Budget	YTD	Actual
						YTD
					0	249,541
					0	13,174
					0	19,567
					0	16,422
					0	2,358
					0	0
					10,000	24,625
					271,994	279,694
					0	0
					0	0
					4,117	9,755
					\$286,111	\$332,854
					533	4,158
					0	2,234
					0	0
					143	3,760
					0	1,987
					0	3,443
					0	32
					0	592
					111	729
					0	361
					0	924
					0	227
					0	6,430
					0	0
					0	11,934
					0	8,494
					2,936	3,103
					991	1,094
					0	3,837
					0	6,572
					83	573
					0	1,204
					\$290,909	\$676,823
					0	0
					\$399,404	\$486,403

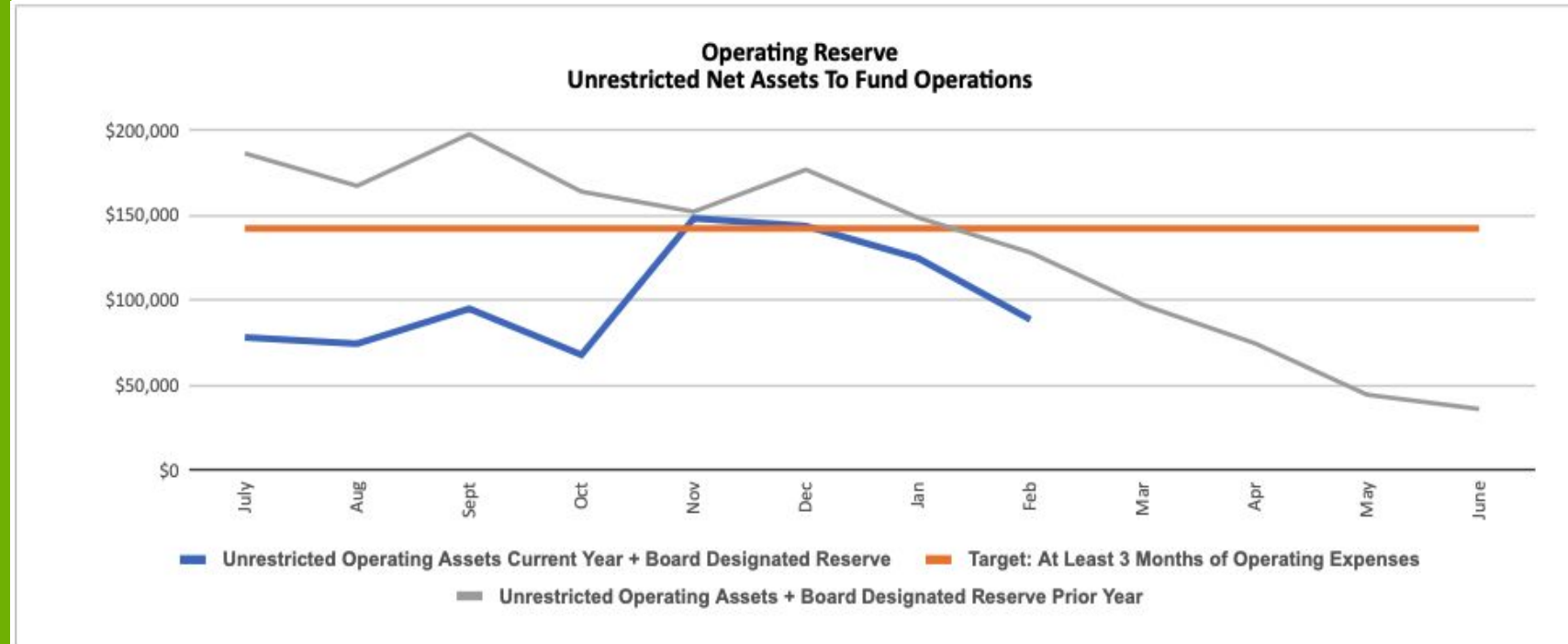
TREASURER'S REPORT

Snapshot
1 of 2



TREASURER'S REPORT

Snapshot 2 of 2



Highlights
<ul style="list-style-type: none"> - Operating expenses are at 68% of budget at 67% of the year. - While Unrestricted Operating Net Assets is at \$89k, there are an additional \$170k of Time-Restricted Net Assets to support 24-25 operations which become unrestricted on July 1st.

Balance Sheet Summary		
	3-mo Chg	Balance 2/29
Non-Fixed Assets	8%	\$ 530,902
Fixed Assets	0%	\$ 1,236,277
Liabilities	37%	\$ 46,910
Net Assets	0%	\$ 1,720,271

DEVELOPMENT UPDATE

1. Development behind the scenes
 - a. Case statement
 - b. Constituent Management System
 - c. List curating - archived in system
 - d. List development strategy- Board
2. Next year
 - a. Small cultivation events, “focus groups”, networking the org, other ideas?
 - b. 10th Anniversary

Organizational Transformations



Buffalo Bayou Partnership is the non-profit organization leading the planning, design, activation, and stewardship of inspiring spaces along the 10-mile stretch of Buffalo Bayou from Shepherd Drive through downtown and eastward to the Port of Houston Turning Basin.

Whether it's reimagining a former barge terminal into a cultural and recreational hub, reinforcing the bayou's banks with native plants and trees, or constructing the first pedestrian bridge between the historic Fifth Ward and Greater East End — building relationships and mapping change with our communities are essential to our mission.



Menomonee Valley Partners, Inc. (MVP) is a Section 501(c)(3) nonprofit organization. Since it was founded in 1999, MVP has served as the lead agency in the redevelopment of Milwaukee's Menomonee River Valley.

MVP plays a key role in the public-private collaboration to redevelop a revitalized and sustainable Menomonee River Valley for the benefit of the entire community. The organization serves as a convener and coordinator by engaging stakeholders, articulating a vision, leveraging funding, and aligning partners to accomplish shared goals.

Current Board Details

17 members

6 members
leaving end of
FY2024

After FY2024 –
one original
board member

Board Member Specialties

Top 4

1. Working with Government
2. Project Management
3. Economic Development
4. Real Estate Development

Bottom 6

1. Technology
2. Ecology & Restoration
3. Communications & PR
4. Marketing & Branding
5. Education
6. Fundraising

Expanding our Perspectives

BIPOC

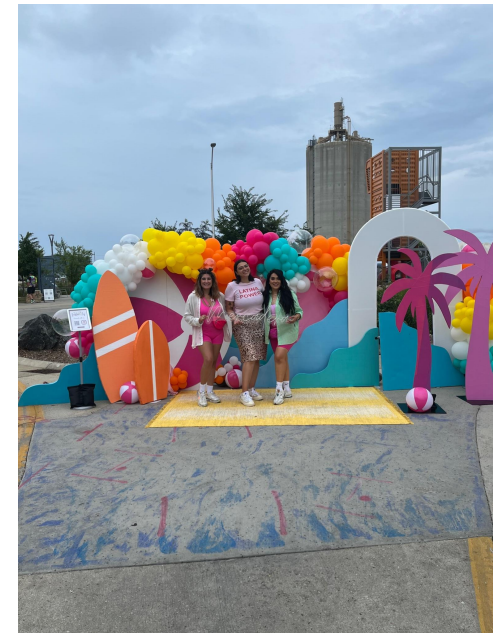
LGBTQ+

People with Disabilities

Emerging Leaders

Summer en La Plaza

1. Square Plaza Market at the Harbor by Rosa Nudos
2. YMRJ at Hip Hop Chess Club by Your Move MKE
3. Aztec ceremony and Mexican dance by Milwaukee's Waterfront by Ometochtli Mexican Folk Dance
4. ECO Day at the Plaza by KK River Neighbors in Action and SSCHC
5. Bembé Bombazo en la Plaza by Bembé Drum and Dance
6. Plantas y Poesia by Elizabeth Ramirez
7. Science in the Plaza by Wisconsin Afterschool Network
8. Houseplants en la Plaza by Dulce Duran
9. Paint Workshop by Karaya Arte LLC
10. Salsabrositas MKE Latin Dance Marathon
11. Milwaukee Public Museum en la Plaza by Milwaukee Public Museum



Joy Engine Community Challenge Grant

Join Wild Bearies for
an interactive planting
workshop at the
Harbor View Plaza!

June 10 from 3:30-5:30pm
600 E Greenfield Ave

Learn how lunar cycles can affect
the growth of native flowers!



Registration information
coming soon!



INDIGENOUS FASHION SHOW

CONNECTING OUR PAST, PRESENT AND FUTURE

FEATURING DESIGNER

SABRINA
LOMBARDO



NATIVE NATION DESIGNS

June 14 | Doors open at 5pm | Harbor View Plaza

600 E Greenfield Ave



Harborview Riverwalk



Harborview Riverwalk

HARBORVIEW PLAZA



Adjourn

Board Meetings

Tuesday, May 14, 8:30 - 10am

Tuesday, June 25, 4pm - 6pm

Harbor District BID 51 Celebration - Thursday, April 25 4:30 - 6:30pm, Komastu

Harbor Fest - Sunday, September 29th 11am - 3pm

Summer en La Plaza and Indigenous Fashion Show - June 14 5pm