

**HISTORIC BREWERS HILL ASSOCIATION
BOARD OF DIRECTORS
MEETING AGENDA**

Date: Monday, April 21st
Time: 6:00PM

I. Call to Order (6:18pm)

- Present: Trevor, Allyn, Aaron, Rachel, Tara, Evan, Tim, Laura
- Not Present: Kristen is sick

II. Treasurer's Report & Membership Update

- Current Balance:
 - i. Main Account: \$3,989.58
 - ii. Community Outreach: \$500.01
- Current Membership:
 - i. Household (H) Memberships: 48
 - ii. Individual (I) Memberships: 18
 - iii. Total Memberships (H and I): 66
 - iv. Total Members: 114
- The board is transitioning to a rolling renewal membership model and working to finalize updates to our bylaws. Once approved, we'll notify members and send out renewal notices. We're also developing a communication strategy to grow membership, particularly within our expanded boundaries, and are reviewing association contacts to strengthen outreach—especially ahead of the block party, with a focus on condos and apartment buildings. Plans are in motion to organize a "Board of the Boards" meeting with other neighborhood associations in Brewers Hill to encourage collaboration.

III. Secretary's Report:

- Motion to approve BOD Meeting minutes unanimously carries.

IV. Vice President's Report

- Upcoming Events:
 - i. Spring Neighborhood Clean Up: Sat, Apr 26, 9am-12pm @ 1848 N Palmer St
 - 1. Thanks to Royal Capital for approving the use of the Palmer/Reservoir lot! Setup will begin at 8:00 AM, and we welcome anyone who'd like to lend a hand. Volunteers will be provided with gloves, bags, and plenty of refreshments—coffee, donuts, granola bars, fruit, and water.
 - ii. Looking ahead, join us for a fun evening of Tap Yard Trivia on Thu, May 29 at Schlitz Park Tap Yard. And don't forget—our next Quarterly Neighborhood Meeting will take place on Tue, June 17 at Sanger House Gardens. We hope to see you there!
- Recent Events Recap:
 - i. Easter Egg Hunt (Rachel/Evan): Sat, Apr 19, 10-11:30am @ Palmer & Reservoir
 - 1. The lot looked amazing thanks to a dedicated team from the neighborhood who cleaned, trimmed branches, and even removed stumps ahead of time. On the day of the event, many of us came out early to help with final preparations. We were thrilled to see roughly 70 people show up! Kids ages 10 and up helped with a 10-second delay to keep things fair, and the Easter Bunny taking photos was a big hit,

catching the attention of neighbors of all ages. All in all, it was a fantastic turnout and a wonderful way to bring the community together. If we get lucky with good weather again next year, we should definitely plan for even more eggs!

Addition: Add a sign w/ QR Code: *“Help support more events like this by becoming a member today!”*

- Community Events:
 - i. Historic Milwaukee Spaces & Traces Tour: Sat, May 3, 10am-5pm
 - ii. Monthly D5 Crime & Safety Meeting: Weds, May 7, 5pm @ Atkinson St Library

V. Development, Licenses & Permits

- *Updates include:*
- Apartment Building Development at 2127 N 1st St (Jesse Wilkerson, Developer)
 - i. Tim and Kristen met with Developer Jesse Wilkerson (in person) and Ald. Coggs (via phone) on April 3rd. Rev. Albert Grant (Owner) was unable to attend. Discussed plans, notes shared below.
 - 1. The developer is working with city planner Kristin Connelly. This is for a proposed residential development within the National Historic District (but not part of the Local Historic District), and within the BH Harambee Conservation Overlay District. Construction is expected to begin in late spring, with lumber costs influencing the timeline. The project includes three 2-bedroom, 2-bath condo units (one per floor), intended for market-rate sale. The developer, Jesse, is based in Indiana but has ties to Milwaukee, and the board suggested he connect with local developer Regina Kret. Zoning (RT4) allows for up to four units, so no variance is anticipated. Rev. Grant, who may live in one of the units, has yet to determine short-term rental policy. Parking availability is unknown, though alley access exists. Security is expected to include doorbell cameras, and the developer plans to be onsite during construction. Ald. Coggs, who lives nearby, recommended coordinating with St. Marcus School to manage potential traffic or construction disruptions.
 - ii. Invited to attend and speak at the Neighborhood Meeting on June 17th
- Two-block development site in the SE corner of BH (Hempel, ICAP Development)
 - i. Permitting for excavation work, environmental testing that's ongoing
- Residential Development Plans at Brown St & Lloyd St (Regina Kret, Property Owner)
 - i. 232/234 E Brown St:
 - 1. Permitting for sewer and water laterals (to be installed starting July)
 - ii. 113 W Lloyd St: Construction of a new three-unit residential property
 - 1. Historic Preservation Commission (Held for modifications 14-Apr-2025):
 - a. File #: [241808](#)
 - 2. Media: [New Triplex Planned For Brewers Hill » Urban Milwaukee](#)
 - a. *The reporter linked to our Fall 2023 quarterly meeting minutes!*
 - iii. Invited to attend and speak at the Neighborhood Meeting on June 17th
- There have been updates on several other neighborhood properties. Literacy Services of Wisconsin (1737 N Palmer St) has made significant progress on their building. 2044/2032 N Palmer St may be divided into four lots for future development. Summer of '85 (2213 N Dr. MLK Jr. Dr.) should be continuing to move forward. Sanger House Gardens (1823 N Palmer St) has permitting in progress related to a breezeway addition. Pattee Group (140 W Garfield Ave) has not provided an update to recent requests. Royal Capital (3 different blocks in BH) responded to our request for an update, pending scheduling. New or

pending outreach includes 2100 N Palmer St (Mario Dickens Creations) and Niche Book Bar, with follow-ups underway.

VI. Old Business

VII. New Business

- Keller Williams: Unauthorized Use of HBHA Branding & Content
 - i. The board continues to address an issue involving the unauthorized use of our neighborhood association's branding and event content by a real estate group. The discussion, continued from a previous meeting, centers on how to respond appropriately. A second formal letter is being drafted to communicate our position and expectations, with plans to review and finalize with the full board.
- Crime & Safety
 - i. The board continues to support the Alert Neighbor Program (ANP), with recent efforts including an Aldermanic safety walk on March 27. City representatives from various departments (DNS, MPD, DPW, Safe & Sound, etc.) joined a four-block walk to assess neighborhood safety concerns, though resident turnout was limited. Residents were reminded that they can report blight, request street lighting improvements, and seek help for home improvement grants to avoid displacement. Next steps include updating ANP participant lists, requesting equipment, and potentially scheduling monthly evening happy hours to improve community engagement. Questions were raised about the lack of notice regarding alternate side parking changes on Palmer Street, with a call for better communication in the future.
- 2025 Committees
 - i. The 2025 Block Party Committee is forming and planning to kickoff in May. Other active groups include the Community Outreach Committee, Clean Up Club, and Historic Preservation Committee, which is preparing website content. We're exploring having a custom Brewers Hill brew with Lakefront Brewery, and Carver Academy partnerships continue with Teacher Appreciation Week and an end-of-year house party.
 - ii. Tech & Marketing Committee:
 - 1. Website development is ongoing, with content being added and a board preview available. Board members are encouraged to submit headshots and short bios. Branding updates are under review to ensure better readability, and communication tools like Rocket.Chat (a Slack alternative) are being rolled out. New board email addresses are in use, with plans to streamline formatting and forwarding.

VIII. Adjournment (8:19pm)

- Next BOD Meeting: Monday, May 19th