

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

Date: Monday, May 19th
Time: 6:00PM

I. Call to Order: 6:16pm

II. Treasurer's Report & Membership Update

- Current Balance:
 - i. Main Account: \$4,424.98
 - ii. Community Outreach: \$500.01
- Current Membership:
 - i. Household (H) Memberships: 57
 - ii. Individual (I) Memberships: 22
 - iii. Total Memberships (H and I): 79
 - iv. Total Members: 135
- Other:
 - i. ☒ Annual → Rolling Renewals
 - 1. Bylaws Update:
<https://historicbrewershill.com/wp-content/uploads/2025/04/Bylaws-Amended-22-Apr-2025.pdf>
 - 2. **"Decisions in the Interim"**: The board unanimously approved the bylaws update via email on 22-Apr-2025, as follows: Membership Terms (Article V): Revised ARTICLE V to state that "Membership will be valid for a period of twelve (12) months from the date dues are paid."
 - a. Other key updates include:
 - i. Photography Policy (Article VI): Clear guidelines for photos/videos at events and meetings.
 - ii. Board Nominations (Article VII): The board reserves the right to conduct standard nonprofit due diligence on any nominees (including background checks).
 - 3. Members were notified of this change along with renewal notices.

III. Secretary's Report: Unanimous approval of minutes

IV. Vice President's Report

- Upcoming Events: [Historic Brewers Hill Association – Calendar](#)
 - i. Upcoming Events Summary:
 - 1. Tap Yard Trivia with Your Neighbors – Thursday, May 29, 6:30–9:00 PM @ Schlitz Park Tap Yard
 - a. A casual evening of trivia and community.
 - 2. Quarterly Neighborhood Meeting – Tuesday, June 17, 6:00–8:00 PM @ Sanger House Gardens
 - a. Includes guest speakers and light refreshments.
 - 3. Lakefront Brewery Pop-Up Social Event – Thursday, July 10, 5:00–8:00 PM @ Lakefront Brewery
 - a. Members-encouraged, open to all social with early arrival perks for HBHA members. More details to come.

- Recent Events Recap:
 - i. Neighborhood Clean Up: Sat, Apr 26, 9am-12pm @ 1848 N Palmer St
- Community Events:
 - i. Additional Events & Community Highlights: A number of upcoming neighborhood and partner events were discussed, along with efforts to improve how they are promoted online. HBHA will continue to clearly distinguish between events we host and broader community happenings.
 - 1. [Project Clean & Green](#) – May 27–June 2 (specific dates vary by address)
 - 2. Community Clean-Up (in partnership with Food for Health) – Thursday, May 30
 - 3. Sofar Sounds Concert – Saturday, May 31, 8:00 PM @ Brewers Hill co-living space - (Secret location and artist announced shortly before the event; intimate live music experience.)
 - 4. Monthly D5 Crime & Safety Meeting – Wednesday, June 4, 5:00 PM @ Atkinson Library - Guest speaker from the Emergency Communications Department.
 - 5. Avli Nights in Mykonos Fundraiser – Hosted by Avli to support The Charles Antetokounmpo Family Foundation. Neighborhood residents are invited to this All White Attire patio event celebrating Greek culture. Increased traffic and ride-share activity expected in the area.
 - 6. Community Bike Ride – Friday, June 21
 - ii. Ongoing Promotions & Partnerships:
 - 1. Food for Health and SpinnMKE Special Promotion – May 1–July 31 - Food For Health is being considered as a future event venue due to its welcoming atmosphere and locally sourced food.
 - iii. Recent Highlights:
 - 1. Historic Milwaukee “Spaces & Traces” Tour – Saturday, May 3 - Local historian John Gurda gave a talk on the history of Brewers Hill and Harambee at All People’s Church. The event was recorded and is available on YouTube.
- More details to come as events approach.

V. Development, Licenses & Permits

- Development & Outreach Summary: There is a significant amount of development activity happening in and around the neighborhood. The board discussed ways to proactively engage new developers and businesses, including creating a general-purpose introduction letter. A more structured outreach strategy may be explored in the future.
- *Updates include:*
 - i. Apartment Building Development at 2127 N 1st St
 - 1. Developer: Jesse Wilkerson
 - 2. Note: Invited to speak at the Neighborhood Meeting on June 17.
 - ii. Residential Development Plans at 232/234 E Brown St & 113 W Lloyd St
 - 1. Owner: Regina Kret
 - 2. Note: Invited to attend/speak at the Neighborhood Meeting on June 17.
 - iii. For Sale: Pattee Group Property at 140 W Garfield Ave (former church)
 - 1. Contact: Ryan Pattee
 - 2. Status: Ongoing outreach; last spoke at February 2023 Neighborhood Meeting.

VI. Old Business

VII. New Business

- Property Assessments: Ald. Coggs and Commissioner of Assessments, Nicole Larsen
 - i. Assessments went up between 15% and 50%
 - ii. Concerns were raised about the timing of the eNotify notice of the public hearing shared by Alderwoman Coggs regarding property assessment evaluation: 'Committee to hear from Assessor's Office on 2025 assessment process' on May 8th. You can watch the hearing here:
https://milwaukee.granicus.com/player/clip/4599?view_id=2&meta_id=3600867&redirect=true
- Gateway Signage: Thank you to Molly and Ashley Booth for donating to landscape the gateway signage (the board plans to recognize them at an upcoming meeting)
- Crime & Safety: Alert Neighbor Program (ANP)
 - i. Next Steps: Updated ANP participants list and equipment request
 - ii. Update shared on May's D5 Crime & Safety Meeting

VIII. 2025 Committees

- The 2025 committees are focused on a variety of neighborhood initiatives. The Block Party Committee is organizing the annual community event and discussing communication plans and meeting goals. The Community Outreach Committee is engaged in activities like the Clean Up Club, exploring a custom Brewers Hill brew collaboration with Lakefront Brewery, and supporting local efforts such as Carver Academy's Teacher Appreciation Week. The annual teacher appreciation lunch was hosted by the committee, a special thank you to Evan and Rachel, and McKenna Real Estate. PepperPot + Rachel's cookies were a big hit. The Historic Preservation Committee is preparing updates for the Historic Preservation webpage, incorporating more useful resources. The Tech & Marketing Committee is advancing the new website, managing content input, branding with updated color palettes and ADA compliance, and rolling out Rocket.Chat for better communication. This committee is also managing a new minimalist swag store designed to promote the neighborhood brand, with plans to optimize pricing in support of both outreach and fundraising efforts.

IX. Adjournment: 8:42pm