

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

Date: Tuesday, January 20th
Time: 6:00PM

- I. **Call to Order:** 6:18pm

- II. **Treasurer's Report & Membership Update**
 - Current Balance:
 - i. Main Account: \$3965.44
 - ii. Community Outreach: \$500.01
 - Current Membership:
 - i. Household (H) Memberships: 54
 - ii. Individual (I) Memberships: 28
 - iii. Total Voting Memberships (H and I): 82
 - iv. Total Voting Members: 136
 - Business Membership:
 - i. Gold Business Memberships: 5
 - ii. Silver Business Memberships: 0

We are beginning the new year slightly below prior levels due to the transition to rolling memberships, which temporarily reduced revenue and led to a year-end deficit in 2025. However, with renewals underway and improved systems now in place, we are well positioned for membership growth and financial recovery in 2026.

- III. **Secretary's Report**
 - BOD Meeting minutes from 11/18, summary from 11/18, and Neighborhood Meeting minutes from 12/9 were all approved unanimously.

- IV. **Vice President's Report**
 - Events Calendar:
 - i. Annual Planning & Budget Approval
At our first meeting of the year, one of the most consequential responsibilities of the board is approving the annual calendar of events and operating budget. This sets the direction and priorities for the year ahead.
The 2026 budget has been approved, and the full calendar of events is available on our website, where residents can subscribe directly to the calendar for updates throughout the year.

- V. **Development, Licenses & Permits**
 - The board shared several development updates impacting the neighborhood. VINT, Wine Consortium LLC (Tim Cole and Nate Norfolk), received approval for a Class B Tavern/Food Dealer Retail License on January 6, 2026. HBHA supported the application through a position letter.
 - At 140 W. Garfield Ave (former church site), a Certified Survey Map was approved to divide the lots and separate existing uses. In December 2025, St. Marcus purchased the subdivided lot containing the two houses. A previously submitted raze permit for the church was withdrawn shortly thereafter HBHA submitted a letter in opposition. The

Historic Preservation Commission approved local historic designation for the church in January 2026, with the next step pending review by the Zoning, Neighborhoods, and Development Committee in February 2026.

- Updates were also provided on the Brown and Lloyd Street development sites. Construction at 232/234 E. Brown St is ongoing with a projected March completion date, while final exterior work will follow city sewer completion. At 113 W. Lloyd St, revised plans are in progress to incorporate additional outdoor space, including a large deck.

VI. **New Business**

- Grant Funding & Community Partnerships
 - i. The board received a \$1,000 Good Neighbor Grant from Safe & Sound to support neighborhood engagement projects. Funds have so far been used for resource magnets and may support litter pickers or future events as needed.
 - ii. We also discussed several community partnership opportunities. Conversations are underway with King Drive BID, Halyard Park, Versiti on King, Harambee NID, and the Greater Milwaukee Urban League. Potential collaborations include a community-wide blood drive, support for Halyard Park's upcoming 50th anniversary celebration, and shared efforts around community health and litter reduction. The Greater Milwaukee Urban League has expressed interest in learning from our engagement efforts, and we invited them to speak at the upcoming neighborhood meeting.
 - iii. Additionally, the board is exploring deeper engagement with One MKE Coalition, with the possibility of featuring the partnership at a future meeting.
- Crime & Safety Updates
 - i. The board reviewed updates from the Neighborhood Block Watch Group (initiated from last year's ANP), distributed QR code magnets, and discussed outreach efforts - with a focus on better engaging renters and expanding access to neighborhood resources.
- Committee Updates
 - i. The 2026 committee structure was also outlined, including Block Party, Community Outreach, Historic Preservation, and Tech & Marketing. Key priorities for the year include growing business memberships, strengthening community partnerships, pursuing grant opportunities, improving website engagement (including creating a member portal), and ensuring neighbors understand how to get involved.
 - ii. The board is exploring a potential collaboration with a local artist to create a new design for neighborhood merchandise, possibly for the Block Party. We would clarify reproduction rights and artwork ownership before moving forward.

VII. **Adjournment: 8:27pm**

- Next BOD Meeting: Tuesday, February 24th, 6pm