

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

**Date:** Tuesday, March 25th, 2025

**Time:** 6:00PM

**I. Call to Order (6:30pm)**

- Present: Allyn, Laura, Rachel, Trevor, and Kristen
- Not Present: Aaron, Tim, and Tara are out of town; Evan is sick

**II. Treasurer's Report & Membership Update**

- Current Balance:
  - i. Main Account: \$3,982.61
  - ii. Community Outreach: \$500.01
- Current Membership:
  - i. Household (H) Memberships: 48
  - ii. Individual (I) Memberships: 17
  - iii. Total Memberships (H and I): 65
  - iv. Total Members: 113
- Other:
  - i. Annual → Rolling Renewals: Bylaw revisions and membership communication
    - 1. The board will review the revised bylaw language at the next BOD meeting. The board will plan to notify members of this change and send membership renewals thereafter.
  - ii. Business Memberships: No updates to share regarding the updated membership options launching with the new website.

**III. Secretary's Report:**

- Review and approval of minutes
  - i. Motion to approve BOD and Neighborhood Meeting minutes unanimously carries.

**IV. Vice President's Report**

- Upcoming Events:
  - i. Easter Egg Hunt (Rachel/Evan): Sat, Apr 19, 10-11:30am @ Palmer & Reservoir
  - ii. Neighborhood Clean Up (Aaron/Rachel): Sat, Apr 26, 9am-12pm
    - 1. St. Marcus is not available to host. Rather than pivoting to Beerline B, we're planning to host the event outdoors this year at the vacant lot on Palmer/Reservoir.
    - 2. The board discussed planning and reviewed post mortem notes from last year's cleanups.
- Recent Events Recap:
  - i. O'Brewers Hill Social (Rachel/Tara): Fri, Mar 14, 6-8pm @ Dead Bird Brewing
    - 1. Around 25-30 people were there. Food was PLENTY and tasted great!
- Community Events:
  - i. Monthly D5 Crime & Safety Meeting: Weds, Apr 2, 5-6:30pm @ ThriveOn King (Note: Change in location)
  - ii. State Rep Kalan Haywood District Office Hours: Sat, Apr 12, 11am-1pm @Pilcrow
  - iii. Historic Milwaukee Spaces & Traces Tour: Sat, May 3, 10am-5pm

## V. **Development, Licenses & Permits**

- Updates include:
  - i. Apartment Building Development at 2127 N 1st St
    - 1. The board received a copy of the plans and is invited to a meeting with Jesse Wilkerson (Developer), Rev. Albert Grant (Owner), and Alderwoman Coggs on April 3rd to discuss the building planning process.
    - 2. Board doesn't have any immediate concerns regarding their plans, the designs look nice and historic.
  - ii. Two-block development site in the SE corner of BH (Hempel, ICAP Development)
    - 1. Approval for excavation work at 1929 N Buffum St from 03/11-06/11/2025 (appears to be for environmental testing)
  - iii. LSW at 1737 N Palmer St
    - 1. They continue to receive various permits/approvals
  - i. Pattee Group at 140 W Garfield Ave (former church)
    - 1. The board previously requested an update (last spoke at Feb 2023 Neighborhood Meeting)
  - ii. Royal Capitol at various lots in BH
    - 1. The board has requested an update from Royal Capital (last updates shared with the neighborhood were from April 2017)
- We discussed drafting a letter template for new developments. The goal is to proactively introduce ourselves to new developers coming into the neighborhood and provide an opportunity to build relationships and for neighborhood support.

## VI. **Old Business**

- Short Term Rentals
  - i. We are still keeping an eye on regulations both in our own neighborhood and around the country. Keep an eye out for any word from our rental committee.

## VII. **New Business**

- Keller Williams: Unauthorized Use of HBHA Branding & Content
  - i. The board unanimously approved via text on 28-Feb-2025 the HBHA Letter to The Goodland Collection of Keller Williams and the associated Facebook Post.
- Crime & Safety
  - i. Alert Neighbor Program (ANP): Coordinator scheduled a safety walk!
    - 1. March 27th from 1-2pm, meeting at 1832 N Palmer St
    - 2. Due to short notice, the board agreed to create a form or sheet for neighbors to submit questions or concerns to be raised during the walk if they can't attend Thursday's event.
  - ii. Incident Follow Up:
    - 1. The board discussed a March 1st carjacking and shots fired incident near E Lloyd St and Pueblo Foods, and the follow up with MPD District 5.
- 2025 Committees
  - i. Community Outreach Committee : Clean Up Club, litter reporting, and plans to share details on [No Mow May](#) and [Project Clean & Green](#) were all discussed.
  - ii. Historic Preservation Committee: We organized interesting historic documents in the board's shared drive, and may feature some on the new website.
  - iii. Tech & Marketing Committee: Shared progress on the new website!

## VIII. **Adjournment (8:51pm)**