

*Approved*

Historic Brewers Hill Association (HBHA)  
Minutes of the Annual Neighborhood Meeting  
January 27, 2015

I. Call to Order

Ms. Nowak called the meeting to order at 6:35PM.

II. Treasury Report

Ms. Janczak summarized the HBHA checking and fundraising accounts.

III. 2015 Elections

Ms. Nowak distributed voting ballots for the HBHA members present. After voting was completed, Ms. Nowak introduced the 2015 Officers as Bill Jenkins, President; Terry Mambu-Rasch, Vice President; Dewayne Bishop, Treasurer; Molly Booth, Secretary and the 2015 Auxiliary Directors as Larry Roffers, Barbara Janczak, Sarah Nowak, Ashley Booth, and Logan Dawson.

IV. Old Business

a. 2014 Initiative Recap

In 2014, the HBHA undertook a variety of initiatives. Ms. Booth discussed the re-launch of the block watch program that occurred in early 2014. During the timeframe which the block watch was launched, Officer Lammers became the District 5 Community Liaison Officer (CLO). Her involvement with the neighborhood strengthened the relationship between Brewers Hill and District 5 and improved communication to the neighborhood. Block watch training was held last May with neighbors who volunteered to be a block watch captain. Ms. Booth acknowledged the constant change of captains and households is difficult to track but the framework is in place should blocks need to utilize the resources.

Ms. Nowak discussed the launch of the neighborhood website, [www.historicbrewershill.com](http://www.historicbrewershill.com), and the addition of the PayPal feature to allow for electronic payment of membership dues and donations.

Ms. Janczak, who served as the Membership Coordinator, recapped the membership numbers. In 2013, there were 31 members, in 2014 that number increased to 58 members, and to date there were 39 members, with 29 being renewals and 10 being new members.

Several board members recapped the various fundraisers the HBHA hosted for the Gateway Signage Project, including the Sanger House Garden Tour, Sanger House Wine Tasting, and the Brown Bottle. The major fundraiser, held November 19th at the Brown Bottle, had 110 in attendance including Mayor Tom Barrett and Alderwoman Milele Coggs, with 73 donations.

The Board of Directors also worked through several drafts to update the HBHA By-laws and began gathering past historical neighborhood documents to consolidate into one location on the website.

## V. New Business - 2015 Initiatives and Goals

### i. Website

Ms. Nowak explained that since the launch of the HBHA website, the next step was developing the “members-only” section. After beginning this process, it was realized the time and effort to continually update relevant material on the “members-only” section would be difficult to achieve from members who volunteer their time. To assist with direction of the website, Ms. Nowak asked for thoughts and opinions from the membership. The topic was discussed at length, with a variety of ideas mentioned – including, outsourcing website maintenance to a company, not outsourcing maintenance, having only a “public” website option, having a non-public website (i.e. limited to members only). The general consensus was for the BOD to examine costs associated with a company and to revisit topic in the future, but also to investigate having only a “public” page.

### ii. Safety

District 5 Community Liaison Officer (CLO) Lori Lammers was present. She provided details of investigations of incidents that occurred in the neighborhood. She also said that a new CLO is being added to District 5 in the coming months, which will assist with the administrative duties of the liaison positions.

### iii. Social Media

Ms. Nowak quickly touched on the topic of a Social Media Coordinator which the BOD briefly discussed last year. Currently, there are two Facebook pages (HBHA and Signage Fundraising), Twitter, NextDoor, and the website – each managed by a different member. She asked that if any member was interested in coordinating these various means of social media to please contact her after the meeting.

### iv. Visibility

Ms. Booth presented an opportunity where Historic Brewers Hill can raise its visibility amongst the City and region in the coming year. She stated that Doors Open 2015 will take place September 19th and 20th which is a free event that brings in over 25,000 people into the Milwaukee area for one weekend, with the main goal being able to explore various buildings and sites in the City. She stated the event allows places to highlight all of the features a place has to offer, and share history of buildings or sites. Ms. Booth suggested the self-guided walking tour of the history of houses/structures in the neighborhood, with brochures handed out at designated location, is the easiest method to plan. She emphasized the walking tour occurs only along the public sidewalks and does not include house or garden tours. She volunteered to lead the event coordination, if membership was interested in pursuing this event.

Mr. Bishop motioned, seconded by Mr. Booth, to have Historic Brewers Hill participate in Doors

Open 2015.

Voice Vote:

All "Ayes", no "Nays", none abstaining

Mr. Bialk also mentioned the Brew City Urban Safari Tour is passing through the neighborhood on May 23rd. They will be touring the Sanger House Garden. Ms. Booth added she is helping coordinate different points of interest with the tour guide, as well.

#### v. Development

Ms. Nowak asked if any members knew of any development updates, or what vacant properties/buildings the HBHA should pursue in the coming year. Mr. Bishop mentioned the vacant funeral home property, near Brown and Holton, which has been vacant for several years. He felt this vacant building is not an eyesore and that HBHA should aggressively pursue the City to demolish the building.

Mr. Booth provided an update regarding the MLK BID, which is pursuing a catalytic project for the south end of the corridor. He also stated the City selected the former Garfield School as a redevelopment site for low income and market rate housing. He reported there are no updates on the existing DNR site or Brooks Plaza.

Ms. Mambu-Rasch discussed her recent conversation with a representative from County Executive Abele's office as the County Executive's office is interested in reaching out to neighborhood groups this year. Ms. Mambu-Rasch asked membership to begin thinking over the next couple months of possible vacant properties in the neighborhood where pocket parks could be located, as the County will begin budget discussions this summer.

#### vi. Membership

With Ms. Janczak not serving as the Treasurer this year, Ms. Nowak inquired if she will retain the Membership Coordinator position, or if Mr. Bishop will take over on the position. Ms. Janczak responded that she does not want to be the coordinator and will discuss the position with Mr. Bishop.

#### vii. Gateway Signage

Ms. Nowak presented that at the end of 2014 the Signage Committee pursued a grant opportunity with the City. She said their grant was accepted, with conditions of submitting the final sign BID and obtaining right-of-way permission (for placement of the ground sign). She stated that between the grant and 2014 fundraising efforts, the HBHA can spend approximately \$25,000 on installation of the first ground sign, at Palmer & Pleasant. She also recapped a recent meeting of the Signage Committee, which is focusing on a May 1st groundbreaking ceremony and to begin fundraising for Phase II of the Gateway Signage (for street banners/signs and ground sign at 2nd & North).

#### viii. Social Events and Meetings

Ms. Nowak recapped the various social events the HBHA hosted in 2014 and asked what people liked or didn't like with the events and the meeting schedule. The general consensus was good with four membership meetings, the social events included a nice mix for families with children, and the band at the summer block party was a welcome addition. Ms. Janczak added the patio round robin generated the most revenue of the events.

Moving forward with 2015 events, Ms. Mambu-Rasch introduced an idea to have a winter gathering at the Brown Bottle. She is willing to approach the restaurant's management to see if they are interested in working with HBHA. She also will inquire with her Milwaukee Bucks contact to see if a group ticket rate is available for the neighborhood to attend a game.

Ms. Mambu-Rasch motioned, seconded by Mr. Jenkins, to inquire with Brown Bottle for a winter gathering, aiming for February 28th or March 7th.

Voice Vote:

All "Ayes", no "Nays", none abstaining

Mr. Bialk also mentioned the idea of hosting a pig roast at Sanger House Gardens, possibly in June. He will follow-up with more details in the coming months.

#### ix. Speakers

Ms. Nowak asked for ideas on meeting speakers. Ideas included the new Historic Preservation Planner, local historian John Gurda, and Gretchen Mead from Victory Garden Initiative.

Ms. Eastwood motioned, seconded by Mr. Bishop, to adjourn the meeting.

Voice Vote:

All "Ayes", no "Nays", none abstaining

Respectfully Submitted,

Molly Booth  
HBHA Secretary