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Historic Brewers Hill Association (HBHA)
Minutes of the General Neighborhood Meeting
January 31, 2017

I. Call to Order

Ms. Mambu Rasch, HBHA Vice President, called the meeting to order at 6:31PM. She stated Mr. Jenkins, HBHA President, was unable to attend tonight's meeting due to work obligations.

II. Roll Call

Board Members Present: Terry Mambu Rasch, Vice President; DeWayne Bishop, Treasurer; Molly Booth, Secretary; Ashley Booth, Larry Roffers, Sarah Nowak, Barbara Janczak, and Chris Bryant; Auxiliary Board Members.

Board Members Absent: William Jenkins, President.

Meeting Presenters: Principal Kristin Hinds, George Washington Carver Academy; Commissioner Preston Cole, City of Milwaukee Department of Neighborhood Services (DNS), Archie Blunt, City of Milwaukee DNS

Meeting Attendees: 20 Members (John Larner, Mary Eastwood, Scott Carlson, Karin Luttinen Carlson, Jamison Klinkner, Nick Purvis, Brenda Purvis, Bruce Goodman, Whitney Schaefer, Wolfgang Schaefer, Eric Tallmadge, Elaine Schweitzer, Richard McGuire, Steve Bialk, Dan Olson, Chris Rasch, Mari Tysen, Cheryl Milbauer, Fernando Martinez Vera, and Roger Kocher) and 1 Non-member (Kristin Yang, running for Milwaukee County Circuit Court, Branch 47).

III. Membership/Treasurer Report

Mr. Bishop stated the balance for the General Fund is \$4,079.02 and the Signage Fund has \$4,281.65. Mr. Bishop continued the HBHA currently has 63 paid households and for 2016, HBHA had 102 paid households.

IV. Secretary's Report

Ms. Booth stated the minutes of the November 29, 2016 meeting minutes were approved by the Board of Directors via email and are available for review on the association's website.

V. Guest Speakers / Presentations

A. Carver Academy

Principal Hinds began by introducing herself as the principal of Carver Academy. She continued that she was Carver Academy's assistant principal for three years and was promoted to principal at the beginning of the 2016/2017 school year. She discussed the highlights of the school, stating it now meets the expectations achievement, is closing the achievement gap of State standards, has received the Milwaukee Partnership Grant for continued funding of the Boys and Girls Club, City Year, & Spark, and for the 2015/2016 school year they achieved the largest gain in student attendance. She stated that attendance is struggling a bit this school year and there is always a need for school uniforms and volunteers to help students with math and reading. She continued that if the neighborhood sees anything right and wrong occurring on school grounds to please contact her. She asked the group what it would take for children from the neighborhood to enroll in the school and if there is interest in the school becoming a neighborhood school.

The following questions from the audience were asked:

What is the process or steps to become a neighborhood school; what is the current enrollment and class sizes at Carver; who many children from local area attend; what number is needed for a local school; how long would the process to a neighborhood school take; and what sizes are needed for uniforms.

Principal Hinds answered the questions, stating that to initiate the process she will connect with the regional MPS supervisor and report back with the respective steps. She stated the current enrollment is 468 students (1 class per grade for 6, 6/7, 7, 8; 2 classes per grade from K – 5) and the school was budgeted for 400 students. She stated the class size for younger grades ranges from 22 – 25 students, for older grades 30 – 32 students, but on average there are 27 students per grade and an educational assistant is assigned with K-2 and teachers have City Year Member support for grades 3-8. She continued the stability rate of the school is at 72% and each year they have approximately 40% new students enroll into Carver. She stated schools with less than 300 students are difficult to sustain. She stated three students walk to Carver from the surrounding neighborhoods with most students bused in from all areas of the City. She concluded her presentation by stating that for uniforms, they require students to wear polo shirts and navy blue pants/khakis from sizes 5T – Young adults.

B. Department of Neighborhood Services (DNS)

Ms. Mambu Rasch began by stating questions arose at the November meeting about several properties in the neighborhood needing oversight and to update membership on these properties, representatives from DNS were invited to present at tonight's meeting. She introduced Commissioner Preston Cole and Mr. Archie Blunt, Supervisor of Special Enforcement.

Commissioner Cole thanked everyone for attending the meeting and explained his background, stating he spent 25 years with Department of Public Works and left to become Commissioner of DNS in 2016. He explained the various departments and services DNS offers citizens, ranging from reviewing building permits to stabilizing neighborhoods suffering from problem landlords. He further explained the problem landlord issues as Mr. Blunt's team is assigned to one landlord per team as many of these owners have hundreds of units. He continued there are 20 cases pending in the City Attorney's office and the difficulty involved in piercing the corporate veil as properties are bought and sold multiple times with different LLCs.

The following questions were asked by the audience:

How do tenants find buildings owned by problem landlords, why has it taken so long for this problem to be noticed by the City; and when can City access properties in disrepair. Commissioner Cole responded that properties are found using the red and blue books; that MPD, Treasurers Office, and DNS are aligning to address this problem and placing special enforcement officer at sheriff sale to have eyes on who is buying properties in LLCs, and City can only enter vacant properties if in tax foreclosure.

Mr. Blunt was introduced and stated residents are lifelines and veins of the community but if you don't report issues then DNS does not know about the issues. He stated three inspectors are assigned to our district every day. He discussed the problematic properties within the neighborhood, starting with 1921 N 2nd St. He stated construction was held up because COA was incomplete. The property owner has a partial COA which will expire in six months. The property owner has been advised of the COA deficiency and is now working to resolve it. Moving onto 1923 N 2nd St, the property owner had a building permit but no COA. The lack of COA was brought to owner's attention and COA was approved with construction ongoing. Mr. Blunt stated the Inspector was told an owner-occupied sale was dependent on completing work. He concluded by stating that at 103 W Lloyd, the property owner purchased the house last February and pulled the applicable permits July 2016. While the COA and permits are approved, no work has begun on the house and the permits will expire by July 2017.

Ms. Mambu Rasch thanked Commissioner Cole and Mr. Blunt for presenting. Discussion continued regarding the lack of activity at 103 W Lloyd and a motion was made by Mr. McGuire, seconded by Mr. Bryant, the membership for the Board of Directors to inquire on the property's status with the owner. The motion was unanimously approved.

VI. Old Business

A. Gateway Signage Project

Ms. Zirbel Nowak stated HBHA received a NIDC matching grant for \$4000 for Phase II of the Gateway Signage Project. She explained this is the same grant program that HBHA was awarded for Phase I. She continued that the Sign Committee is working to purchase

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two template neighborhood identification signs to allow membership to select the final font/design layout and once numbers on installation are determined, a number will be developed that we can fundraise towards in 2017.

VII. New Business

A. 2017 Elections

Ms. Mambu Rasch explained the purpose behind the Association's Board of Directors election as the by-laws were amended in 2015 to allow stability on board by having two-year position terms (as opposed to one-year terms) and alternating the cycle when positions are up (i.e. President and Secretary even-year; Vice President and Treasurer odd-year). She explained the positions on the current ballot and thanked those who put their names forward for consideration of a position. She read a statement from the outgoing President Jenkins and thanked Mr. Bishop for setting up the online voting system.

After counting both the paper ballots submitted at the meeting and the votes cast during the online voting, Mr. Bishop announced the following 2017/2018 Board of Directors:

President – Molly Booth

Secretary – Daniel Olson

Auxiliary Members – Ashley Booth, Larry Roffers, Sarah Zirbel Nowak, Rick McGuire, Scott Carlson, and Jamison Klinkner.

As a tie occurred with voting of the Auxiliary Members, Ms. Mambu Rasch motioned, seconded by Mr. Roffers, to amend the by-laws to increase the number of Auxiliary Member positions from five (5) to six (6). The motion was unanimously approved.

B. February 25, 2017 HBHA Fundraiser / Winter Social

Ms. Booth explained the details behind the February 25th fundraiser/winter social, stating the fundraiser will be held at Urban Harvest Brewery in Walker's Point. The event will allow neighbors to gather for an informal winter social at a local micro-brewery but also gather for a good cause as tips from guest bartenders will be donated to the HBHA, who will in turn donate these funds to our local MPS school, Carver Academy. She stated he guest bartenders will be several neighbors from Historic Brewers Hill, a food truck will be located outside the brewery, and the gathering is a family-friendly event.

VIII. Neighbor Comment

The following questions/comments were asked during the open comment period:

- 1) Street Light repeatedly not functioning near 1810 N Palmer St;
- 2) What is St. Marcus doing with empty lot on Palmer St; and
- 2) The HBHA Facebook page received over 2,000 views for the 1851 N 2nd St posting.

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IX. Next Meeting Date

Ms. Mambu Rasch stated the 2017 Calendar of Events will be set by the Board of Directors at an upcoming meeting. Once approved, the calendar of meetings and social events will be distributed to the neighborhood.

X. Adjournment

Ms. Mambu Rasch asked for a motion to adjourn. The motion was unanimously approved and the meeting was adjourned at 8:13PM.

Respectfully Submitted,

Molly Booth
HBHA Secretary