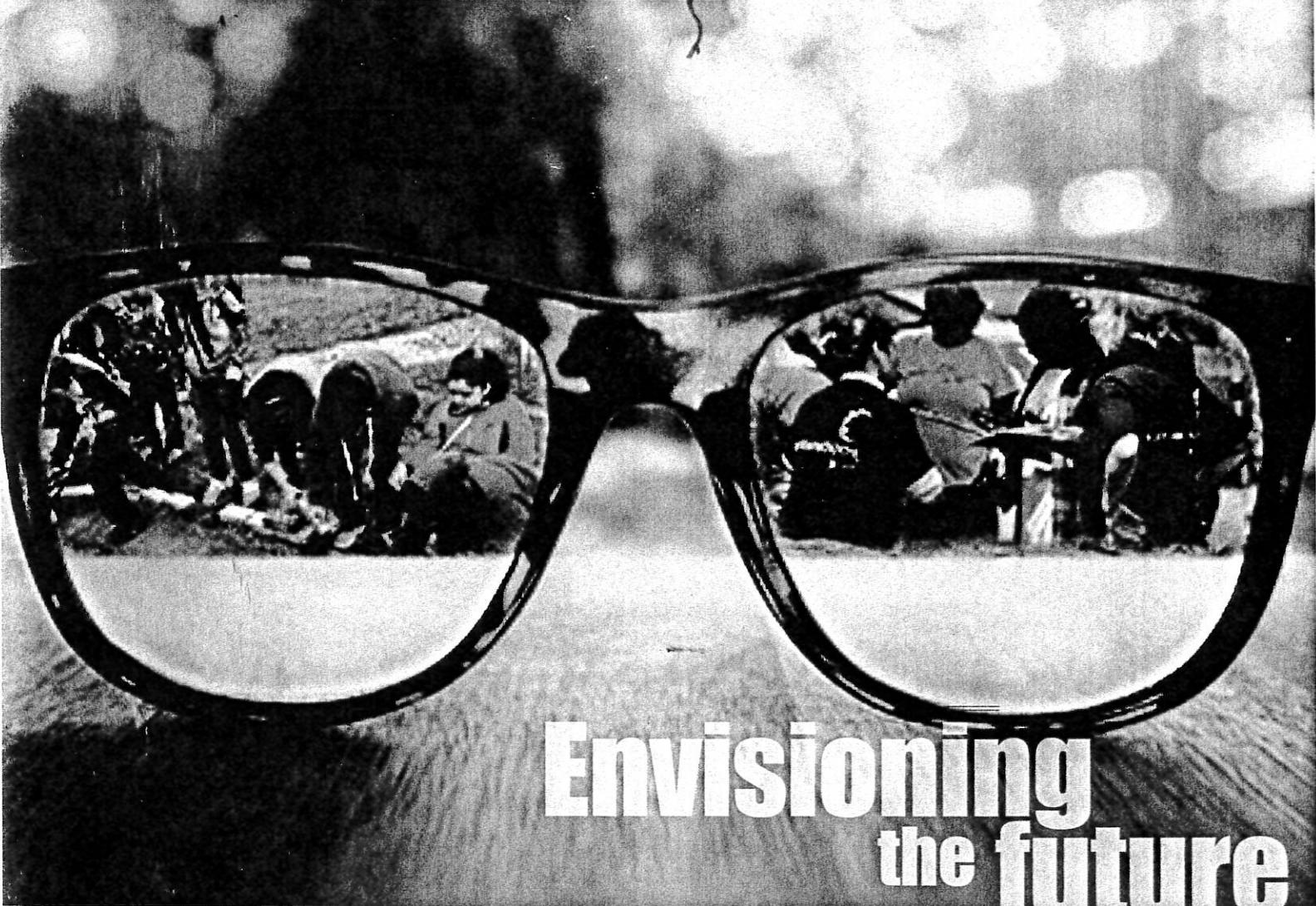


Havenwoods Economic Development Corporation | BID #31



**Envisioning  
the future**

HAVENWOODS  
ANNUAL REPORT  
2015

**HEDC  
BOARD OF  
DIRECTORS**

*Board President*  
**Steven Hentzen**  
Hentzen Coatings

*Board Treasurer*  
**Mark Krueger**  
US Bank

*Board Secretary*  
**Jim Bartos**  
Wisconsin Community  
Services

**Sharon Jordan**  
Direct Supply

**David Kaiser**  
Link Builds Construction

**Pastor Christian Winkel**  
Lutheran Redemption  
Church

**Angela Walters**  
Realty Executives

**Barbara Thompson**  
Resident Advisor

**BID #31  
BOARD OF  
DIRECTORS**

*President*  
**Steven Hentzen**  
Hentzen Coatings

*Treasurer*  
**Mark Krueger**  
US Bank

**David Mitchell**  
Monarch LLC

**Mike Moeller**  
Remy Battery

**HEDC STAFF**

**Stephanie Harling**  
Executive Director

**Elizabeth Hammer**  
Community  
Development Specialist

**Jessica Noth**  
Program Manager

**Brittany Morton**  
Business and  
Education Liaison



Dear Friends and Colleagues,

As many of you know 2015 has been somewhat of a turning point for HEDC and the Havenwoods Community as a whole. Our initiatives continue to build momentum as more residents and businesses join in our mission to make Havenwoods a great place to live and invest. We have begun asking ourselves three questions: "What If? Why Not? & How Now?" All this to say we are asking stakeholders to look at things with a new lens, to dream big and help us get it done.

Our stakeholders are thinking bigger and recognizing the potential of this community. We are thankful to the Havenwoods residents and businesses for their support of public art installations, the development of community gardens and our block clubs' commitment to keeping Havenwoods safe.

There are many capital projects taking place in Havenwoods. As we look to 2016 you will see significant expansions of corporations completed, investment in housing improvements, foreclosure rehabilitation and public park improvements.

In 2016 we are planning wonderful events that businesses, employees and residents can enjoy. Look for summer concerts, neighborhood clean ups, 5k runs, our community banquet and community gardening just to name a few.

We look forward to working side by side with our businesses, volunteers, residents and partners in service.

Sincerely,



**Stephanie Harling**  
Executive Director  
Havenwoods Economic Development Corporation

Dear Friends:

Havenwoods continues to emerge as a community in the truest sense of the word. The commitment and energy of residents has created considerable momentum for our neighborhood programs as well as our home rehabilitation initiative. Our business roundtables and assistance programs have supported and attracted a diverse base of economic drivers and promoted positive economic activity. This combination has strengthened our neighborhood, enhanced the quality of life, created jobs and improved the tax base.

In 2015 we made significant progress in neighborhood beautification and our art and garden projects are ongoing. 2016 will bring additional neighborhood initiatives including home rehabilitation and enhancement. A concert series is envisioned to complement our community garden and annual 5K run programs. Several neighborhood businesses have expanded in 2015 and others expect to expand in 2016. We have been chosen as key partner in Milwaukee's \$250 million Choice Neighborhood Transformation Plan for Westlawn Gardens, which will begin in 2016. There is no doubt that 2016 will be a busy and productive year for us.

Our Executive Director, Stephanie Harling, and her team comprised of Liz Hammer, Jessica Noth and Brittany Morton, have done a wonderful job working with residents, groups, businesses, the City, the County and the State in coordinating our efforts. We are also fortunate to have a Board of Directors that is consistent and sincere in establishing and meeting goals.

We look forward to having continued success in serving the residents and businesses in Havenwoods and making it an increasingly better place to live, work and play.



**Steven A. Hentzen**  
President  
Havenwoods Economic Development Corporation/BID #31





100+

residents attended the Havenwoods Community Banquet in 2015.

50+

runners participated in the Havenwoods 5k.

744

residents total engaged in community activities.

## HAVENWOODS RESIDENTS ARE ENGAGED IN THEIR COMMUNITY

This year, we continued to see growth in resident engagement and volunteerism. Sustainable communities can only happen when people care about their community and are willing to invest their time and talents. HEDC was happy to work side by side with residents to celebrate community at our Bloom and Groom plant sale, Havenwoods Community Banquet, Benches of Havenwoods Public Art Project and the neighborhood strategic planning "Chalkboard" session to name just a few.

*"Our national myths often exaggerate the role of the individual heroes and understate the importance of collective effort."*

— Robert Putnam  
Bowling Alone

# NEIGHBORHOOD BEAUTIFICATION

## PUBLIC ART

The Benches of Havenwoods. With the help of the Greater Milwaukee Foundation, Mary Nohl Foundation, Neighborhood Improvement Development Corporation, Monarch Company, Hentzen Coatings, neighbors and youth, the Havenwoods community is now home to public murals, artistic benches and sculpture. These art installations can be found at our Green Tree Community Garden, the Light House Youth Center and at two bus stops in Havenwoods (W. Silver Spring Drive and on N. 60th St.).

## COMMUNITY GARDENS

Through the Healthy Neighborhoods programming, HEDC was able to add more amenities to our community gardens. With the addition of public art we were able to install a pergola on the grounds to provide shade for gardeners on those very hot summer days. We are especially proud of our senior modified garden at the McGovern Park Senior Center. Our seniors are gardening at full capacity and there is a waiting list of seniors that desire an adaptable garden bed.

## BLOOM AND GROOM

With a generous donation from Lowe's and subsidy from the Neighborhood Improvement Development Corporation, HEDC can offer plants at cost to residents for home beautification. This program makes beautification affordable for our residents adding value and curb appeal to homes. This year we had over 60 residents come out to support the Bloom and Groom plant sale.

40

residents volunteered to build community gardens.

60

residents participated in Bloom and Groom.







*“ My neighbor came over and helped me mix paint and fixes things for me occasionally. And I give him vegetables from my garden. I like that. I think that’s nice. ”*  
— Havenwoods resident

*“ The last 10 years the things I like most is my involvement in the neighborhood. ”*  
— Havenwoods resident



430 residents were engaged in making Havenwoods better in 2015.

65 home improvement projects completed in 2015.

3 community pride projects completed in 2015.

*“ Resident engagement is part of but not the same as community engagement. It involves active meaningful participation by people who live in the neighborhoods where change is occurring and whose lives are affected by policies, systems and structures that are targeted for change. ”*  
— CF Leads, Cultivating Community Engagement Panel, 2005

# STAKEHOLDER LEADERSHIP

Havenwoods stakeholders demonstrate leadership in a variety of ways. Neighborhood management is the most consistent area of leadership. Effective neighborhood management requires residents to be proactive in identifying pre-cursors to elements that threaten the long term health of the community. With HEDC's assistance residents function as block watch captains, lead neighborhood clean ups, and make it a point to know their neighbors. HEDC currently works with 22 block watches that meet monthly to discuss ways to make their communities safer.

The Havenwoods community is unique in that our landlords also take a leadership role in sustaining the community through the KANDO landlord compact. Landlords held their annual neighborhood clean up and participated in two Landlord Breakfasts featuring speakers to share the latest in quality property management.



5 neighborhood cleanups were held by residents



143 residents actively cleaned up their neighborhoods



22 block watches led by residents

**EXPLORE**

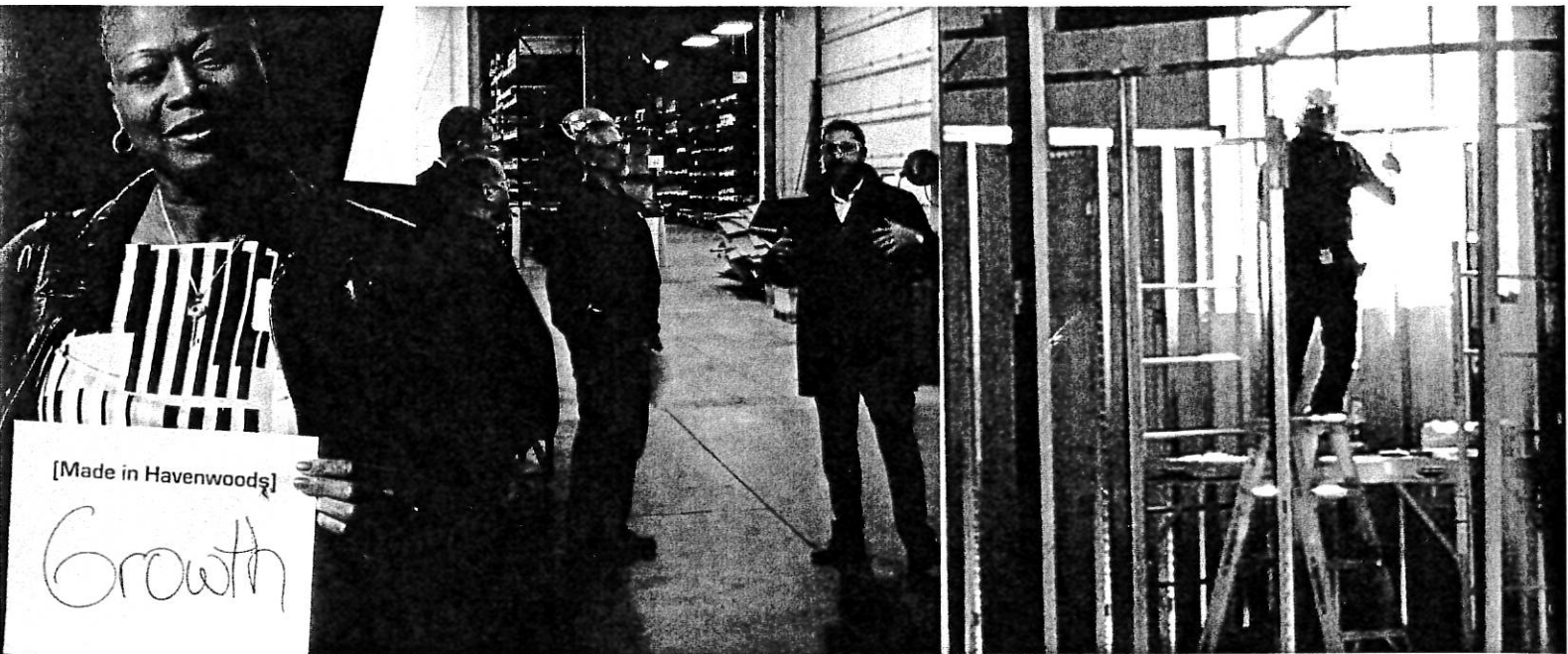
HAVENWOODS • RIVERWEST • WALKERS POINT • MENOMONEE VALLEY  
 WEST • KING DRIVE • BREWERS HILL • JUNEAU TOWN • YANKEE HILL • THIRD WARD • BAY VIEW • HALES CORNERS • KILBURN TOWN • AVERGES  
 WEST • WEST ALLIS • WEST ALLIS • WEST ALLIS • WEST ALLIS • WEST ALLIS • WEST ALLIS • WEST ALLIS • WEST ALLIS • WEST ALLIS

**DOORS OPEN MILWAUKEE**  
 Saturday & Sunday September 19 & 20, 2015 10am – 5pm  
 FREE **DOORS OPEN MILWAUKEE**  
 doorsopenmilwaukee.org

buildings to visit FREE to the public. 40+ in-depth tours to take. One weekend. Go.







## ECONOMIC DEVELOPMENT

### BUSINESS ROUND TABLES

HEDC facilitates business round tables for professionals in Havenwoods to network, share best practices and gain knowledge of new approaches to management. We continue to host Human Resource roundtables and with the help of US Bank we have introduced the US Bank Business Cycle Roundtables. In 2015, we held five round table discussions to include topics on talent recruitment/management and the Affordable Care Act.

### BUSINESS SAFETY

HEDC facilitates safety meetings for the business community. Business owners come together to discuss topics such as security systems, preventing workplace violence and hardening your target. Businesses are also given access to monthly crime statistics provided by the Milwaukee Police Department.

**Total Commercial  
Property Values:**

**\$176,026,500**

**300+**

people toured our  
businesses this year  
at Doors Open  
Milwaukee.

**25+**

businesses  
participated in  
our business  
roundtables.

### PROMOTION AND IMAGE BUILDING

Our Healthy Neighborhoods program strategy enables HEDC to build awareness about Havenwoods. Getting the word out about the great things happening in Havenwoods was a priority in 2015. The Havenwoods community was featured on three local media outlets and sourced in print media such as the Journal Sentinel and the Wisconsin Natural Resources magazine. We also launched the Havenwoods Mini Documentary highlighting the assets of Havenwoods in seven different vignettes. You can access them at [www.havenwoods.org](http://www.havenwoods.org) through our YouTube channel.

Creating moments with and for the community helps to spread the word that Havenwoods is an asset to Milwaukee. In 2015 our businesses participated in Milwaukee's Doors Open event and welcomed the public to tour their facilities,



runners participated in the Havenwoods 5k Run, hopeful home buyers and real estate professionals toured Havenwoods for investment opportunities and we had the opportunity to welcome guests from the national office of Housing and Urban Development.

## BUSINESS ASSISTANCE GRANTS

The Havenwoods BID offers grants to businesses that want to spruce up or update their sites. Currently there is a landscape, sign and façade grant program that can be used in conjunction with City of Milwaukee grant offerings or stand alone.

## HOLIDAY LIGHTS AND DECORATIONS

The Havenwoods BID #31 continues to dress our retail corridors with festive holiday wreaths and lights for shoppers to enjoy. The BID has enhanced the holiday wreath displays on N. 76th Street and the holiday lights on W. Silver Spring Drive.

## BOULEVARD MAINTENANCE

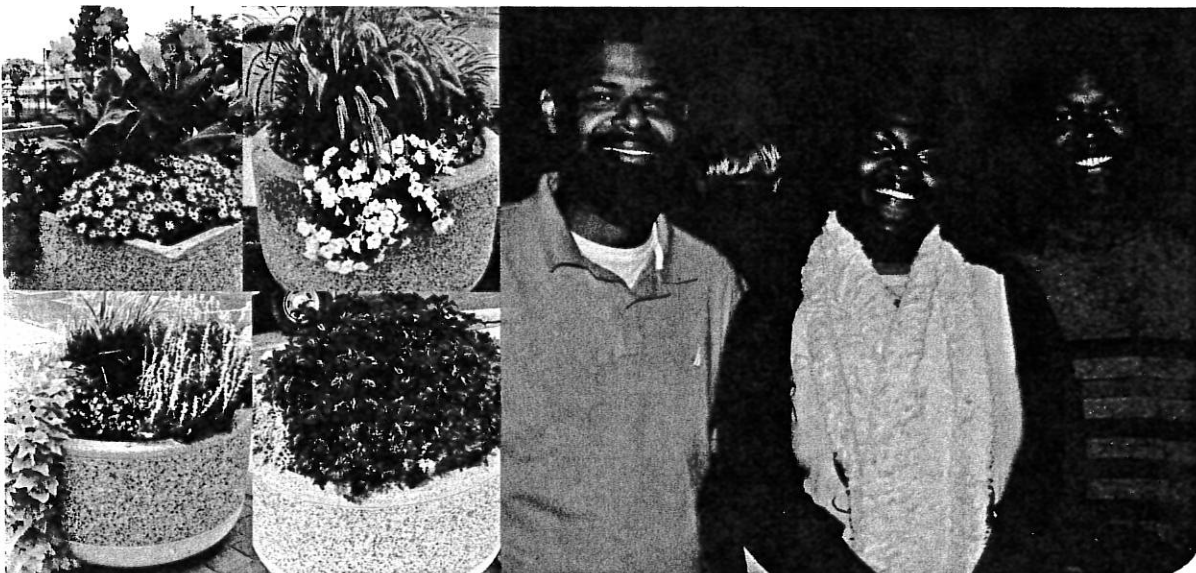
The Havenwoods BID #31 continues to maintain the medians on W. Silver Spring Drive from 58th to 68th Street and on N. 76th Street from Florist to Good Hope Road. Maintenance includes the landscaped boulevards, mowing the medians and litter clean up.

## KEEPING IT CLEAN

The Havenwoods BID also partnered with the City of Milwaukee's Ambassador program employing adults to keep our neighborhood clean. The Neighborhood Ambassadors from RiverWorks arrived weekly to pick up litter in the retail corridors.

## CIVIC PLANTER MAINTENANCE

In 2014, the Havenwoods BID#31 installed large civic planters in both retail corridors on Silver Spring Drive and N. 76th St. The Havenwoods BID continues to invest in the annual planting and maintenance of the planters.



*River Works Ambassadors helped with community gardens, litter pic up and special events.*

# HEDC STATEMENT OF ACTIVITY

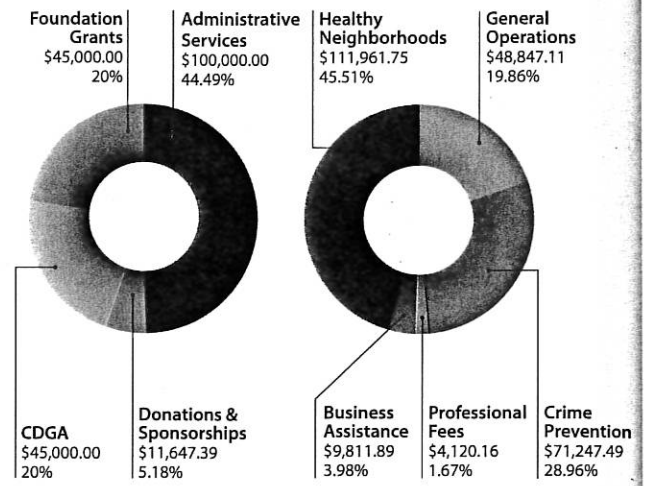
FISCAL YEAR END 12/31/2015

TOTAL REVENUE  
\$224,792.39

TOTAL EXPENSES  
\$245,988.40

## INCOME

Foundation Grants .....	\$ 60,000.00
CDGA Grants .....	45,000.00
Donations & Sponsorships.....	11,647.39
Program Income .....	8,145.00
Foundation Grants .....	45,000.00
Admin Services .....	100,000.00
<b>Total Revenue .....</b>	<b>\$ 224,792.39</b>



## PROGRAMMATIC EXPENSES

General Operations .....	\$ 48,847.11
Professional Fees .....	4,120.16
Crime Prevention .....	71,247.49
Business Assistance .....	9,811.89
Healthy Neighborhoods .....	111,961.75
<b>Total Expenses .....</b>	<b>\$ 245,988.40</b>

# BID #31 STATEMENT OF ACTIVITY

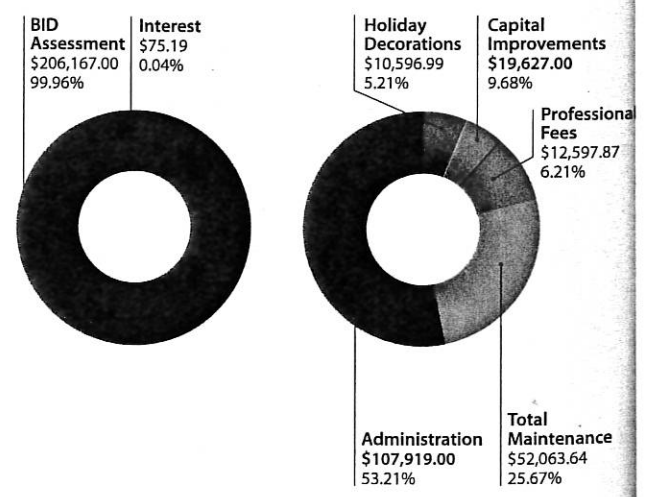
FISCAL YEAR END 12/31/2015

TOTAL REVENUE  
\$206,242.19

TOTAL EXPENSES  
\$202,804.50

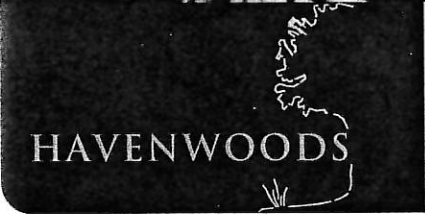
## INCOME

Interest .....	\$ 75.19
BID Assessment .....	206,167.00 a
<b>Total Income .....</b>	<b>\$ 206,242.19</b>



## EXPENSES

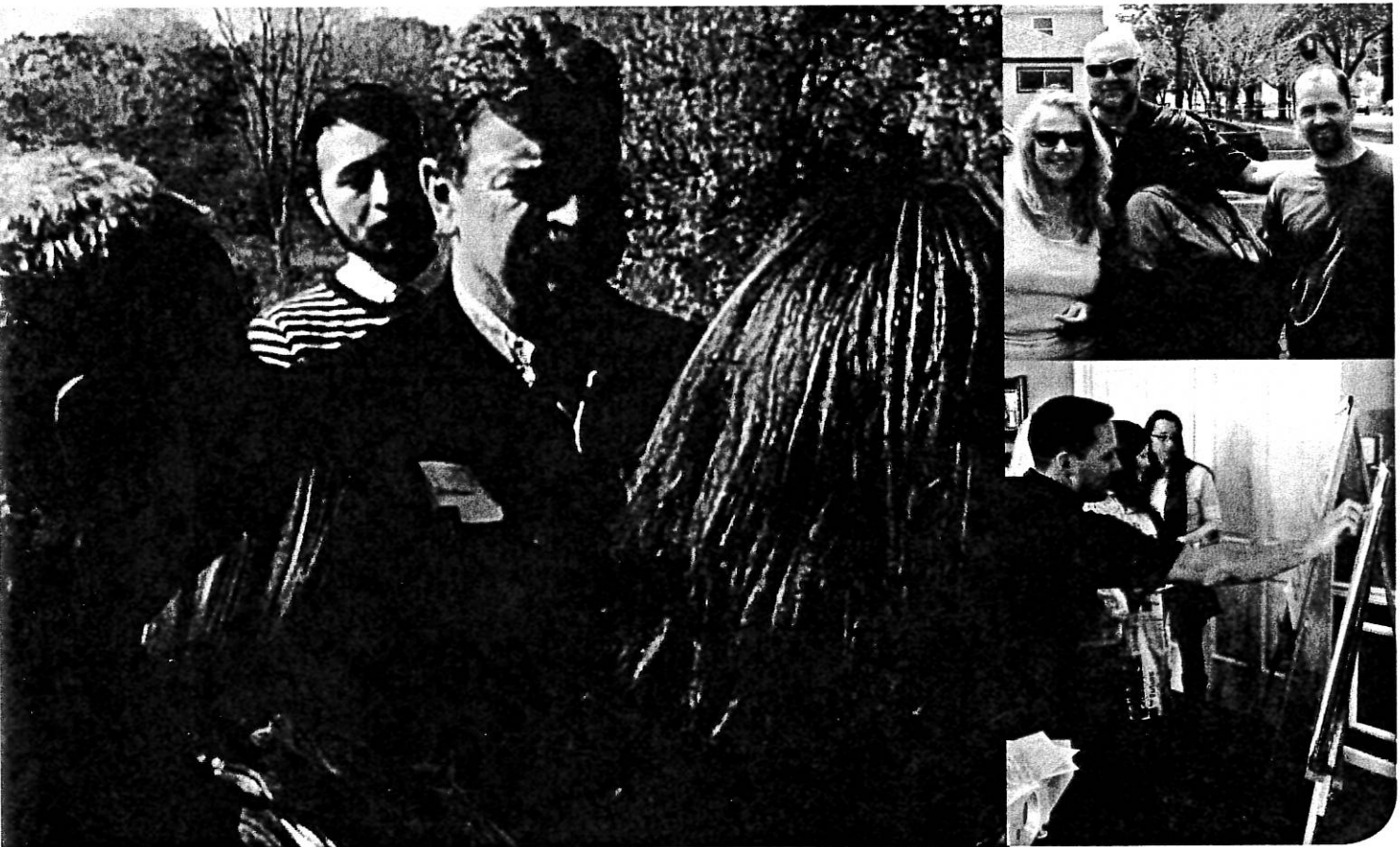
Professional Fees .....	\$ 12,597.87
Admin .....	107,919.00
Holiday Decorations.....	10,596.99
Maintenance	
Landscape Maintenance.....	33,456.00
Fencing Maintenance .....	29,857.64
Insurance Reimbursement .....	-11,250.00
Total Maintenance .....	52,063.64
Capital Improvements .....	19,627.00
<b>Total Expenses .....</b>	<b>\$ 202,804.50</b>
<b>Net Income .....</b>	<b>\$ 3,437.69</b>



**Havenwoods Economic Development Corporation**  
c/o Amcor  
6161 North 64th Street  
Milwaukee, WI 53218



## THANK YOU TO OUR DONORS AND PARTNERS



*The investment of financial resources, talent and time has enabled HEDC to implement programs that assist business, support job creation, and sustain the surrounding community. The far northwest side of Milwaukee continues to be a significant economic engine thanks to all of our funders, private donors and stakeholders.*

**Thank you to our many partners and supporters:**

- Agape Community Center
- Amcor Company
- Block Watch Members
- Carmen High School
- City of Milwaukee
- City of Milwaukee Attorney
- Community Development Block Grant Administration
- Department of Neighborhood Services
- Department of Public Works
- Direct Supply
- Elected Representatives for:
  - City of Milwaukee
  - Milwaukee County
  - State of Wisconsin
  - Congressional Representatives
- Greater Milwaukee Foundation
- Groundwork MKE
- Halbman Landscape
- Havenwoods BID #31
- Hentzen Coatings
- Home Depot
- Home Grown
- House of Corned Beef
- Kallas Honey
- KANDO Landlord Compact
- Light House Youth Center
- Lil Nick's Art Studio
- Lowe's Home Improvement
- Mary Nohl Foundation
- McPyles Corporation
- Mickey's Linens
- Milwaukee County Community Prosecutors
- Milwaukee County Parks
- Milwaukee County Sheriff Department
- Milwaukee Fire Department
- Milwaukee Job Corp.
- Milwaukee Metropolitan Sewerage District
- Milwaukee Police Department
- Milwaukee Scholars
- Monarch Corp.
- Neighborhood Improvement Development Corporation
- Pop's BBQ
- Prestige Auto Works
- Rebuilding Together — Greater Milwaukee
- Redemption Lutheran Church
- Remy Battery
- Riverworks Ambassadors
- Select Milwaukee
- Stano Landscaping
- Starbucks Coffee
- State of Wisconsin Probation and Parole
- UACB
- US Bank