BID #13 — Oakland & Locust

2026 ANNUAL BOARD MEETING • PROPOSED AGENDA

Monday, November 30, 2026 | 6:00 PM
The Familiar Place | 2854 N. Oakland Avenue, Milwaukee, WI

BOARD OF DIRECTORS & AFFILIATIONS

Clark Kaufmann — President/Treasurer | Clark Graphics, 2915 N. Oakland Avenue

Sal Lococo — Secretary | Sal's on Oakland, 2919 N. Oakland Avenue

Michael Vitucci — Board Member | Property owner, 2847–2851 N. Oakland Avenue

Dr. Richard Lagerman — Board Member | Lagerman Dental, 2929 N. Oakland Avenue

Heather Huhn — Board Member | Cheba Hut, 2907 N. Oakland Avenue

Jesse Vanderlinden — Board Member (replacement needed) | Goodwill SE Wisconsin, 2830 N. Oakland Avenue

Dean Rein — Common Council–approved nominee; seating vote November 30 | Lisa's Pizza, 2961 N. Oakland Avenue

I. Welcome & Introductions | 6:00–6:05 PM

- Call to order — Clark Kaufmann, Board President
- Board attendance and quorum; introductions of board members, partners, and local businesses

II. Approval of Previous Meeting Minutes | 6:05–6:10 PM

ACTION ITEM: Vote to approve November 18, 2025 annual meeting minutes

III. 2026 BID Accomplishments & Updates | 6:10–6:20 PM

- Executive Director transition and BID administration — Hannah O'Hara
- District communications, social media, and business updates
- The Pick-Up @ Oak & Loc community event, neighborhood improvements, and beautification

IV. Financial Report | 6:20–6:35 PM

- Current account balance and reserves; 2026 assessments, revenue, and spending
- Outstanding financial commitments, anticipated expenses, and 2027 outlook

ACTION ITEM: Consider acceptance of financial report — Clark Kaufmann, President/Treasurer

V. Old Business & Ongoing Projects | 6:35–6:55 PM

- Oakland Avenue raised crosswalk and traffic calming
- Flock safety camera contract and installation status
- Cheba Hut mural funding commitment
- Street cleaning, waste receptacles, landscaping, and holiday lighting
- Riverside Park improvement opportunities

VI. 2027 Operating Plan & Budget | 6:55–7:20 PM

- Review proposed 2027 operating plan and assessment schedule
- Discuss spending allocations, website development, social media, and marketing
- Review financial sustainability, reserve usage, and outstanding commitments

DISCUSSION / POSSIBLE ACTION: Consider board approval of finalized documents, as required

VII. 2027 Vision & New Initiatives | 7:20–7:40 PM

- Build a recognizable Oakland & Locust district identity
- Merchant communication, collaboration, and business promotions
- Signature district events, partnerships with UWM, and vacant storefront recruitment

DISCUSSION: Identify three to five practical 2027 priorities — Hannah O'Hara, Executive Director

VIII. Community & Partner Reports | 7:40–7:55 PM

- Updates as available: MPD, Riverworks Cleans, UWM, Riverside High School, neighborhood associations, Riverside Park partners, and City / DPW
- **COMMUNITY ANNOUNCEMENT** — Coffee with Alderman Alex: Sunday, December 13, 2026, 9:00–11:00 AM at Rochambo Coffee & Tea House, 1317 E. Brady St. Alderman Alex Brower invites residents and business owners to drop in, share ideas, and discuss neighborhood concerns.

IX. Board Business & Open Discussion | 7:55–8:15 PM

- BOARD ACTION: Vote to seat Dean Rein (Lisa's Pizza) on the BID #13 Board; Common Council approval has already been received
- BOARD DISCUSSION: Identify and recruit an additional board member to replace Jesse Vanderlinden (Goodwill SE Wisconsin); determine nomination and appointment next steps
- New business announcements: Gordos, Immy's relocation, and the vacancy in the former Immy's space
- Community questions, action items, responsibilities, and next steps

X. Adjournment | Approximately 8:15 PM

Thank you to The Familiar Place and all participating businesses, property owners, and community partners.