



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes

### BRONZEVILLE ADVISORY COMMITTEE

**LASHAWNDR A VERNON, CHAIR**

*Raynetta Hill, Vice-Chair*

*Theresa Garrison, Anthony Smith, Baboonie Tatum,  
Rayhainio Boynes, Terrence Moore, Sr.*

*Staff Assistant, Chris Lee, 286-2232, Fax: 286-3456,  
clee@milwaukee.gov*

*Legislative Liaison, Ted Medhin, 286-8681,  
tmedhi@milwaukee.gov*

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Monday, June 5, 2023

9:00 AM

Virtual Meeting

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#### Special

This will be a virtual meeting conducted via GoToMeeting. Should you wish to join this meeting from your phone, tablet, or computer you may go to <https://meet.goto.com/603735397>. You can also dial in using your phone United States: +1 (872) 240-3412 and Access Code: 603-735-397.

1. **Call to order.**

*Meeting called to order at 9:03 a.m.*

2. **Roll call.**

**Present** 6 - Garrison, Vernon, Boynes, Tatum, Hill and Moore,

**Absent** 1 - Smith

**Also present:**

*Amy Turim, Dept. of City Development  
Ald. Milele Coggs, 6th Ald. Dist.*

3. **Review and approval of the previous meeting minutes from May 15, 2023.**

*The meeting minutes from May 15, 2023 were approved without objection.*

4. **3116 North Dr. Martin Luther King Jr. Dr. RFP application presentations, review, and recommendations.**

*The Bronzeville Advisory Committee may convene into closed session, pursuant to s. 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public*

*business, whenever competitive or bargaining reasons require a closed session. The committee may then reconvene into open session for the regular agenda.*

*Ms. Turim said that the two finalists made presentations at the last meeting, the committee had further questions, the finalists had submitted responses and would present them today, and the committee should deliberate internally and make a recommendation after presentations and further discussions with the finalists.*

*Ms. Turim read into the record the following committee questions:*

- 1. Who will be your Property Management Company?*
- 2. What is your experience with brownfields?*
- 3. Who is your environmental contractor?*
- 4. What is your plan for addressing contaminated soil on the site?*
- 5. What are the operating plans for the commercial tenants?*
- 6. What are your plans in case one of the commercial tenants does not work out?*
- 7. Are you open to changing your commercial tenants?*
- 8. How will you increase engagements with the residents who live in the area?*
- 9. What is the impact of not receiving one or more of the financing mechanisms listed in your proposal?*

*The two finalists made presentations.*

*Appearing:*

*James Methu, Northern Star Companies LLC  
Brandon Methu, Northern Star Companies LLC  
Falamak Nourzad, Contium Architects & Planners  
Scott Kwiecinski, Horizon Development Group, Inc.*

*Mr. Methu and his team gave a presentation on their Rose Garden Park on King Drive development proposal (Proposal A) as follows:*

*The property management company was Horizon Management Services, Inc. (HMS). HMS oversees approximately 4,000 units in Wisconsin, Illinois, and Iowa maintaining over 97% occupancy rate, addressing maintenance issues promptly onsite, and having attention to detail. HMS has experience and was a WDNR Top Project Award recipient related to brownfields. Examples include the Landing at Eagle Flats 55-unit, non-age restricted apartment community development (replacing a former paper mill) in Appleton, Wisconsin addressing significant soil, groundwater, and vapor contamination; and the Walnut Glen and Cedar Glen 101-unit affordable housing development (former municipal landfill) in Wauwatosa, Wisconsin addressing soil and sub-slab methane vapor management. Contium Architects & Planners also has experience with brownfields earning numerous awards. Examples include the National Avenue Lofts 73-unit LIHTC apartments (former industrial site in Walkers Point) addressing marshy soil and vapor contamination; and the Bishops Creek Apartments 55-unit LIHTC apartments (former Brown Field industrial site) addressing vapor migration control system.*

*Sigma Group was the environmental consultant with expertise in site and civil engineering, environmental engineering, abatement design and management, and civil engineering due diligence. Sigma's past project examples would include Fresh Water Plaza (water quality treatment relying on wetland filter plantings), Froedtert Hospital (EHS program management and air permitting compliance), MPS school district (visual and air monitoring, hazardous material inspection), and present of surface contamination (right of way and easements, utility and infrastructure parameters). Sigma would address site soil via site investigation, determination of sources and nature of contamination, study impact, site-specific soil management*

*plan, alternatives for landfilling and reducing carbon footprint, design and maintain a site-specific cap over remaining contamination soil, and meeting of regulatory requirements.*

*There would be 8,700 sq. ft. first floor to incorporate a dialysis service center (first option) servicing immediate neighbor Ebenezer Ministry and Family Worship Center and cafe operated by Brooks Balance Kitchen and/or Vegan Eats by Buddah. Alternative options would be for a vibrant, diverse culinary arts and work force training scene fostering food and beverage industry entrepreneurship with Shular Institute with levels 1-3 offerings. Shular Institute specialized in providing active-learning culinary education and hospitality services to aspiring professionals, has two decades of experience in the hospitality education space, and has a letter of intent.*

*They would be flexible to consider alternative tenants who aligned with their vision to positively impact the Harambee community. Community engagement would be increased similar to their projects in Beloit and La Crosse with organized neighborhood meetings, collaboration and partnerships with local community and neighborhood organizations, commitment to empowering local workforce, and paid training in Multi Core Craft Curriculum courses in partnerships with WRTP Big Step and Employ Milwaukee.*

*Successful funding for the project entailed multiple funding mechanisms, tax credits and Affordable Housing Program (AHP) funding, and desired HOME dollars or ARPA funding (may not always be feasible). There was flexibility to explore all available avenues to ensure the project's financial viability, stay proactive, and be innovative. Possible new resources would be energy tax credits, affordable unit vouchers, and property management funds.*

*A video was shown on culinary training with Shular Institute.*

*Members inquired about Shular Institute's connection to Upstart Kitchen, other co-developer partners, and inspiration for the project name.*

*Ald. Coggs said that should this project move forward for the developer to acquire permission from the Rose family to use their name for the project, that the Ebenezer church was not reflective of the community, and for there to be door-to-door community engagement with residents other than the church.*

*Mr. Methu and his team replied. Shular Institute was separate but similar to Upstart Kitchen and would collaborate with Upstart Kitchen. There were no other co-developer partners. They were confident being a sole developer, had financial capacity, and had great relationships with partners Horizon Development and Continuum Architects. The project name was to pay homage to the basketball courts, to infuse the adjacent park into the project, and add to the community legacy. They would do door-to-door engagement with residents.*

*Appearing:*

*Anthony Kazee, KG Development*

*Nicole Robbins, MLKEDC*

*David Griggs, One5Olive*

*Maurice "Moe" Wince, Sherman Park Grocery*

*Mr. Kazee and his team gave a presentation on their intergenerational housing development proposal (Proposal B) as follows:*

*The property management company was TEAM Management. All their team members had experience with brownfields on the architect, civil, contractor, and developer levels. Team members included Abacus Architecture, The Sigma Group, KG Development Group, and Catalyst Construction. The environmental contractor was The Sigma Group. The plan for addressing contaminated soil included initial site investigation and characterization of impacted soil and preparation of a site-specific soil management plan.*

*Sherman Park Grocery Store would own the main commercial space. The store was currently located in the Sherman Park area, collaborate with Upstart Kitchen and other nonprofits, provide soul food deli, grow plants on the upper level, would be eco-friendly with solar outlets/LED lighting, use reusable bags, provide healthy food education, market via social media and other outlets, and collaborate with Alverno nursing students in providing blood pressure readings, COVID testing, and reading of food labels. Other lessees would be Harambee Meat Company and Pam's Learning Center. The meat company would offer a variety of meat products, operate 5 days a week from 10 am to 6 pm, and hire from the local community. The learning center would provide early childhood care and education, operate Monday - Friday 6 am to 6 pm, serve ages 6 weeks to 5 years, and use eco-friendly toys and materials.*

*For alternative options, MLKEDC would work with its wait list of companies seeking commercial spaces. They would also work with the local BID and Harambee Neighborhood Association to seek businesses. If needed, they were flexible to modify the commercial tenants based on resident and neighborhood needs for goods and services. They would utilize and implement Open Table's Community Convening model to increase engagement with building and neighborhood residents who live in the area. Community Convening would entail a networking with area businesses, community sectors, building and neighborhood residents, KG Development and team members. Open Table would provide training and coordination for the Community Convening and its process to remove barriers (such as evictions), coordinate referral of priority requests from residents and the neighborhood, and develop potential solutions. There would be a Network Table team of volunteers.*

*There were challenges with the Five Points project due to higher construction costs a few years ago. The proposed project would have multiple measures in place should one of the financing methods not be received. Other measure examples included value engineering, reduce development fee, reduced professional fees, additional deferred fee, seeking an equity partner who offers debt, utilize NMTC, apply for project based vouchers, seeking Milwaukee County Housing Division funding and national grants from their OpenTable nonprofit sponsor, and applying for RACM loans. The construction environment has stabilized, and cost hikes were not expected like previously. There were additional grant opportunities with nonprofit sponsors. MLKEDC was a CHDO.*

*There would be a collaboration of various supportive services. Property management, Care Management Plus, and Vista Care would be included at no costs to residents. There would be a fair housing and management plan in place with equitable screening criteria for tenants.*

*Members inquired about ownership of the commercial spaces, the grocery store relative to being full service and a second location, and the meat retailer.*

*Mr. Kazeem and his team replied. Two of the three businesses would be owners of their units. The grocery store would operate similar to Pete's Fruit Market and operate with 8,500 sq. ft. of space. The meat business would retail meat and butcher products as well as a subscription model.*

*Ald. Coggs inquired from both applicant teams their connection with the Harambee neighborhood.*

*Mr. Kazee said that he was raised and lives in Harambee, has family in the area, was involved with Running Rebels, turned his life around there, was mentored by JCP Construction, volunteered with cleanups, played and coached in warner leagues at Rose Park.*

*Ms. Robbins said that she and her mom lived in the area, she had relatives still in the neighborhood, she joined MLKEDC due to her family ties to the community, and that the project was a good extension of MLKEDC.*

*Mr. Davis said his One5Olive office was in Harambee.*

*Mr. James and Brandon Methu said they attended Riverside, played basketball at Rose Park, had their first project with developer Kalan Haywood and invested in the County's My Hope House in Harambee, that their project would be a big move into Harambee for them, they still had close ties there, and had fond childhood memories in Harambee such as Junteenth festivals and selling necklaces there.*

*Member Boynes moved to convene into closed session, pursuant to s. 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. There was no objection.*

*Meeting convened into closed session at 10:31 a.m.*

*Present (6) - Vernon, Hill, Garrison, Tatum, Boynes, Moore, Sr.  
Absent (1) - Smith*

*Also present:*

*Ald. Milele Coggs, 6th Ald. Dist.  
Amy Turim, Dept. of City Development*

*Member Garrison moved to reconvene into open session. There was no objection.*

*Meeting reconvened into open session at 11:09 a.m.*

*Chair Vernon said that the highest scoring proposal was Proposal B for KG Development, MLKEDC, and One5Olive followed by Proposal A for Northernstar, Horizon Development, Continuum Architects & Planners. The highest scoring applicant would be awarded the RFP followed by the second highest scoring applicant in the event the first awarded applicant was unable to complete or meet all requirements to move forward with the applicable RFP and subsequent development processes.*

*Vice-chair Hill moved to recommend awarding the RFP to the highest scoring applicant Proposal B for KG Development, MLKEDC, and One5Olive. There was no objection.*

*Mr. James Methu congratulated the team for Proposal B and asked for additional feedback on their application.*

*Chair Vernon said that feedback and results would be shared, as appropriate, offline or in a different setting, she would defer to Dept. of City Development staff, and that*

*there was support for Northernstar.*

*Ms. Turim said that Dept. of City Development did not partake in the committee's scoring.*

**5. Public comments.**

*There were no public comments.*

**6. Next steps.**

*A. Agenda items for the next meeting.*

*To be determined based on priority items and availability of presenters.*

*B. Next meeting date and time (Monday, July 10, 2023 at 9 a.m.)*

**7. Announcements.**

*Member Garrison said for everyone to attend Juneteenth Day festivities and support Northcott.*

**8. Adjournment.**

*Meeting adjourned at 11:23 a.m.*

*Chris Lee, Staff Assistant  
Council Records Section  
City Clerk's Office*