



**Intergenerational Housing  
&  
Mixed-Use Development  
King Drive and Burleigh RFP**



**Presentation to Bronzeville Advisory Committee**

**May 15, 2023**

**Project Leads: One 5 Olive, KG Development Group, Martin Luther King Economic Development Corporation**



# Overview of Project



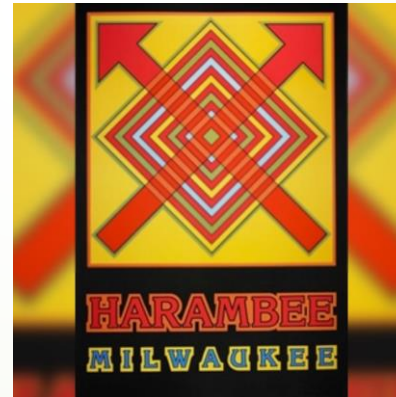
- ▶ Activating the dormant yet dynamic assets of this section of King Drive in Burleigh. **One 5 Olive, KG Development Group, and Martin Luther King Economic Development Corporation** are proposing a 67-unit, intergenerational housing and mixed-use (residential and commercial) development.
- ▶ This development will utilize affordable and workforce tax credits to bring a mixed-use development with 20 percent market rate, a healthy grocery store and an early childhood education center.

# Projects Partners

One 5 Olive  
KG DEV Group  
MLKEDC  
Athena Communications  
Harambee Community Association  
Sherman Park Grocery co  
Abacus Architecture  
Pam's Learning Center  
OpenTable

**PAM'S LEARNING  
CENTER WHERE  
LEARNING IS  
FUNDAMENTAL!**

ONE **5** OLIVE



*Sherman Park  
Grocery Store*





# ACRE Students



Greg Davis

David Griggs

Nicole Robbins

LaQuondra Shaw

Rick Banks

Anthony Kazee



# Co Founders



## ONE 5 OLIVE



David Griggs  
Co-Founder

David was a double major graduate from the University of St. Thomas with degrees in Real Estate and Entrepreneurship. He has accumulated over a decade of real estate experience in both commercial and residential property management, leasing and construction. His work history is varied in scope and scale, from single family homes to Class A office space. David is also a graduate of the Associates in Commercial Real Estate (ACRE) program through Local Initiatives Support Corporation (LISC).

David has been fortunate to have had the opportunity to work for small firms as well as the world's largest commercial services firm, CBRE. Through his time with these organizations, he has been able to synthesize best practices from each which has enabled him to build a company with his business partner that is focused on the future.



Greg Davis  
Co-Founder

Greg's path to One 5 Olive has been an eclectic one. He began as a political science major, has produced issue-based multimedia, and spent time doing research on legal precedent. He also was the controller for Renters Warehouse property management, playing a critical role in growing their number of units from 30 to over 300. Greg's interest in examining and figuring out complex challenges has always been the driving force behind his different experiences.

Greg has always been a lover of learning. In the last 5 years he has been focused on how places and spaces affect community. He is in constant search of new opportunities to expand his knowledge and has completed an Architecture & Design certificate at Harvard University. Greg is also a graduate of the Associates in Commercial Real Estate (ACRE) program at Local Initiatives Support Corporation (LISC) and is committed to bringing all these diverse experiences into driving success for One 5 Olive.

## Enriching the community through real estate development



Since 2016 One 5 Olive has committed time, energy and resources toward enriching the community through real estate development. From inception, the company's intention has been to deliver value that differs from the status quo by relying on the co-founders personal and professional experience to provide unique products and services.

Development does not simply mean financial success and designing cool buildings to One 5 Olive. It is about accountability to oneself and the community to deliver projects that will live on today and into the future. One 5 Olive recognizes there are a variety of social and economic dynamics that help connect people to physical space. Buildings are more than just brick and mortar, they are places where heartfelt lifelong memories are experienced. With this in mind, each development is constructed to maximize its full potential inside and out through planning, programming and attention to detail.

The co-founders collective experience and education has allowed the firm to thrive in the current unconventional environment and will position the firm for success as the world changes and grows with every generation.

### UNITS REHABBED

TOTAL  
20

TAX FORECLOSURE  
14

MORTGAGE FORECLOSURE  
2

CAPITAL  
TOTAL INVESTED  
\$2M+

BACK ON TAX ROLL  
\$1.5M+

LICENSES  
DWELLING CONTRACTOR  
DC-092001037


MKE HOME IMPROVEMENT  
CONTRACTOR  
HICN - 0202715

CERTIFICATIONS  
MINORITY BUSINESS ENTERPRISE



# **Jamie Gray & Anthony Kaze**

## **KG DEVELOPMENT**



KG Development Group  
The Intentional Developers

Mission: To provide community centric approach for property development, service enhanced ,management, and supportive services

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**Respect** - We create a space where the voices of others are welcomed and encouraged. We first seek to understand and learn as we establish trust.

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**Excellence** - We promise to always provide quality work and ensure the satisfaction of our clients and stakeholders.

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**Authenticity** - We act with honesty, integrity, and transparency-understanding that our clients' trust is of the utmost importance.

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**Loyalty** - We promise to remain true to who we are- staying committed to our mission and our stakeholders.



MLKEDC: “We don’t  
build homes. We  
build communities.”

- *Founder Welford  
Sanders*



- MLKEDC was founded over 30 years ago. Welford Sanders is the Former Executive Director. Nicole Robbins, is the Executive Director who is an ACRE grad and a former MLKEDC board member
- Nicole's mission is to continue to ensure commercial and residential vitality in Harambee and serve the populations and foster support for residents in their current developments and create wealth opportunities through the MLK Single Family Homes program, and support for commercial tenants.
- Nicole and MLKEDC have a commitment to support emerging developers.



# Project Summary

## Intergenerational Housing

- ▶ Intergenerational housing creates a housing development that intentionally brings together residents of different ages and life stages. This development includes a mix of units designed for families with children, older adults, and individuals or couples without children.
- ▶ 67 units of intergenerational housing
- ▶ Healthy Grocery Store – 7500 Sq Ft
- ▶ Childcare Center – 2500 Sq Ft
- ▶ Culinary Training Space – 500 Sq Ft



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# Grocery Store

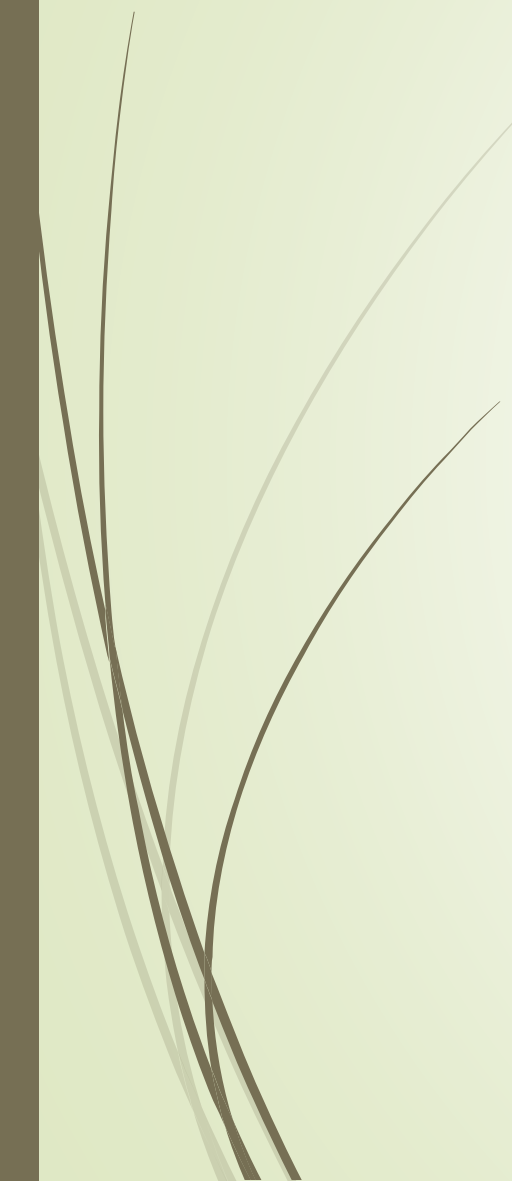


- ▶ We have designed a grocery store within our affordable and workforce housing development. There are numerous benefits to residents, including increased access to healthy food options, reduced transportation barriers, and greater convenience. Here are a few ways a grocery store can add value to affordable housing:
  - ✚ Increased access to healthy food: For residents who live in food deserts or lack access to healthy food options, having a grocery store within the affordable housing development can provide a convenient and affordable option for obtaining nutritious food. This can improve residents' health and well-being by providing access to fresh fruits and vegetables, whole grains, and other healthy options.
  - ✚ Reduced transportation barriers: Many low-income households lack access to reliable transportation, which can make it difficult to travel to a grocery store outside of the affordable housing development. Having a grocery store within the development can reduce transportation barriers and ensure that residents have access to the food they need.
  - ✚ Greater convenience: For residents who may have mobility issues or other challenges, having a grocery store within the affordable housing development can provide greater convenience and accessibility. This can help reduce the stress and burden of obtaining food, allowing residents to focus on other aspects of their lives.
  - ✚ Increased community engagement: A grocery store within the affordable housing development can provide opportunities for community engagement and interaction, as residents may gather to shop, socialize, and participate in community events. This can help build a sense of community and social cohesion within the affordable housing development.
  - ✚ Increased economic opportunities: A grocery store within the affordable housing development can provide economic opportunities for residents, including job opportunities and the potential for entrepreneurship. This can help create a more self-sustaining and vibrant community.
- ▶ Overall, having a grocery store within an affordable housing development can provide numerous benefits to residents, including increased access to healthy food options, reduced transportation barriers, greater convenience, increased community engagement, and increased economic opportunities.





# Culinary Training Space

- ▶ We have designed a culinary training space within our affordable and workforce housing development. There are numerous benefits to residents. Main benefit how to prepare healthy food options
- 



# Childcare Center

- Child-care can have a significant impact on affordable and workforce housing developments by making them more accessible and desirable for families with young children. Here are a few ways childcare can positively affect housing:
  - ✚ Increased accessibility: Affordable housing developments with on-site childcare can help eliminate transportation barriers for working parents who would otherwise need to find and pay for childcare elsewhere. This can make affordable housing more accessible to families who might not otherwise be able to afford it.
  - ✚ Increased desirability: Having on-site childcare can make affordable housing developments more attractive to families with young children, as it provides a convenient and safe option for childcare. This can increase demand for affordable housing units, making it easier for developers to fill their buildings and maintain high occupancy rates.
  - ✚ Improved quality of life: For families with young children, having access to affordable childcare can significantly improve their quality of life. Parents can work without worrying about the safety and well-being of their children, and children can receive quality care and early education in a safe and familiar environment.
  - ✚ Increased social cohesion: On-site childcare can help build a sense of community within affordable housing developments, as parents and children get to know each other through shared experiences. This can lead to stronger social connections and increased support among residents.
- Overall, including childcare in affordable housing developments can have a positive impact on both the families who live there and the community.

# Green space

The green spaces in this affordable housing developments can provide numerous benefits to residents, including improved physical and mental health, increased social cohesion, and greater sustainability. green spaces can add value to affordable and workforce housing:

- ✚ Improved physical health: green spaces can provide opportunities for physical activity and outdoor recreation, which can improve residents' physical health and well-being. Access to green spaces has been linked to reduced rates of obesity, heart disease, and other health conditions.
- ✚ Improved mental health: Exposure to green spaces has been shown to reduce stress, anxiety, and depression, and improve cognitive function. Living in an affordable housing development with green spaces can provide residents with a sense of calm and connection to nature, which can have a positive impact on mental health.
- ✚ Increased social cohesion: green spaces can provide opportunities for residents to connect with each other, build relationships, and engage in community activities. This can help create a sense of community and social cohesion within affordable housing developments.
- ✚ Greater sustainability: green spaces can help reduce the environmental impact of affordable housing developments by providing space for rainwater retention, reducing the urban heat island effect. This can help create more sustainable and resilient communities.
- ✚ Increased property values: green spaces can increase property values and make affordable housing developments more attractive to potential residents and investors. This can help ensure the long-term viability and sustainability of affordable housing developments.

Green spaces can provide numerous benefits to residents of affordable housing developments, improving physical and mental health, increasing social cohesion, promoting sustainability, and enhancing the value of the property.



# Collaboration w/ Senior Center



We envision the collaboration Rose Senior Center to help provide senior programming that promotes dignity, independence and engagement of older adults in our development community. The collaboration w/the Rose Senior Center will continue to help serve an important role in helping seniors age well.

# Commercial Letters

Pam's Learning  
Center, Where  
Learning is  
Fundamental

PANS Learning  
Center  
3048 N 1<sup>st</sup> St  
Milwaukee, WI  
53212

PHONE 414-336-5771  
EMAIL Pams@pamlearningcenter.com  
WEBSITE

September 13, 2022

KG Development Group  
Anthony Kazee

Re: Development at 3116 North Martin Luther King Jr. Dr.

Pam's Learning Center is interested in owning a portion of the development referenced above as the Child Education Center Please keep us updated as to the progress.

Pamela Jones  
Owner, Pamela Jones

## Lease Agreement Letter of Intent between MLKEDC and Harambee Meat Co-op

### LEASE AGREEMENT LETTER OF INTENT BETWEEN

Martin Luther King Economic Development Corporation

and

Harambee Meat Co-op

Martin Luther King Economic Development Corporation ("Owner") and Harambee Meat Co-Op, a locally and minority owned boutique meat purveyor ("Operator") agree to the following cooperative relationship for the purpose of the Operator to lease commercial space and provide workforce development services as follows:

#### Operator Agrees:

1. Sell locally sourced and quality cuts of meat, and additional products, by working with local state and regional farmers and other local businesses.
2. To be responsible to provide workforce development services which supports the workforce ecosystem, related to food preparation, butcher techniques and related food & hospitality.
3. To occupy up to 400 square feet of Owner's commercial space to provide such services.

#### Owner Agrees:

1. To provide use of its facilities for the sale of specialty meats to the community and instruction and experience of individuals in accordance with a mutually agreed-upon schedule.

#### Mutual Terms:

1. This agreement shall supersede any and all prior agreements, written or oral, between the parties concerning this cooperative.
2. Each person signing this agreement warrants that he/she has full authority to do so and that his/her signature shall bind the parties for which he/she signs.

## Lease Agreement Letter of Intent between MLKEDC, KG Development Group, and One5Olive and Sherman Park Grocery




Maurice Wince  
President  
Sherman Park Grocery  
4313-15 Fond Du Lac Avenue, Milwaukee, WI, 53216  
414-788.0523  
wincenassoc@aol.com

13 September 2022

RE: 3116 North Dr. Martin Luther King Jr. Drive Development

This letter is a formal expression of interest for partial ownership of the King Drive Grocery Store Development. We appreciate the time and energy you and your team have afforded us in discussing this opportunity and the information provided thus far and look forward to future discussions and planning. Please keep us abreast of updates and progress of the development.

Sincerely,

  
Maurice Wince  
President  
Sherman Park Grocery

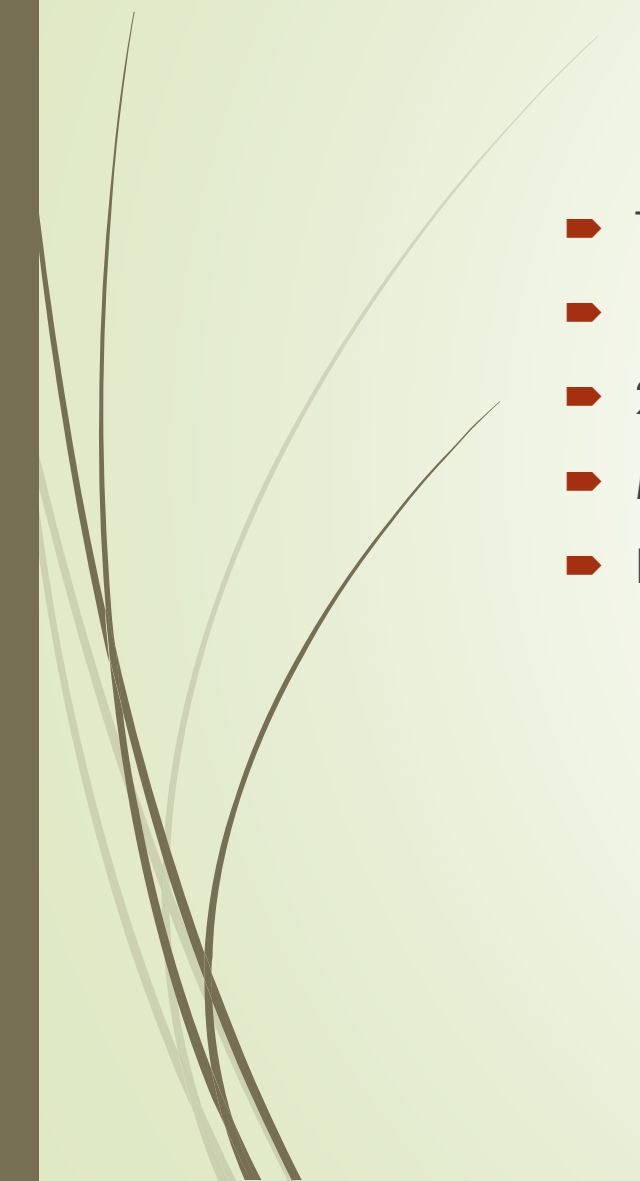


# Workforce Development

- ▶ Our plan will ensure that residents from 53212 who are underemployed or unemployed are hired for this development and continued employment after construction is complete
- ▶ Recruitment and Training and Preconstruction Training
- ▶ Construction Certifications
- ▶ Fair Wages and Benefits
- ▶ Project Labor Agreement
- ▶ Local Hires
- ▶ Succession Planning



# Project Budget

- ▶ Total Development Cost - \$18,321,953
  - ▶ 106 new jobs during construction
  - ▶ 25 retained jobs via direct and indirect spending impacts
  - ▶ MBE/SBE/EBE participation
  - ▶ Local Hire from 53212 (Workforce Development)
- 



# Development Timeline

- 
- ▶ Initial Community Outreached – July 2022
  - ▶ Submit City RFP – Sept 2022
  - ▶ RFP Award - May 2023
  - ▶ Community Outreach continued – June 2023
  - ▶ Construction Pre-Training for 53212 Residents – July 2023 – August 2024
  - ▶ Submit for Affordable and Workforce credits – December 2023
  - ▶ Award of Credits – April 2024
  - ▶ Community Outreach continued – April 2024
  - ▶ Design Drawings – May 2024 – Sept 2024
  - ▶ City Approvals – May 2024- Dec 2024
  - ▶ Financing – May 2024 - Dec 2024
  - ▶ Permits – Dec 2024
  - ▶ Commence Construction: Dec 2024
  - ▶ Construction completion- Jan 2026
  - ▶ Lease up – May 2026





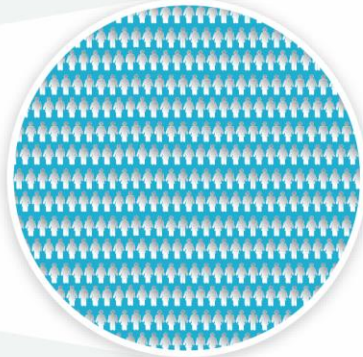
# Project Contacts

- ▶ Greg Davis – [Greg@one5olive.com](mailto:Greg@one5olive.com)
- ▶ David Griggs – [David@one5olive](mailto:David@one5olive)
- ▶ Jamie Gray – [Jamie@kgdevgroup.com](mailto:Jamie@kgdevgroup.com)
- ▶ Laqoundra Shaw - [LMSHAW@gmail.com](mailto:LMSHAW@gmail.com)
- ▶ Anthony Kazee – [Anthony@kgdevgroup.com](mailto:Anthony@kgdevgroup.com)
- ▶ Niharika Talwar - [Niharika@kgdevgroup.com](mailto:Niharika@kgdevgroup.com)
- ▶ Nicole Robbins – [Nicole@MLKEDC.org](mailto:Nicole@MLKEDC.org)

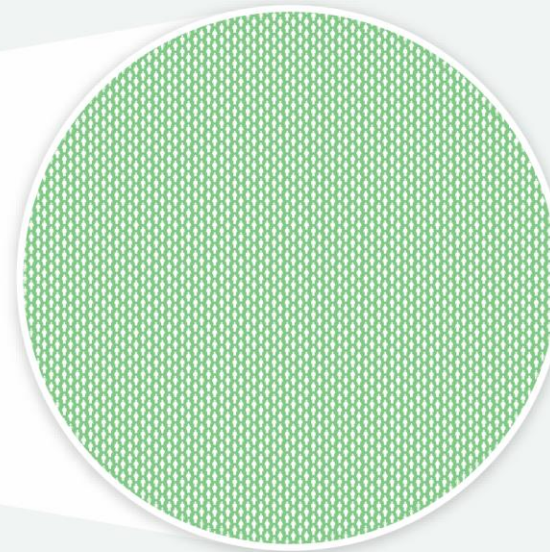
# THE POWER OF SOCIAL CAPITAL



**10**  
**TABLE MEMBERS**  
Each Member has up to 20 contacts



**200**  
**CONNECTIONS**  
Each Connection has up to 20 contacts



**4000**  
**CONNECTIONS**



- 10 **Community Members** form a "**TABLE**"
- A Network Table is a research-driven model training people to form teams that access their skills, personal, and business networks to empower people with complex needs to achieve goals they could not realize on their own.

