



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

BRONZEVILLE ADVISORY COMMITTEE

LASHAWNDR A VERNON, CHAIR

Deshea Agee, Vice-Chair

*Theresa Garrison, Anthony Smith, Baboonie Tatum, and
Rayhainio Boynes*

Staff Assistant, Chris Lee, 286-2232, Fax: 286-3456,

clee@milwaukee.gov

Legislative Liaison, Tea Norfolk, 286-8012,

tea.norfolk@milwaukee.gov

Monday, March 15, 2021

9:00 AM

Virtual Meeting

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://global.gotomeeting.com/join/498086109>. You can also dial in using your phone United States: +1 (571) 317-3122 and Access Code: 498-086-109.

1. Call to order.

The meeting was called to order at 9:09 a.m.

2. Roll call.

Present 6 - Agee, Garrison, Vernon, Boynes, Smith and Tatum

Also present:

Amy Turim, DCD

Matt Haessly, DCD

Ald. Milele Coggs, 6th Ald. Dist.

Vanessa Claypool, DCD

3. Review and approval of the previous meeting minutes from November 16, 2020.

The meeting minutes from November 16, 2020 were approved without objection.

4. Review of committee membership.

Mr. Lee said that there was still a vacancy on the committee with Terence Acquah's departure, the vacancy is a mayoral appointment, this member spot has traditionally been a DCD staff liaison from the City, and Mr. Acquah's replacement for his City position was Vanessa Claypool.

Ms. Claypool introduced herself as Mr. Acquah's replacement and liaison role to the committee from the DCD Commercial Corridor division, that she has only been in her position for 3 weeks, that since previously was the Chief Operations Manager and with the Milwaukee Urban League for 9 years, that she had attended advisory committee meetings in the past, and that she was familiar with the advisory committee.

Members said they would like to see a youth person represented on the committee and perhaps in partnership with a school.

Ald. Coggs commented. She has taken suggestions from committee members and the community in the past on making or advocating for certain persons to be appointed. The current vacancy is a mayoral appointment, and they have taken her suggestions in the past. The preference for the current vacancy is for it to be a City staff assigned to Bronzeville, which would be Ms. Claypool. Youth representation on committees in general are challenging due to attendance conflicts with their schooling. The preference would be for persons between 18 to 24 years old for any youth centered representation on the committee.

Ald. Coggs acknowledged Rick Banks, who was in attendance, in his new DCD role and a former intern of hers.

Mr. Agee said that Ms. Claypool would be an excellent candidate as a member.

5. Review of Bronzeville-related RFPs, listings, projects, programs, initiatives, events, grants, activities or updates.

A. DCD Commercial Corridor grants

Ms. Claypool gave an update. There was a white box grant for the storefront at 1724 N. MLK Jr. Dr. with a Brew City match. There was a white box grant for Fein Bros. at 2025 N. MLK Jr. Dr.

B. 1937-39 North MLK Dr. RFP

Ms. Turim and Mr. Haessly gave an overview on the RFP listing sheet, and members reviewed the listing price, buyer development obligations, potential commercial uses, prohibited uses, potential financial resources, city sale conditions, showings, submittal, and the included Bronzeville Advisory Committee rubric to be included in the RFP.

The RFP is for a 2-story mixed use building. The 1st floor was a commercial blank canvas needing substantial repair. The 3-bedroom apartment on the 2nd floor was in good shape. The site has gravel rear parking for 2 cars and is subject to historic preservation requirements for exterior repairs. The listing price is a starting asking price of \$80,000 but is negotiable. Potential commercial uses would include restaurant, catering, office, retail, medical, live-work, recording/art/photography studio, and service business. Prohibited uses would include parking lot, pawn shop, cigarette or cigar shop, gun shop, liquor store, daycare, payday or auto-title loan store, medical service facility, or other uses prohibited by zoning. There would be an open house and video made available about the building. The goal is to list the RFP by the end of the week with a due date of April 30, 2021.

Members and Ald. Coggs inquired about the historical uses of the building, scope of

work, sale price, adjacent land, video tours, and Q&A sessions.

Mr. Haessly replied that there was a historical land use evaluation: radio shop in 1935, restaurant in 1940, Atlas Soap Company in 1955, church from 1965-1985 and 1996, and men's clothing and furnishing store in 2005. Their office relies on a developer to do a scope of work since the scope of work would depend on the planned use of the building of a developer, which could vary. The building has a partial basement one-third the length of the building. Water and heating furnaces would need upgrades. Lead pipes were spotted. Total building assessment is \$197,500. \$80,000 is an asking price, is negotiable, and seems reasonable at 40% of the assessed value (seemed fair). the adjacent land is privately owned. They would prefer that questions be submitted in writing so that they can provide written answers equitably to all inquirers.

Ald. Coggs commented. There had been much interest in the building. Potential responses to the RFP could be great. The due date should be extended to mid-May to allow enough time for nontraditional buyers to apply. RFP should also be given to ACRE students. A virtual Q&A session should be done and recorded, and her office and the advisory committee can partner with DCD on the session.

Vice-chair Agee said that the RFP should include the historic land use evaluation, convey completion date goals or expectations, clarify that a final decision would not solely be based on purchase price, add language to clarify that the first two pages of the committee rubric survey were for informational purposes, and eliminate the multiple columns on the rubric (suggested by Mr. Lee) as to not directly impacting applicant responses to be based upon being compared to other projects.

Ms. Turim and Mr. Haessly said that the first two pages of the rubric was to gather information only, the rubric can be uploaded to MLS with the RFP and added language, and that all their listings included the historical land use evaluation.

Vice-chair Agee added that the Historic King Drive BID has also received inquiries about the building, the building has been vacant, and the building has not been vandalized.

C. Other

Member Tatum said that her Rise N' Grind Cafe would reopen soon and that Fein Bros. had been working with her.

Ald. Coggs commented. MLK Que on the 2700 block of N. MLK Jr. Dr. was undergoing changes in licensing with the passing of the licensee prior to its opening. PepperPots was no longer pursuing the building previously awarded to them due to the building no longer being financially viable.

Ms. Turim added that the building that was awarded to PepperPots was damaged by fire and that they would solicit the building to the second applicant who was not awarded.

6. Review of CCFN 201213, Resolution amending Common Council File Number 100626 relating to the duties of the Bronzeville Advisory Committee.

Mr. Lee said that the committee had generated recommendations in the past and that the Common Council file to amend the committee was not filled yet.

Ald. Coggs gave an overview on the draft legislation, CCFN 201213.

The file would amend the duties of the committee by adding the following duties: review and provide input on the Request for Proposals (RFP) process, issuance, submittals, and applications; review all RFPs; review all City-owned land sales within the Bronzeville Boundaries in broad general terms where the level and manner of review shall be on a case-by-case basis and subject to the discretion of the Committee and that individual residential property sales are exempt from this review; conduct community meetings offsite in Bronzeville for purposes of gathering input from the community; review and provide input on the Bronzeville Redevelopment Plan, including all exhibits and elements that make up the Plan, regarding implementation and impacts every five years, starting in 2020; the Committee shall submit its suggestions and recommendations to the Common Council member representing Bronzeville and to the Redevelopment Authority; and work with the Department of City Development, Department of Neighborhood Services, and any other relevant stakeholders or City departments to review and provide input on signage and murals in Bronzeville.

Also, the committee would be authorized to work with local groups and artists to board up vacant properties in an artistic manner and work in conjunction with Bronzeville area organizations to seek public and private funding for activities impacting Bronzeville and residents and have input on how funds are used. Any public or private development or major initiatives happening in or adjacent to the Bronzeville Redevelopment District shall make a presentation to the advisory committee to, at a minimum, provide information about the project. The City Clerk's Office shall provide clerical support and DCD shall provide staff or secretarial support to the advisory committee.

Ald. Coggs further commented. The draft legislation did not reflect all committee recommendations. She was waiting to hear about more specificity on altering committee membership, which was done today. She exempted the committee from reviewing all individual residential sales believing that the intent was not to review those; however, the committee should be able to review the process of residential sales. Review of signage was added to the review of murals. The legislative file was not filled yet due to wanting more feedback and approval from the committee. Amendment of the boundaries would be best addressed in a separate legislative file, which would amend the boundaries to Walnut/Burleigh and King Dr./7th St. The committee should accompany her to present on the legislative file when it would be before the Common Council committee. A copy of the draft legislation would be forwarded to staff.

Vice-chair Agee moved approval, seconded by member Smith, of the draft legislation (CCFN 201213), as presented. There was no objection.

7. Next steps.

A. Agenda items

Ald. Coggs said that additional RFPs would potentially be forthcoming from DCD in the future.

B. Next meeting (May 17, 2021)

C. Other

8. Announcements.

Member Smith announced the 3rd annual Cesar E. Chavez birthday celebration free virtual at the Marcus Performing Arts Center on Wednesday, March 31, 2021 at 1 p.m. The event would mirror the MLK celebration event and have a performance by school kids.

Ald. Coggs announced the first Citizen Anti-displacement Committee virtual public hearing on March 19, 2021 at 10 a.m. regarding gentrification and displacement and a virtual Girls Days on March 25, 2021 with virtual panel discussions with women.

Vice-chair Agee announced that, due to increased activity and workload, the Historic King Drive BID was seeking a person to hire for a new position of Project Manager.

Members added that the City should also do a Boys Day event under the leadership of those men on the Common Council.

9. Adjournment.

The meeting adjourned at 10:48 a.m.

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