



# THE ROSE GARDEN PARK ON KING DRIVE

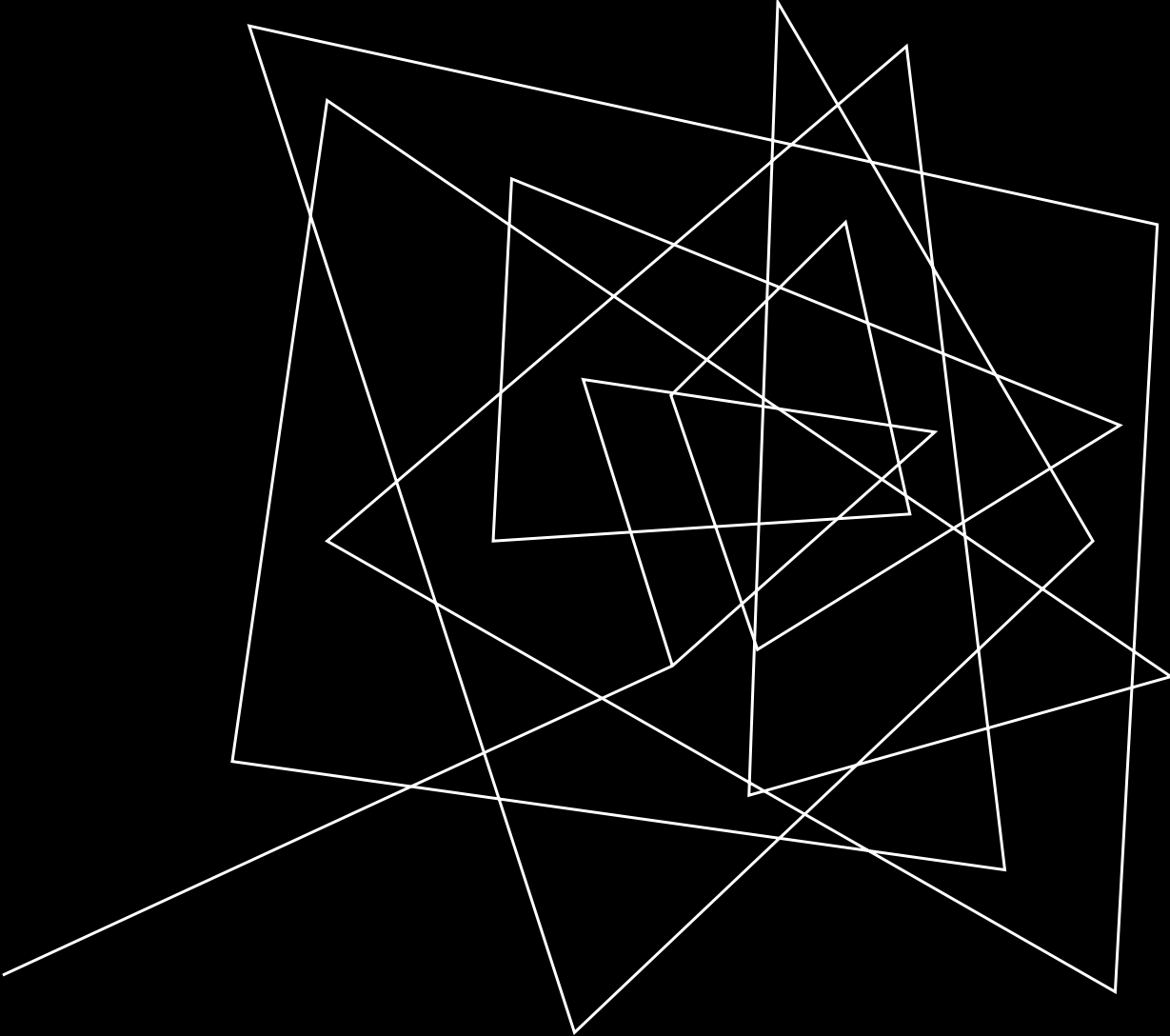


# BRONZEVILLE ADVISORY COMMITTEE

Round 2 of interviews

Questionnaire Responses

1. Residential Component & Management.
2. Environmental Issues
3. Commercial Components & Management



# RESIDENTIAL COMPONENT

Bronzeville Advisory Committee Questions

# 1. Who will be your Property Management Company?

BRONZEVILLE ADVISORY COMMITTEE –  
FOLLOW UP QUESTIONS



## **Horizon Management Services, Inc. (HMS)**

- Oversees approximately 4,000 units- WI, IA, ILL
- Maintains occupancy rate of over 97%
- Addresses promptly any maintenance issues
- Provides a well-managed and comfortable living environment
- Experts at Tax credit compliance, Leasing processes, & Budget Management

## 2. What is your experience with brownfields?



### Horizon Management Services, Inc. (HMS)



- **The Landing at Eagle Flats – Appleton, WI**

- 54-unit, non-age restricted apartment community
- Former 100-year-old paper mill conversion
- Significant soil, groundwater, and vapor contamination

- **WDNR** Top Project Award



- **Sigma Group** Consulting Enviro Engineers



## 2. What is your experience with brownfields?



### Horizon Management Services, Inc. (HMS)



- **Walnut Glen and Cedar Glen - Wauwatosa, WI**

- 101-unit affordable housing - 87 senior Apts. & 14 Townhome on a 3.7-acre property
- Former municipal landfill.
- Soil management & sub-slab methane vapor management

- **WDNR & Sigma Group** Coordination & Approvals



## 2. What is your experience with brownfields?



### Continuum Architects + Planners

- **National Avenue Lofts – Milwaukee, WI**

- 73-unit, LIHTC Apts.
- Former Industrial Site In Walkers Point
- Marshy Soil, and vapor contamination\  
WDNR Approval



- 6 Project Award

- State Farm Building Block Finalist, **LISC MANDI** Award,
- 2012 **Mayor's Design Award**, City of Milwaukee, 2012
- **Top Project**, The Daily Reporter/ Wisconsin Builder, 2011
- Best Multifamily Project Award, ENR Midwest Magazine
- Silver Award, **National Association of Home Builders** (NAHB), 2012
- Best New Residential Development, **Business Journal Real Estate Awards, 2012**



## 2. What is your experience with brownfields?



### Continuum Architects + Planners

#### • Bishops Creek Apts –Milwaukee, WI

- 55-unit, LIHTC Apts.
- Former Industrial site Known as Brown Field
- Located in 30<sup>th</sup> Street Industrial Corridor
- Eliminated EPA involvement- Voluntary Remediation & approval from **WDNR**.
- Vapor Migration Control Sys. to Protect Lincoln Creek
- Remedial action plan, placed bldg. outside hot spots
- 4 Project Award
  - **Mayor's Design Award**, 2011
  - Vision Award for Achievement, **WCREW**, 2010
  - Best New Residential Development  
**The Business Journal**
  - **MANDI Building Block Award Finalist**, 2010





### 3. Who is your Environmental Consultant?

## MEET THE SIGMA GROUP



Site & Civil Engineering



Fresh Water Plaza

Water quality treatment relying on wetland filter plantings

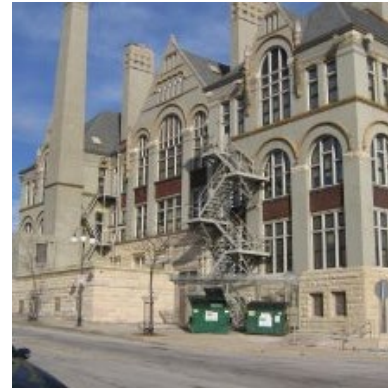
Environmental Engineering



Froedtert Hospital

EHS program Management  
Air Permitting Compliance

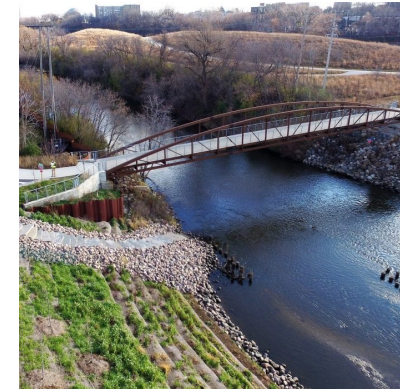
Abatement Design & Management



Milwaukee Public School District

Visual & Air Monitoring  
Hazardous Material Inspection

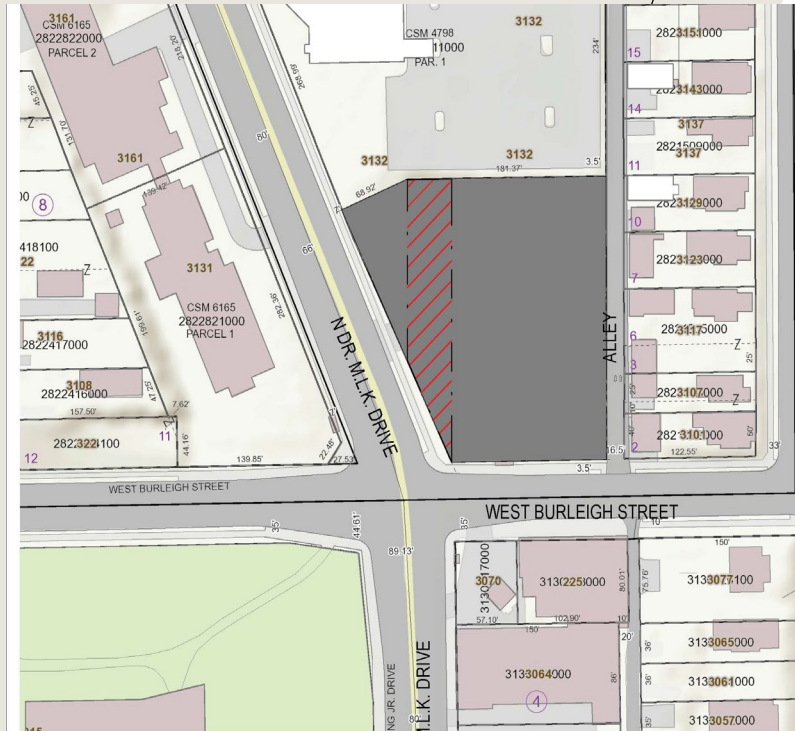
Civil Engineering Due Diligence



Presence of Surface Contamination

Right of Way & Easements  
Utility & Infrastruc. Parameters

#### 4. What is your Plan for addressing Site Soil?

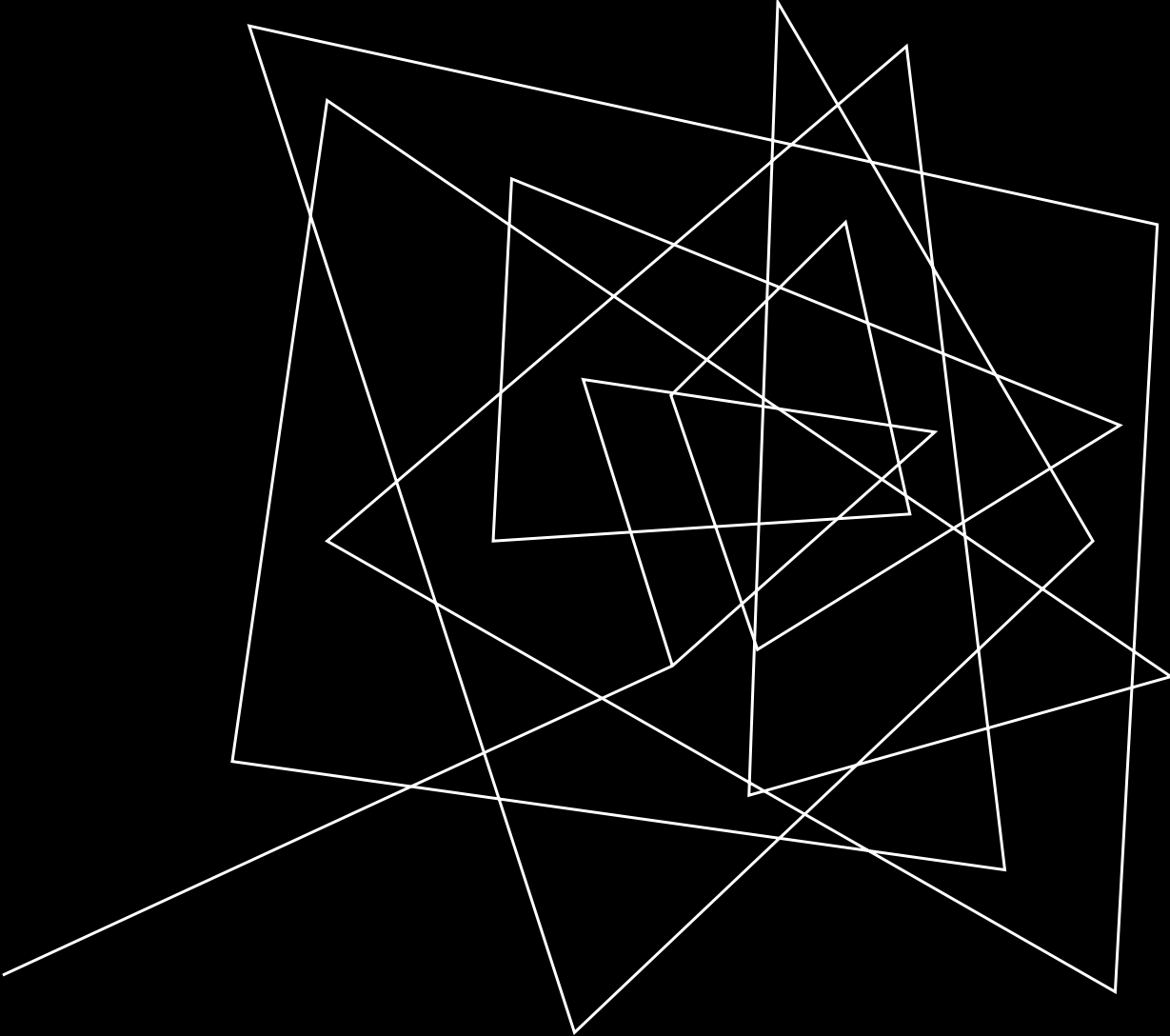


- **The Sigma Group**

### Rose Garden Park–Milwaukee, WI

- Site Investigation
- Determine Sources & Nature of Contamination
- Study Impact
- Prepare a site-specific soil management plan
- Provide alternatives for landfilling and reducing carbon foot-print
- Design & maintain a site-specific cap over the remaining contaminated soil
- Meet all Regulatory Requirements





# COMMERCIAL COMPONENT

Bronzeville Advisory Committee Questions

## 5. What is the Operating Plan for Tenants?



- **Northernstar Companies**

### Rose Garden Park–Milwaukee, WI

- 8700 Sf allocated at ground floor
- Charge **Rent Below Market Rate** to foster Growth
- Engage Immediate neighbor- **Ebenezer Ministry & Family Worship Center**
- Incorporate a **Dialysis Service Center** to meet the area needs
- Exploring Alternative Options
- Creating a **vibrant and diverse culinary arts scene**, to **train work-force** and foster development of **entrepreneurship related to food & beverage industry**



# 5. What is your Operating Plan for Commercial Tenants?

## MEET OUR POTENTIAL TENANTS

Brooks Balanced Kitchen



Vegan Eats with Buddah



Shular Institute



Shular Institute



LaQuita & Troy Brooks

Wellness, Fun and Food for Community

stoplight approach to nutrition

Minority Owned

Vegan Culinary Specialist

Active Learning Culinary Edu

Hospitality Services

Aspiring Professionals

6. What is the Plan in case one of the Tenants does not work out?



- **Northernstar Companies**

**Rose Garden Park–Milwaukee, WI**

**Option One Preferred Tenants**

- Preferred Main Tenant is Dialysis Center
- Café to be operated by Brooks Balance Kitchen
- Café to be operated By Vegan Eats by Buddah

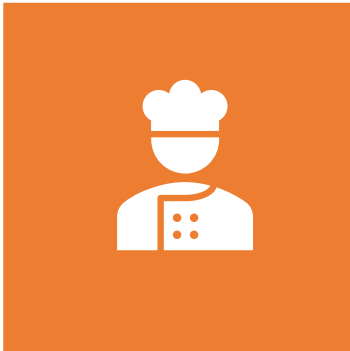
**Option Two Tenant**

- Replace Dialysis Center With **Shular Institute** implementing the Entire Shular System- Level 1-3



6. What is your Plan in case one of the Tenants does not work out?

## MEET SHULAR INSTITUTE



Specializes in providing active-learning culinary education & hospitality services to aspiring professionals



Two decades of experience in the hospitality education space



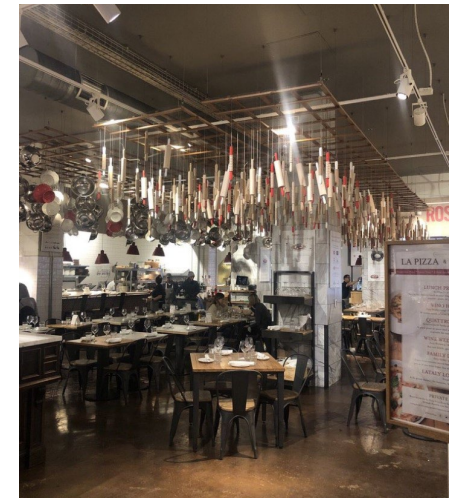
**Letter of Intent LOI**

## 6. What is your Plan in case of one of the Tenants does not work out?

### MEET SHULAR INSTITUTE – LEVEL 1



- Vino / Craft Beer Bar – counter space
- Dry good products in a section or throughout
- Bake Shop Area / Pastry – no counter space
- Café – coffees and teas – counter space
- Deli – American subs hot and cold – no counter space
- Hot Restaurant – Pizza oven, grill
- Common eating area





6. What is your Plan in case one of your Tenants does not work out?

## MEET SHULAR INSTITUTE – LEVEL 2



- Demo kitchen studio-Full service with cameras/hot and cold equipment
- Conference room or area for presentations
- Tech Lab – co working space with hot desk
- Food Photography studio
- offices
- All rooms designed as fishbowl to see active work



6. What is your Plan in case one of your Tenants dose not work out?

## MEET SHULAR INSTITUTE – LEVEL 3



- A Conference Center
- 3 functioning Production Ketches
- Reception & front desk
- Wine Center walk in glass cellars
- General Seating Area
- One general class Rm
- Greenhouse



## 7. Are you open to Changing your Commercial Tenants?

- **Northernstar Companies**  
**Rose Garden Park–Milwaukee, WI**



### # 1 GOAL

**Positive Impact for Harambee Community is**

- **Committed** to create a project that delivers maximum impact for the Harambee Neighborhood
- **Flexible** to consider alternative tenants who align with our vision above.
- **Driven** to identify tenants and initiatives that will **positively influence the community**, foster local engagement, and leave a lasting, positive impression on the neighborhood's fabric.





 NORTHERNSTAR COMPANIES LLC.

PLEASE COME JOIN US  
**MAY 20th**  
12-2pm

LOCATION:  
BOYS AND GIRLS CLUB  
202 MAPLE AVE., BELOIT, WI 53511

**COMMUNITY INPUT**  
ON HOUSING DEVELOPMENT PROJECT  
LOCATED AT 1642 6TH ST IN BELOIT

VOICE YOUR INPUT FOR A HOUSING DEVELOPMENT PROJECT TO  
BE BUILT AT 1642 6TH ST IN BELOIT.

**WE WANT TO HEAR FROM YOU!**  
WHAT WOULD YOU LIKE TO SEE? WHAT DESIGNS DO YOU PREFER?

JOIN US AND ENJOY FREE REFRESHMENTS.



PLEASE CONTACT JAMES OF NORTHERNSTAR COMPANIES  
WITH QUESTIONS AT 414-379-8922 OR JAMES@NORTHERNSTARCOMPANIES.COM

## 8. How will you increase Engagement with residents who live in the area?

- **Northernstar Companies**
- Emphasizing community engagement, workforce development, and support for local entrepreneurs, fosters a **sense of ownership and pride** within the neighborhood
- We believe in **Community-driven growth**
- Similar activity conducted in Beloit & La Crosse
- Create a platforms for residents to voice their opinions, share concerns- **Organize neighborhood meetings.**
- Collaborate & **partner with local community & neighborhood organizations**
- Commitment to empowering the **local workforce**
- Partnerships with WRTP Big Step and Employ Milwaukee, we will provide **paid training in Multi Core Craft Curriculum courses.**



9. What is the impact of not receiving one or more of the funding sources listed in your proposal?



## HOW WE GET THERE



### Ensure Success

- Use Multiple Funding mechanisms
- Tax Credits and Affordable Housing Program (AHP) Funding
- Desired HOME dollars or funding from the American Rescue Plan (ARP) may not always be feasible



VIEW FROM INTERSECTION OF  
DR MLK DRIVE & BURLEIGH ST



### Flexibility

- team is dedicated to exploring all available avenues to ensure the project's financial viability
- Stay Proactive
- Be Innovative



THANK YOU

THE ROSE GARDEN PARK  
ON KING DRIVE

