City of Milwaukee

Equity Impact Statement

1. Describe the proposed ordinance or resolution.

A resolution approving a Project Plan and a Term Sheet, authorizing expenditures and amending Tax Incremental District No. 121 (Bronzeville Arts & Tech Hub), in the 6th Aldermanic District. The Amendment is proposed to assist FIT Investment Group, LLC in the construction of the Arts & Tech Hub on the former RACM parcels on the corner of N. 6th and W. North Avenue as part of the larger mixed-use development. Funds from the District will be used to provide a $1,645,000 developer financed grant to FIT Investment Group, LLC for developing the Arts & Tech Hub that will compliment the residential component that includes 60 residential one-two-three and four bedroom units with 48 of the units serving individuals earning 60% or less of the AMI.

2. Identify the anticipated equity impacts, if any, of this proposal.

The project will provide affordable housing opportunities for residents to prevent displacement. The housing component of the project will be subject to the City's Anti-Displacement Preference Policy, which requires that 20% of the units be prioritized for residents who live in the surrounding neighborhood.
The Arts & Tech Hub will be a community amenity to introduce residents to the arts and technology. Tenants include The Wisconsin Conservatory of Music and Black Arts MKE that will offer classes and workshops.

The project will also include Human Resource goals, providing business and job opportunities for

3. Identify which minority groups, if any, may be negatively or positively impacted by the proposal.

Included as part of the agreement and applying to the entire project is a Human Resource Agreement that requires the hiring of unemployed or underemployed RPP certified city residents at 40% of the total construction hours. In 2017 the city ordinance, Chapter 355, was amended to ensure the hiring of city residents from the most distressed neighborhoods. This agreement requires 25% of the 40% RPP requirement employ city residents from 9 of the highest impoverished zip codes.

In addition, certified SBE firms will be required at 18% for professional services and 25% for the total of all construction contract costs.

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4. Describe any engagement efforts with minority communities potentially impacted by the proposal.

The Project is located within the boundary of the Northeast Side Area Plan, one of the 14 geographically-specific Area Plans that make up the City of Milwaukees overall Comprehensive Plan. The Northeast Area Plan identifies the Project site as a key redevelopment within the Bronzeville Cultural and Entertainment District. The Project Site is also identified for redevelopment in the Equitable Growth through Transit Oriented Development Plan, an official amendment to the Northeast Side Area Plan.
The development team has presented to the Bronzeville Advisory Group several times to address and questions and concerns and to keep them apprised of the project's status.

5. Describe how any anticipated equity impacts of the proposal will be documented or evaluated.

The developer will be required to report to the Department of Administration the status of the RPP and SBE requirements in the agreement which will be reported to the Common Council. To ensure the requirements are being met, DCD will check-in with the DOA to ensure the developer is on track to meet the requirements. If there is any sign that the developer will not be meeting the requirements, a remediation plan with a course of action will be implemented before payments are made.

6. Describe strategies that will be used, if any, to mitigate any anticipated equity impacts.

No specific negative equity impacts were identified by this analysis.

Name: **Sam Leichtling, Deputy Commissioner**

Signature: Sam Leichtling Digitally signed by Sam Leichtling Date: 2026.07.13 16:48:14 -05'00'

Date: **7/13/2026**