



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

BRONZEVILLE ADVISORY COMMITTEE

RALPH HOLLMON, CHAIR

Rhonda Manuel, Vice-Chair

Jayme Montgomery Baker, Fidel Verdin, Theresa Garrison,

Christopher McIntyre, and Clifton Crump

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

cleee@milwaukee.gov

Legislative Liaison, Jeffrey Osterman, 286-2262,

joster@milwaukee.gov

Wednesday, August 17, 2016

9:00 AM

Room 301-A, 3rd Floor, City Hall

1. Call to Order.

Meeting was called to order at 9:20 a.m. without quorum.

Meeting convened at 9:29 a.m. with quorum.

2. Roll Call.

Present 4 - Hollmon, Montgomery Baker, Crump and Garrison

Absent 1 - Verdin

Excused 2 - Manuel and Perceptions

Individuals also present:

Amy Turim, Department of City Development

Matt Haessly, Department of City Development

Deshea Agee, Historic King Drive Business Improvement District

3. Review and Approval of the Previous Meeting Minutes from July 21, 2016.

Mr. Crump moved approval, seconded by Ms. Montgomery Baker, of the meeting minutes from July 21, 2016. There were no objections.

4. 2368 N. Martin Luther King Jr. Dr. RFP

--Review of Proposals

Ms. Turim and Haessly continued to give a general overview when quorum was achieved for the advisory committee.

The general scope of work for the property is at \$167,000 for a white box, which means putting the property in an empty, useable state on the inside.

The second proposal is for an entertainment venue facility. The offer price ranges

from \$1 to \$15,000. The renovation budget is \$145,000. Proposed are 5 full-time and 10 part-time employees. The construction company is identified.

The third proposal is for a seafood and lemonade restaurant. Offer price ranges from \$2500 to \$16,000. Renovation cost is \$57,000. Proposed are 6 full-time and 2 part-time employees. Also proposed are two to three condos and rental town homes on the site on the second level.

The fourth proposal for a restaurant is incomplete with no details on budget, business plan, and job creation.

Buyer policies, which require two-thirds vote from the Common Council, for all proposals will need to be discussed.

Mr. Crump moved that Mr. Agee be present under closed session. Ms. Garrison seconded. There were no objections.

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 will then reconvene into open session for the remainder of the regular agenda.

Ms. Montgomery Baker 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. Ms. Garrison seconded. There were no objections.

The committee convened into closed session at 9:36 a.m.

Present (4): Crump, Garrison, Montgomery Baker, Hollmon

Excused (2): Perceptions, Manuel

Absent (1): Verdin

Individuals also present:

Amy Turim, Department of City Development

Matt Haessly, Department of City Development

Deshea Agee, Historic King Drive Business Improvement District

The committee convened into open session at 10:46 a.m.

--Recommendations

Chairman Hollmon said that the advisory committee reviewed the four proposals under closed session.

Mr. Crump moved to invite the applicants for proposals one, two, and three to make verbal presentations at the next advisory committee meeting. Ms. Garrison seconded. There were no objections.

Chairman Hollmon said that DCD staff should submit to the applicant presenters a list of questions in advance of the next meeting. Prior to submitting the questions to the applicant presenters, the list of questions should be forwarded to advisory members for feedback, if any. Also, clerk staff shall forward to Ald. Milele Cogg notification of

the committee recommending to invite the selected three proposers to present at its next meeting.

5. Agenda Items for the Next Meeting.

Chairman Hollmon said that the main agenda item will be review of 2368 N. Martin L. King Jr. Dr. RFP and proposals, which the applicants for proposals one, two, and three will appear to give presentations.

6. Set Next Meeting Date and Time.

Wednesday, September 14 or Thursday, September 15, 2016 at 9 a.m. based on the majority of members attending.

7. Adjournment.

*Meeting adjourned at 10:52 a.m.
Chris Lee, Staff Assistant*