

BRONZEVILLE ADVISORY COMMITTEE

2014 Annual Report

This report is submitted pursuant to s. 320-1 of the Milwaukee Code of Ordinances.

Purpose: (Per Common Council File Number 100626 - Resolution creating a Bronzeville Advisory Committee.)

The Bronzeville Advisory Committee is assigned the task of reviewing all plans and proposals for redevelopment in the Bronzeville Cultural and Entertainment District for consistency with the goals, needs and desires of the Bronzeville community and its residents, businesses, property owners and other stakeholders, and shall forward its recommendations to the Redevelopment Authority. Prior to making any final decision on a redevelopment plan or proposal within the Bronzeville District, the Redevelopment Authority is requested to forward the plan or proposal to the Bronzeville Advisory Committee for its review, comments and recommendation to the Redevelopment Authority.

Members (for 2014)

Ralph Hollmon, Chair

(Member, appointed by Mayor Tom Barrett)

Rhonda Manuel, Vice-Chair

(Member, appointed by Mayor Tom Barrett)

Jayne Montgomery Baker

(Member, appointed by Common Council Alderwoman Milele Coggs)

Radolph Matthews, Jr.

(Member, appointed by Common Council Alderwoman Milele Coggs, replaced by Theresa Garrison)

Fidel Verdin

(Member, appointed by Common Council Alderwoman Milele Coggs)

Theresa Garrison

(Member, appointed by Common Council Alderwoman Milele Coggs replacing Radolph Matthews, Jr.)

Christopher McIntyre

(Member, appointed by Common Council President Alderman Michael Murphy)

Clifton Crump

(Member, appointed by Common Council President Alderman Michael Murphy)

Staff

Mr. Chris Lee, Staff Assistant

Ms. Charlotte Rodriguez, Council File Specialist

Committee meetings held in 2014:

March 4, 2014

September 10, 2014

October 15, 2014

November 17, 2014

Accomplishments and Activities in 2014:

At its March 4, 2014 meeting, the committee discussed the Bronzeville charette and process. The charette involved a group of developers, lenders, investors, and community stakeholders who looked at a number of sites and discussed various development options for those sites within the Bronzeville District. A final presentation will be given in a community briefing on March 10, 2014 at 6:30 p.m. at the Milwaukee Urban League. The committee discussed models and activities of entertainment and cultural districts of other cities; however, information is still in the process of being put together. Members discussed the possibility of expanding the scope of the committee to further help redevelopment in the Bronzeville district. The committee further discussed Friends of Bronzeville, Bronzeville Week, and the distribution of communication regarding activities and developments in the Bronzeville district. Further details can be found within the minutes of this meeting, which is attached as **Exhibit A** within this report.

In June of 2014, Ms. Theresa Garrison was appointed by Alderwoman Milele Coggs to serve as a member to the committee and replacing Radolph Matthews, Jr.

In July of 2014, Christopher McIntyre and Clifton Crump were appointed by Common Council President Alderman Michael Muphy to serve as members to the committee. These two appointments were previously vacant.

At its September 10, 2014 meeting, the committee discussed the second annual Bronzeville Week. The event was successful in attracting new businesses into the Bronzeville area and a few thousand people to the event. The Friends of Bronzeville will be tasked with being primarily responsible for this event and other events in the community going forward while the City will focus on gathering data to acquire sponsorship and grants. The committee deferred discussion on Friends of Bronzeville to allow Ms. Jayme Montgomery Baker, who is a part of the group, to give more details of the group's activities. The committee was given an update regarding a carry-out restaurant at 3070 N. Dr. Martin L. King Jr. Dr. The committee discussed the RFP for the former Stella restaurant at 2730 N. Dr. Martin L. King Jr. Dr. which has been advertised for sale. The committee was informed of an imminent RFP for the Garfield school site and the continued interest on a project on W. North Avenue and 5th St. involving a retail space with housing above. The committee deferred discussion on the mission of the committee to allow further input from Alderwoman Milele Coggs, who stated that the intent is to amend and obtain another level of vetting for the committee.

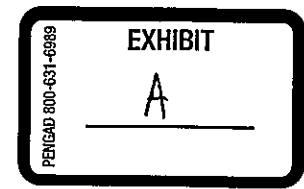
Further details can be found within the minutes of this meeting, which is attached as **Exhibit B** within this report.

At its October 15, 2014 meeting, the committee discussed and was given updates on the RFPs for the former Stella restaurant site and the Garfield school site. Both RFPs have gain interest, are pending submittals, are due in October, and will come before the committee soon for review of submittals. Members expressed interest in being able to review all RFP proposals. The committee deferred discussion on the Friends of Bronzeville organization and the mission of the committee. Furthermore, the committee moved to establish a subcommittee to review RFPs in detail prior to the RFPs coming before the full committee for review with members Manuel, Crump, and Garrison to serve on the subcommittee. Ms. Manuel is to chair the subcommittee. Further details can be found within the minutes of this meeting, which is attached as **Exhibit C** within this report.

On November 17, 2014, the committee was given updates regarding the Garfield school site and former Stella restaurant site RFPs. Three proposals have been submitted for the Garfield school site RFP. An internal committee will review these proposals and recommendations will be forwarded to the advisory committee for input and concurrence before a formal decision is made in January when the matter will go through the Common Council process. The RFP for the former Stella restaurant has one respondent but no full submittal. The RFP will be brought to the committee when a there is a full submittal. Further details can be found within the minutes of this meeting, which is attached as **Exhibit D** within this report.



City of Milwaukee



200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes BRONZEVILLE ADVISORY COMMITTEE

RALPH HOLLMON, CHAIR
Rhonda Manuel, Vice-Chair
Jayne Montgomery Baker, Radolph Matthews, and Fidel Verdin
Staff Assistant, Chris Lee, 286-2232, Fax: 286-3456,
clee@milwaukee.gov
Legislative Liaison, Jeffrey Osterman, 286-2262,
joster@milwaukee.gov

Tuesday, March 4, 2014

2:00 PM

Room 301-B, Third Floor, City Hall

1. Call to Order.

The meeting was called to order at 2:08 p.m.

2. Roll Call.

*Present 4 - Manuel, Hollmon, Montgomery Baker and Verdin
Excused 1 - Matthews*

Individuals also present:

*Mark Doremus, Milwaukee Neighborhood News Service and Urban Milwaukee
Paul Bachowski, Haylard Park resident and property owner
Georgia Pabst, Milwaukee Journal Sentinel
Ald. Milele Coggs, 6th Aldermanic District*

3. Review and Approval of the Previous Minutes of April 24, 2013.

The minutes of April 24, 2013 were approved with no objections.

4. Update on the Bronzeville Charette and Bronzeville Cultural and Entertainment District.

Ms. Manuel said that there will be a final presentation and community briefing on March 10, 2014 at 6:30 p.m. at the Urban League of Milwaukee presenting the results and discussions that took place from the Bronzeville Charette. Mr. Deshea Agee was to give more details regarding the charette to the committee, but he was not able to appear before the committee today. The charette was an opportunity that involved a focus group of developers, lenders, investors, and community stakeholders who looked at a number of sites and discussed various development options for those sites in the Bronzeville Cultural and Entertainment District.

Ms. Montgomery Baker said that staff should post a notice of quorum for this charette briefing on behalf of the advisory committee.

Ald. Coggs gave comments. The presentation will be a Bronzeville update meeting focused on the results of the charette and its recommendations. Charettes have helped spark developments in other cities, and she is hopeful that the charette in Bronzeville will spark redevelopment in the district. Some members of the committee were involved in the charette process. She is hopeful that committee members can attend the update meeting to gain awareness of the community's thoughts, feedback, and direction regarding the district.

Mr. Hollmon said that he and Ms. Montgomery Baker participated in the charette. From the charette, there were several teams of architects who met with small groups to talk about different parcels and gain input about possible uses of those parcels. The group that he had participated in looked at the uses and refurbishing of the old Garfield Avenue elementary school.

5. Discussion on the Models and Activities of Other Entertainment and Cultural Districts in Other Cities.

Ms. Manuel said that a spreadsheet with information on a number of cities that have cultural and entertainment districts is in the process of being put together. Once finished, comparisons will be made and best practices from these cities will be taken for the Bronzeville Cultural and Entertainment District. The focus has been on the Fillmore District in San Francisco and districts in Baltimore, which seem to have similar goals to those of the Bronzeville district.

Mr. Hollmon said that Chicago has a cultural and entertainment district and members may perhaps want to go there to take a look. He added that due diligence, review of all options, and community input are important.

6. Discussion on the Mission and Activities of the Bronzeville Advisory Committee.

Mr. Hollmon said that from the first committee meeting of February 29, 2012, Ald. Coggs had given comments regarding the advisory committee. The committee was intended to allow some input from community residents, artists, and stakeholders on the redevelopment and potential uses of available parcels in the Bronzeville area. The committee would primarily be tasked with reviewing parcels of real estate being put up for Requests for Proposal (RFP) in the Bronzeville district. The committee would be another set of eyes, allow for fair bidding opportunities, and advise the Redevelopment Authority of the City of Milwaukee (RACM). RACM would make final decisions. As time progressed, there could be future legislation to expand the scope of the advisory committee. Current legislation does not prevent or require the committee to have community meetings. Community meetings are an option and would be meaningful in obtaining initial community input.

Mr. Hollmon asked members if there should be any changes, expansion, or alterations to the mission of the advisory committee?

Ms. Montgomery Baker said that the scope of the advisory committee can be expanded to help raise the profile of the district, bring development there, and assist with making parcels available to developers.

Mr. Verdin said that openness to the public is the key and the committee needs to creatively figure out how to do more outreach to involve more residents and the community.

Mr. Hollmon said that the suggestions made by members will be discussed with Ald. Coggs, who has expressed some of her own thoughts and ideas. After discussion with the alderwoman and with her input, the matter should be revisited at the next meeting.

Mr. Hollmon added that another group called Friends of Bronzeville has been formed and designed to help further redevelopment in Bronzeville. Similar groups have been created in other cultural and entertainment districts and have been instrumental in obtaining community input and funding. Ms. Montgomery Baker is involved with this group.

Ald. Coggs said that Friends of Bronzeville is an outside entity and should come before the advisory committee at a future meeting to share the work that it has been doing. The group's first project was cosponsoring Bronzeville Week last August. This group could play an integral role in redeveloping the area.

Ald. Coggs added that Bronzeville Week was a City supported eight day long series of events throughout the Bronzeville area. It highlighted the physical spaces of the district as well as its local talents. Activities included trolley tours, business workshops, gallery nights, poetry nights, movie nights, historical discussions, healthy food, free health check ups, and other activities. A small group of people, including several committee members, were involved. Several hundred people took part in the event. The entire event was tremendously successful and is planned to occur again in the summer. Other artists in other communities have expressed interest and are doing their own activities as a result of Bronzeville Week. The goal of Bronzeville Week was just to spark people's thoughts on Bronzeville's arts and entertainment. Part of the reason for Bronzeville Week was that redevelopment had not progressed as expected.

Mr. Hollmon said that Bronzeville Week has certainly raised the profile of Bronzeville. He added that activities and planning has occurred in Bronzeville despite the fact that overall redevelopment of the area has not taken place as quickly as many had expected.

Mr. Verdin asked if there could be some type of communication given to members to inform them of Bronzeville activities and developments, especially if there are gaps in committee meetings?

Ald. Coggs replied that she can work with the Department of City Development to send out monthly briefings to members to inform them of current and new activities taking place in the area. She added that she is working on getting additional membership to the advisory committee from the new Common Council President to help with the committee's quorum.

Ms. Montgomery Baker said that Friends of Bronzeville is meeting and planning to host events in the summer, including Bronzeville Week. The advisory committee should support and engage this group in any way it can.

Mr. Bachowski appeared before the committee and shared some matters that he thought the committee should consider in reviewing or adding to its responsibilities. The suggestions included the review of permitted uses, special uses, changes in zoning, the Bronzeville plan, public financing, façade renovations, and extended hours within the district.

Mr. Hollmon said that although many needs and areas can be reviewed, the advisory committee should be careful not being duplicative or infringing on matters that are already within the responsibilities of other city departments.

7. Items for the Next Meeting Agenda.

Agenda items for the next meeting should include inviting Friends of Bronzeville to give a brief presentation of its activities and revisiting the mission of Bronzeville Advisory Committee.

8. Set Next Meeting Date and Time.

Mr. Hollmon said that there has been some difficulty with having monthly meetings and getting a quorum. He questioned the frequency, time of day, and day of the week for meetings going forward?

After deliberations, members stated that the meetings going forward should occur quarterly on Wednesdays in the afternoon, preferably 2 p.m, due to the unavailability of some of the members for other times and days of the week. The next meeting should be set 90 days from today's meeting with the flexibility that a meeting could be set earlier within 30 or 60 days should any RFP in Bronzeville require review by the committee. Ms. Manuel is to notify the committee of any RFPs requiring committee review.

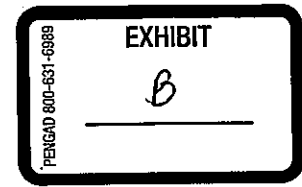
Ald. Coggs said that the briefing on the Bronzeville Charette should spark interest in redevelopment and she is hopeful that it would result in an RFP within the next 30 or 60 days.

9. Adjournment.

*Meeting adjourned at 2:54 p.m.
Chris Lee, Staff Assistant*



City of Milwaukee



200 E. Wells Street
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Meeting Minutes BRONZEVILLE ADVISORY COMMITTEE

RALPH HOLLMON, CHAIR

Rhonda Manuel, Vice-Chair

Jayne Montgomery Baker, Fidel Verdin, Theresa Garrison,

Christopher McIntyre, and Clifton Crump

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

clee@milwaukee.gov

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Wednesday, September 10, 2014

9:00 AM

Room B-1, Basement, City Hall

1. Call to Order.

Meeting called to order at 9:05 a.m.

2. Roll Call.

Present 6 - Manuel, Hollmon, Verdin, Crump, Garrison and McIntyre

Excused 1 - Montgomery Baker

Individuals also present:

Matt Haessly, Department of City Development

Mario Higgins, Mayor's Office

Current members and participants present gave brief introductions and comments.

Ms. Manuel said she works for the Department of City Development (DCD). She has been involved with the Bronzeville area for many years, helped initiate the Tax Incremental District (TID) there, and serves as vice chair on the committee.

Mr. Verdin said that he is an artist, lifetime Bronzeville resident, and a member on the committee.

Mr. Agee said that he is a project manager in DCD, has worked with the Bronzeville area for the last 7 years, and serves as staff support to the committee.

Mr. Haessly said that he works in the real estate division in DCD dealing mostly with commercial property sales, the marketing of those properties, brown field sites, and cleanup of brown field sites.

Mr. Higgins said that he appeared today to learn about new initiatives and projects in the Bronzeville area. He is the Housing Outreach Director in the Mayor's Office and is currently involved in a workgroup for artist housing. In the past, he has made accomplishments in the Harambee area and assisted with the start of the Commons

1 through 4 projects.

Mr. Hollmon said that he is the head of the Milwaukee Urban League. The league is in its 95th year from 1919 and located within the heart of the Bronzeville area since 2006 at 435 W. North Ave. The Urban League provides various services to the community, such as assisting people to acquire skills and tools for self sufficiency. The Urban League hopes to be a catalytic force for the revitalization of the Bronzeville area. He serves as the chairman on the committee.

3. Introduction of New Members.

Mr. McIntyre, Mr. Crump, and Ms. Garrison were introduced, and each gave brief comments.

Mr. Crump said that he would like to use his current and past experiences with work within the City for the last 15 years to assist the Bronzeville area, such as his involvement in the opening of the Garfield 502 restaurant in the Bronzeville area. He is currently a liaison officer for the Mayor's Office and previously worked in the Board of Zoning Appeals (BOZA).

Ms. Theresa said that she would like to provide input on what developments should take place in the Bronzeville area. She is a retired practical nurse and a resident of the Bronzeville area.

Mr. McIntyre said that he would like to bring flavor and see art revitalized in the Bronzeville area. He has been a local professional artist for the last 5 years and owns his own business called "CM Perceptions, LLC".

4. Review and Approval of the Previous Meeting Minutes from March 4, 2014.

Mr. Verdin moved approval, seconded by Ms. Manuel, of the meeting minutes of March 4, 2014. There was no objection.

5. Review of August Bronzeville Week Activities.

Mr. Agee gave a summary of the second annual Bronzeville Week. The event was very successful with a full eight days of activities. A few members, such as Mr. McIntyre and Mr. Verdin, participated in the activities. A kickoff festival was done for the first time, drew several thousand people, and drew more vendors to the event than the previous year. There were three stages and several partners for the festival. Core DJ was the most notable partner, brought in its own stage and equipment, and brought in national artists. DCD assisted with the costs of chairs, tables, tents, stages, and equipment. There were poetry, dance groups, and various other kinds of entertainment. Other activities of the week included a successful paint and sip event, poetry night, Bronzeville art walk, business events at the Milwaukee Urban League, and a Bronzeville discussion at the BMO Harris Bradley Center. The paint and sip event will likely occur again this year. DCD, Ald. Milele Coggs, and Friends of Bronzeville worked together to coordinate the event. Many pieces were able to come together to highlight the Bronzeville area: new business development, artist community, festival, and night life.

Mr. McIntyre said that Bronzeville week brought momentum to the area, brought many good people to surround around the community, and showed opportunities for economic growth and sponsorship. Perhaps dollars can be tracked to generate a

report in some capacity.

Ald. Milele Coggs, 6th Aldermanic District, appeared and gave comments. The event attracted a few thousand people compared to a few hundred last year, and it is expected to grow exponentially going forward. Three new businesses have come into the area as a result of the event. Success came from the partnerships of her office with different groups to cross promote and alleviate some of the work. Planning for Bronzeville week for 2015 will begin next month in October. Her office will likely put the responsibilities and activities of Bronzeville Week out of her office into Friends of Bronzeville in conjunction and partnership with other Bronzeville groups to handle the event as it becomes larger. The City can then focus on tracking dollars, new businesses attracted, real estate sold, residential interest, and other data from this event to help acquire greater sponsorship, tourism dollars, and grants. There is a Bronzeville week survey online on the DCD website. Much constructive feedback on improving the event has come in. She is hopeful that many activities of the event will continue throughout the year to put a spotlight on the area.

Mr. Hollmon said that the event was an example of many positives occurring in the Bronzeville area contrary to naysayers.

6. Presentation Regarding Friends of Bronzeville.

Ald. Coggs said that Friends of Bronzeville is a close-knit group that came together to assist Bronzeville week last year. The immediate plan is for the group take on the coordination of Bronzeville week and other events within the next several months, such as a paint and sip event. The intention is for the group to grow, expand membership in the community, engage in artistic ventures, and work with other art groups to bring greater opportunity to the area.

Mr. Hollmon said that this discussion should continue at the next meeting for Ms. Montgomery to be present and to give more details of the group's activities.

7. Status Report on Bronzeville RFP's.

Mr. Haessly gave updates on two recent Requests for Proposals (RFP).

The former gas station and sandwich shop on 3070 N. Dr. Martin L. King Jr. Dr., advertised three months ago, was sold. From three submittals a developer, Valerie Daniels Carter, was chosen. DCD supported the sale through the BOZA and Common Council process. The sale has closed and work will start momentarily. A carry out restaurant will be installed there, and the building will be refurbished.

The former Ponderosa and Stella restaurant at 2730 N. Dr. Martin L. King Jr. Dr. is currently advertised for sale. Listing for the property went public on August 25, 2014. It was closed due to delinquent taxes in June 2013. The asking price is \$330,000, but lower prices can be considered. The site has 40 parking spaces. Any potential buyer must restore the building façade, maintain clear glazing on the street frontage, and provide landscaping on the street frontage. It is recommended that some screening is put up towards the east across the alley to block car lights. A sit down restaurant is the preferred use, but general service or specialty office use is acceptable. Many resources are available to a buyer to help offset costs. Examples include a façade grant, white box grant, retail investment fund, business financing, and the business improvement district. City sale conditions include: submittals evaluated on price, prospective use, impact on the business community and adjoining residential neighborhood, extent and quality of renovations, contribution to

tax base, and financial viability. The submittal date is October 16, 2014. There is interest already in the property. Open showings of the building will occur today from 12 to 1:30 p.m. and again on Friday, September 12th from 9 to 10:30 a.m.

Mr. Haessly responded to questions from members. The building is in good shape; however, there has been some water seepage due to holes left by the removal of air conditioning units on the roof. A property manager will put a tarp over the holes as a response. The City is self insured but will not replace the ac units since the units were already gone before the City took possession of the building. Due to the long foreclosure process, which may be one to two years, properties are in disrepair oftentimes by the time the City takes title. By City policy the City cannot sell a property back to the former property owner, however, there may be situations where the City can work with a former owner who wants the building back. If a property cannot be sold after a period time, the price can be reduced. The City's objective is not to hold property. For the former Ponderosa restaurant, the asking price may be reduced if no submittals are received by October 16th. The former Ponderosa property listing is an example of others that would require public hearings and Common Council approval. Also, there must be evidence of improvements, timeline, and funding.

Mr. Agee responded to questions from members. The building still contains the equipment of the former Ponderosa restaurant. The asking price can be adjusted to make properties more affordable. No one attended a showing on the property this past Monday.

Members inquired about adequate publicity to the community concerning the RFP for the former Ponderosa restaurant, such as through the Bronzeville website and community newspapers?

Mr. Haessly replied that the RFP can be listed on the Bronzeville website, Ald. Cogg's newsletter, and community newspapers.

Mr. Agee responded that emails go out to the broker community and different interested persons. He will add the former Ponderosa RFP information on the Bronzeville website and will email to the Bronzeville list today.

Ald. Cogg said that she is willing to hold community meetings on the former Ponderosa restaurant sale if it becomes controversial.

Mr. Hollmon asked if an RFP was imminent on the former Garfield School site? He added that due to the Urban League's close proximity to the former school site, the Urban League is very interested in being a part of the bigger development picture there and does not want to be an impediment.

Mr. Agee said that an RFP will come out soon on the former school site probably in September but no later than October. The site will consist of the block up to the Urban League, the former restaurant there, and the former Black Holocaust Museum site. The charette process earlier in the year resulted in some ideas for the site, such as a mix of housing and community space use. The RFP will be brought to the committee for review when ready.

Ms. Manuel said that the final draft of the RFP is being reviewed and will probably be posted this week. She added that outreach will be done to the Urban League.

Mr. Agee added that the project on W. North Ave. and 5th St. involving a retail space with housing above it, mentioned last year to the committee, encountered some

financial issues; however, Melissa Goins of the project wanted to still move it forward. Although not an RFP, he would like to possibly bring Ms. Goins and give the committee an update in the future.

8. Discussion on the Mission and Activities of the Bronzeville Advisory Committee.

Ald. Coggs said that the intent is to amend the original resolution creating this committee to obtain another level of vetting. She added that she had to leave the meeting and could not give more input on the matter.

Mr. Hollmon said that this matter should be held so that Ald. Coggs and members can have an extensive discussion.

Ms. Manuel moved to defer this agenda item to the next meeting and for staff to forward to members a copy of the resolution that created the committee. There were no objections.

Mr. Verdin moved that any comments about the next meeting, concerns, or questions be directed to staff, who will then forward to Ald. Coggs' office or the appropriate party. There were no objections.

9. Set Next Meeting Date and Time.

Mr. Hollmon said that the committee had decided to meet quarterly, but members can rethink the frequency of meetings. Staff can poll members on a few suggested dates and times. Future meetings will be scheduled based on acquiring a majority of members who can attend based on those suggested dates and times.

Mr. Verdin moved that the committee should meet next month in October, if possible. There was no objection.

Mr. Crump said that City budget hearings in October may make it difficult to schedule a meeting.

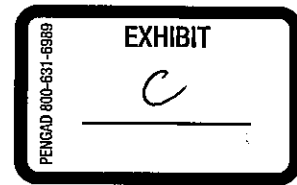
Mr. Hollmon said he will work with staff to find possible dates for a meeting in October.

10. Adjournment.

**Meeting adjourned at 10:04 a.m.
Chris Lee, Staff Assistant**



City of Milwaukee



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Wednesday, October 15, 2014

9:00 AM

Room 301-B, Third Floor, City Hall

1. Call to Order.

Meeting called to order at 9:06 a.m.

2. Roll Call.

Present - Crump, McIntyre, Garrison, Manuel, Hollmon
Absent - Verdin
Excused - Montgomery Baker

Individuals also present:

Deshea Agee, Department of City Development
Mario Higgins, Mayor's Office Housing Outreach Director
Akuwa Dantzer, 6th Aldermanic District Legislative Assistant

3. Review and Approval of the Previous Meeting Minutes from September 10, 2014.

Mr. Crump moved approval, seconded by Mr. McIntyre, of the minutes from September 10, 2014. There were no objections.

4. Update on Bronzeville RFPs and Projects.

Mr. Agee gave an update on the Request for Proposal (RFP) concerning the former "Stella's" and "Ponderosa" restaurant building now owned by the City. The RFP is due tomorrow, October 16th. There have been some calls received and questions regarding the asking price. A number of responses are expected. Fox 6 News publicized this building twice recently. The asking price will possibly be lowered if there are no submittals. Outreach has been made to the commercial broker community. Further outreach and email notification will be done to those interested, including a range of 300 people from the Bronzeville website list.

Mr. Agee gave an update on the RFP concerning the former Garfield Avenue school site. His office did two site visits following the charette process earlier this year that was conducted through Community Design Solutions. There were two open house

sessions for the site. The site includes the former school, Black Holocaust building, and former Grants building. A number of developers were present and showed some possible interest with different types of housing uses, such as senior housing. The RFP is for the boundaries between N. 4th and 5th Streets and between North and Garfield Avenues. The Milwaukee Urban League building is excluded. This RFP is due October 30, 2014.

Mr. Agee said that these two RFPs have been the most active projects gaining traction. Both RFPs are on the City's real estate website as well as the Bronzeville website. Both RFPs and submittals will be brought to this committee for review and feedback prior to any decision or responses being made. Both RFPs will very likely come before this committee at its next meeting for review of submittals.

Mr. Agee said that there may be a possibility that Morris Development Group may be interested again on a project between N. 5th and 6th Streets on North Avenue. Additionally, a project at the old gas station at the corner of Martin L. King, Jr. Drive and Burleigh Street is expected to move forward although there has been no mention of the timeframe of the project.

Mr. Crump said that the committee should be able to review all RFP proposals, including those that fail to meet minimum standards, to gauge interest and the type of interest.

Ms. Manuel concurred with Mr. Crump and said that she will communicate in writing to the commissioner of the Department of City Development within her capacity within that office to see all proposals that come in concerning any Bronzeville RFP.

Mr. Agee said that the committee should see all proposals. Concerning those that do not meet the minimum standards, the committee can determine possible alternative sites within the district and give those respondents constructive feedback on their submittals.

5. Presentation Regarding Friends of Bronzeville.

Mr. Hollmon said this matter should be deferred to the next meeting so that Ms. Montgomery Baker, can be present to give more details on Friends of Bronzeville. At the last meeting, Ald. Milele Coggs gave a brief overview of the organization.

6. Discussion on the Mission and Activities of the Bronzeville Advisory Committee.

This matter was deferred to the next meeting for Ald. Milele Coggs, to have a lengthy discussion with the committee on possibly modifying the original resolution concerning the committee's functions, activities, and missions.

7. Items for the Next Meeting Agenda.

Ms. Manuel said that there should be an agenda item about an artist housing project that Mr. Higgins is involved with.

Along with the artist housing project, Mr. McIntyre said that the Bloomsberg State wide Challenge can be discussed at the next meeting concerning arts and culture in Bronzeville. Millions of dollars have been donated to the competition. People from cities can submit proposals for public art installations.

Mr. Crump said that the committee can benefit from being able to obtain and review all City holdings, including properties owned by the Redevelopment Authority of the City of Milwaukee.

Mr. Higgins said that he can assist in providing a mapping and listing to the committee as requested if boundaries can be given to him. He added that he is interested in this committee and is involved in getting work done in the Bronzeville district.

Mr. Agee said that he or Mr. Higgins can provide this information without major difficulty. The information will benefit the committee. There are projects related to land uses, rezoning, vacant homes, vacant lots, and the new homes initiative that the committee may possibly consider and weigh in on. In the new homes initiative vacant lots are made available to buyers to purchase and build homes, which has occurred already on a few sites. He can give Mr. Higgins a Bronzeville map.

Mr. Hollmon said that the boundaries of the Bronzeville district are also identified within the resolution that created the advisory committee.

Ms. Manuel said that an agenda item for the next meeting should include the Bronzeville TID, particularly concerning the process of acquiring TID funding and additional increment. Current TID funds in the Bronzeville district do not support larger projects.

Mr. Crump requested information relating to how and what TID funds have been used in the past. He added that bigger projects and TID funds are tied together.

Mr. Hollmon asked that a TID be explained at the next meeting. There can be future discussion on whether the committee can weigh in on Bronzeville TID funding and uses.

8. Set Next Meeting Date and Time.

Mr. Hollmon said that the committee may have to meet monthly or more regularly as opposed to quarterly to review current and future RFPs and responses.

Mr. Agee said that the committee should have its next meeting during the third week of November or first week of December regarding both RFPs relating to the former "Stella's" restaurant and the former Garfield Avenue School site. His office would like some time to receive as many proposals as possible, compile information, and allow for a developer to apply for tax credits. The former school site RFP is more urgent due to possible tax credits. The former restaurant RFP is contingent on bank financing.

Mr. Hollmon said that Ms. Manuel or Mr. Agee should be in communication with clerk staff on when the next meeting should be scheduled. The next meeting will be set on a date and time that garners the most members.

Mr. Higgins said that the committee may want to review RFPs and responses in a different setting or possibly through a subcommittee due to the comprehensiveness of RFPs and responses.

Mr. Hollmon said that the committee has relied on Mr. Agee and his staff in the past to give the committee summaries and high points. He envisions that staff will give summaries of the upcoming RFPs and responses.

Mr. Agee said that standard forms, individual renderings, and financial packages will be given to the committee. He added that the Bronzeville district is a tax incremental district (TID).

Ms. Manuel moved that there be a subcommittee from the committee to review and understand RFPs and responses in more detail prior to those RFPs and responses coming before the full committee for review. Ms. Manuel, Mr. Crump, and Ms. Garrison moved to be members on the subcommittee. There were no objections.

Mr. Hollmon said that Ms. Manuel will chair the subcommittee and work with Mr. Agee.

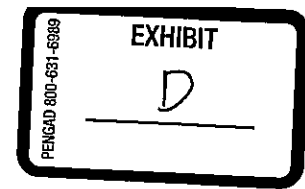
Mr. Agee said that he can meet with the subcommittee during the first or second week of November. The subcommittee can give him feedback on what information should be included on the summaries. The subcommittee should be limited to three members to prevent a quorum for the full committee. He cannot give any answers on whether funds will be requested from the Bronzeville TID. Requests for TID funding can be included in the summaries.

9. Adjournment.

*Meeting adjourned at 9:50 a.m.
Chris Lee, Staff Assistant*



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,
clee@milwaukee.gov*

*Legislative Liaison, Jeffrey Osterman, 286-2262,
joster@milwaukee.gov*

Monday, November 17, 2014

9:00 AM

Room 303, Third Floor, City Hall

1. Call to Order.

Meeting called to order at 9:17 a.m.

2. Roll Call.

Present - Crump, Garrison, Manuel, Hollmon

Absent - Verdin

Excused - McIntyre, Montgomery Baker

3. Review and Approval of the Previous Minutes from October 15, 2014.

Mr. Clifton moved approval, seconded by Ms. Manuel, of the minutes from October 15, 2014. There were no objections.

4. Review of the Historic Garfield School - 4th & North Side RFP and Proposals.

Mr. Hollmon recused himself due to his organization, the Milwaukee Urban League, being a partner to one of the proposals for the RFP.

Ms. Manuel gave an update. Three proposals have been submitted. The developers that have submitted proposals are Maures Development Group LLC and CommonBond Communities Inc., Brinshore Development LLC, and Gorman & Company Inc. There will be an internal committee comprised of staff from the Department of City Development (DCD), staff from the Redevelopment Authority of the City of Milwaukee (RACM), and a resident from the community to review the proposals. The committee is encouraged to suggest individuals from the community that would like to participate in the internal review.

Ms. Garrison said that she has two names to suggest but would like to confer with those individuals first before recommending them.

Mr. Crump questioned the protocol regarding the internal committee review and the Bronzeville Advisory Committee review.

Elaine Millier, DCD Real Estate Division, responded. For major commercial listings or RFPs, a board spectrum of parties is put together and can involve outside participation such as individuals from the community and business improvement districts. Outside input helps bring a different perspective to a review. After a review, recommendations from the internal committee will be brought to the Bronzeville Advisory Committee for input and concurrence. Input from the advisory committee would be important for situations when there are some subtleties or no clear cut decision. The desire is to bring this review back to the advisory committee before a formal decision is made in January when the matter is expected to go through the Common Council process.

Ms. Miller provided more comments. There are technical issues with the site being owned both by the City and RACM. Total ownership may be transferred to the City to be the entity to do the conveyance. The review is under a tight time schedule with all three proposals proposing for WHEDA affordable housing tax credits, which applications for those tax credits are due at the end of January 2015. The property is designated historic on the National Register. Historic tax credits can be used for the project.

5. Review of 2730 N. Dr. Martin L. King Jr. Dr. RFP and Proposals.

Mr. Hollmon said that DCD staff is still seeking additional information regarding the RFP and is not prepared to give additional information.

Mr. Agee said that there is one respondent for a restaurant, but more information is still being sought from the respondent. Once there is a full submittal with cost other detailed information, the submittal and possibly the applicant will be brought to the advisory committee. DCD staff plans to meet and interview the respondent. The property may be made available to the open market again if the current proposal falls through. He anticipates bringing the matter back to the advisory committee at its next meeting if the proposal moves forward.

Mr. Hollmon said that despite delays regarding RFPS in the district, the due diligence being done upfront by DCD will put the district in a better position.

6. Items for the Next Meeting Agenda.

Mr. Hollmon said that the two RFP matters discussed today will be the focus at the next meeting.. Other possible agenda items, suggested previously in prior meetings, that may be considered would include Friends of Bronzeville and revisiting the mission of the advisory committee.

Mr. Crump said that detailed information on the Tax Incremental District (TID) process and on all City holdings within the Bronzeville boundaries as agenda items were suggested at the previous meeting.

Mr. Bill Johnson, WHEDA Urban Economic Association, said that the outcomes of a session that occurred at a recent WHEDA summit should be shared for informational purposes at a future committee meeting.

Mr. Hollmon said that he did participate in a lab session, mentioned by Mr. Johnson, during a recent WHEDA summit in the Bronzeville district.

Mr. Hollmon said that all other agenda items besides the two RFP matters may or may not be scheduled depending on the level of review expected by the committee

regarding those RFPs.

7. Set Next Meeting Date and Time.

The next meeting date and time will be either Thursday, December 11, 2014 at 9 a.m. in City Hall or Wednesday, December 10, 2014 at 9 a.m. in City Hall based on the availability of members, which clerk staff will inquire.

8. Adjournment.

*Meeting adjourned at 9:43 a.m.
Chris Lee, Staff Assistant*

