

Property Information (each item may not be applicable)

Property Address or Addresses	1940-48 N. Dr. Martin Luther King Jr. Dr and 227 W. Brown St
Description of Property Type	Commercial Vacant Land – Development Site
Current Zoning	LB2
Definition of Current Zoning	Local Business
Description of Property Condition	Level; Environmental (Phase I recommends Phase II Assessment)
Date of City/RACM Acquisition	Award 1986 and WD 1994

General Proposal Information (each item may not be applicable to all projects)

	Proposal A
Company Name	Maures Development Group, LLC
Company member names	Melissa N Allen
Offer Price	\$75,000
Contingencies	Financing and environmental
Known Licenses or Zoning Change Requirements	May need BOZA
Proposed Use of Property	2 story building Office/Com Service/Residential Rise Cycles/AmFam Agency/ABHM Community Service Facility 2 residential units on upper floor
Estimated Completion Date from Proposal	August 2022
Developer Team Projects in Progress or Pending (incomplete)	Bronzeville Scattered Sites LIHTC (30 units); West River Lofts - Two Rivers LIHTC (54 units)
Project Budget (Site investment / Future tax base)	Bronzeville Estates \$8 million project includes new construction at 1940 N MLK of \$925,000
Financial Viability of Project based on Budget and Plan Provided	LIHTC Award received for Bronzeville Scattered Sites; 1940 N MLK will be occupied by 3 established firms. Proof of funding will be provided upon selection.
Parking Included in Project or Plan for Additional Parking	17 surface stalls
Job Creation	6 full time
DCD Background Check Results	Passed

ADDITIONAL COMMENTS:

Experience of the Development Team (each item may not be applicable to all projects)

	Proposal A
Developer Team Experience	Maures is one of the first for-profit, minority, and woman-owned real estate development firms in the State of Wisconsin. Maures builds quality affordable housing and commercial space in urban communities and creates spaces that generate beauty and pride.
Developer Team Completed Past Projects	Teutonia Gardens; Heart & Hope Place; Franklin Square; Century City Lofts; Milwaukee Prosperity; Historic Garfield Apt; The Griot Apt; Fortitude Apt; Lindsay NSP
Developer Team Experience with City/RACM Projects	Extensive experience working in collaboration with the City and RACM. The list of completed projects above are examples.
Does Project Require Historical Renovation?	No
Developer Historical Renovation Experience	Historic Garfield School; 3056 N Palmer; Former Reader's Choice; 1716 N 5th St; 2632 W Wells and others.
Does Project involve Brownfield Development?	Work with DNR as required
Developer Brownfield Experience	Teutonia Gardens; Century City Lofts; Heart & Hope Place Apts; The Griot.
Does Project use Tax Credit financing?	Yes
Developer Tax Credit Experience	Nearly 400 units

ADDITIONAL COMMENTS:

Date of Review:

Bronzeville Advisory Committee Review (each item may not be applicable to all projects)

	Proposal A
Desirability of Proposed use	
Impact on the Neighborhood	
Quality and Appropriateness of Business Plan	
Extent and Quality of Renovations	
Appropriateness of Site Plan and Elevations	
Scope of Work – Appropriate for Project	
Consistency with neighborhood plan or plans, if any	
Quality and appropriateness of Parking plan	

Bronzeville Advisory Committee Evaluation - Additional Criteria (each item may not be applicable to all projects)

On a scale of 1-10 with 1 being strongly disagree, 5 being neutral, and 10 being strongly agree, please rate each of the following:

	Proposal A
Local community representation and/or inclusion in design, leadership, operations, and utilization of a project	
Influence of Bronzeville arts, culture, and entertainment elements creatively in a project	
Buyer/Developer outreach and community meetings, and engagement with area stakeholders	
How does the project incorporate the identity of Bronzeville?	
Does the construction portion feature companies that meet or exceed their SBE/RPP requirements?	

COMMENTS:
