



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

BRONZEVILLE ADVISORY COMMITTEE

LASHAWNDR A VERNON, CHAIR

Raynetta Hill, Vice-Chair

*Theresa Garrison, Anthony Smith, Baboonie Tatum, Rayhainio
Boynes, Terrence Moore, Sr.*

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

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Legislative Liaison, Ted Medhin, 286-8681,

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Monday, July 10, 2023

9:00 AM

Virtual Meeting

This will be a virtual meeting conducted via GoToMeeting. Should you wish to join this meeting from your phone, tablet, or computer you may go to <https://meet.goto.com/708801741>. You can also dial in using your phone United States: +1 (872) 240-3311 and Access Code: 08-801-741.

1. **Call to order.**

Meeting called to order at 9:04 a.m.

2. **Roll call.**

Present 6 - Garrison, Vernon, Boynes, Smith, Tatum and Moore,

Excused 1 - Hill

Also present:

Amy Turim, Dept. of City Development

Ald. Milele Coggs, 6th Ald. Dist.

Deborah Moore, City Clerk's Office

3. **Review and approval of the previous meeting minutes from June 5, 2023.**

Meeting minutes from June 5, 2023 were approved without objection.

4. **Bronzeville RPFs, listings, projects, initiatives, events, grants, activities, plans, or other aspects for update , discussion, review, and/or approval.**

A. DCD Commercial Corridor grants

Member Moore Sr. said that there was a signage grant in the amount of \$1,450

awarded to a medical wig business for Jennifer Brown at 1936 N. MLK Dr. across from Niche Book Bar.

B. DCD Real Estate RFPs and/or listings

i. 2673 N MLK listing and historic designation status and/or process

Appearing:

Andrew Stern, Historic Preservation Commission

Tim Askin, Historic Preservation Commission

Ms. Turim said that the committee had questions regarding this location regarding its historic designation status, there has been no buyers, the interior of the building was in severe disrepair and not traversable with missing flooring, no offers have been made, asking price was \$10,000, total square footage was 11,160, and up to \$50,000 in Historic Infrastructure Preservation Funds were available.

Mr. Stern commented. Alterations to the exterior of the building would require a Certificate of Appropriateness (COA) from the Historic Preservation Commission and be subject to preservation guidelines. Applicable exterior aspects would include masonry, windows, roof, and associated materials. City ordinance did not speak to any mechanisms to delist a property from historic designation status due to general disrepair except if a building was beyond repair due to fire, explosion, or natural disaster. There was a COA process and criteria via application for demolition of a historic designated property.

Members inquired about the criteria or basis for the property being designated historic, whether its historic status was a deterrent to buyers, coordination with the State to include the property on the National Register, and scope of work for the building.

Mr. Stern and Askin replied. The property was nominated in 2010 by the building owner then. HPC staff conducted a study report, and the HPC commission approved the application. The building met the criteria of embodying elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation (Romanesque Revival architecture) and being identified with a person (architect Charles Kirchoff) or persons who significantly contributed to the culture and development of the City of Milwaukee. Mr. Kirchoff designed other prominent buildings in the City similar to the subject building. The building's historic designation status produced some constraints and was not designated historic on the State's National Register. Historic tax credits would not be applicable to the property. A consideration or possibility could be to establish a historic designated district for this area (including this building) to be included on the National Register and become eligible for historic tax credits. Mr. Askin previously sent in paperwork to the State regarding the property but was met with an odd, overwhelming request to provide research regarding the City's whole tavern history for the State to make a determination. There were no restrictions on making alterations to the inside. The historic status applied only to the outside. The roof was a labor cost issue and not a material cost issue.

Ms. Turim commented. There was not a total scope of work as any applicant would have their own preferences for the inside. There was a scope of work for the exterior, including the roof at \$234,000, which was expensive. Replacing the roof and brick (cream city) with like materials were challenges. Developers have said the general scope of work for the building was too expensive. The property was not an ideal

project for emerging developers.

Ald. Coggs inquired and said she would want to explore increasing the amount (beyond \$50,000) in Historic Preservation funds to assist developers in addressing exterior repairs and to explore requesting the State to use their expiring and available ARPA funding to provide assistance to the City to assist projects of this nature.

Ms. Turim replied. The Historic Preservation Fund used to be expendable only by DCD, was altered to allow grants to be issued, has not received any new funding, current funding availability may be an issue, is capped at \$50,000 for any commercial building, and did not preclude the availability of other City grants such as the City's Commercial Corridor grants. She would inquire with the DCD Commissioner and City lobbyist on having conversations with the State regarding their available ARPA funds. There should be caution to proceed with creating a historic district, especially for City-owned buildings that would be subject to historic requirements.

Mr. Askin said that a proposal would be for a National Register District (not a local historic district) and that boundaries would be carefully done.

Chair Vernon said that redevelopment of the building was a priority due to it being situated on a catalytic corner and to have an agenda item in the future to discuss with seasoned developers on collaborating with emerging developers.

ii. Other

Ms. Turim said that the scattered site housing, new construction single family and duplex homes, and mixed use development for Bronzeville Estates has went through closing. This project would add more development on North Ave.

C. Bronzeville Week

Ms. Moore and Ald. Coggs said that Bronzeville Week was in its 12th year, set to start August 6th, vendor applications was still being accepted, further information and a flyer would be forwarded, sponsors were still be sought, and the schedule would be released soon.

5. Public comments.

Larisha Lynch, Milwaukee Journal Sentinel, questioned the previous uses at 2673 N. MLK Dr.

Ms. Turim replied that the HPC report associated with the RFP listing contained further information regarding past uses and that past uses were a bar and/or tavern.

Ald. Coggs replied that the location was previously Fire Side Lounge.

Michael Adetoro inquired about the opportunity for his team participating and expanding upon their contributions to Bronzeville Week related to the arts and tech hub development project on 6th and North Ave.

Sydney Kay inquired about the Harambee 5K run event being a part of Bronzeville Week.

Ald. Coggs replied that there was opportunity and that she and Ms. Moore would further connect with Mr. Adetoro, that the Harambee walk/run event was a separate event, and that there would be a City resolution done to connect the walk/run event to Bronzeville Week for Saturday, August 5th.

6. Next steps.

A. Agenda items for the next meeting.

Future agenda items to include a discussion with preservation and/or restoration developers on collaborating on challenging restoration redevelopment projects (Chair Vernon) and a discussion on relevant sites along Burleigh St. with contamination or other foreseeable site issues (member Boynes).

B. Next meeting date and time (Monday, September 18, 2023 at 9 am).

7. Announcements.

Ald. Coggs announced a Garfield Rhythm and Blues Festival on Saturday, July 15th from 12 pm to 8 pm.

Member Smith announced the Milwaukee Performing Arts Center's free Rainbow Summer festivities and art installation display from July 18th to 22nd at the Peck Pavilion with vendors, food trucks, entertainment, and a blood drive.

8. Adjournment.

Meeting adjourned at 9:56 a.m.

*Chris Lee, Staff Assistant
Council Records Section
City Clerk's Office*