



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes

### BRONZEVILLE ADVISORY COMMITTEE

**LASHAWNDR A VERNON, CHAIR**

*Deshea Agee, Vice-Chair*

*Theresa Garrison, Anthony Smith, Baboonie Tatum, and  
Rayhainio Boynes*

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

*clee@milwaukee.gov*

*Legislative Liaison, Ted Medhin, 286-8681,*

*tmedhi@milwaukee.gov*

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Monday, July 18, 2022

9:00 AM

Virtual Meeting

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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/997501717>. You can also dial in using your phone United States: +1 (408) 650-3123 and Access Code: 997-501-717.

**1. Call to order.**

*Meeting called to order at 9:11 a.m.*

*Vice-chair Agee chairing the meeting.*

**2. Roll call.**

**Present** 5 - Agee, Garrison, Boynes, Smith and Tatum

**Excused** 1 - Vernon

**Also present:**

*Amy Turim, DCD Real Estate*

*Ken Little, DCD Commercial Corridor*

*Terrence Moore, Sr., DCD Commercial Corridor*

*Ray Hill, Historic King Drive BID*

*Deborah Moore, City Clerk's Office*

*Akuwa Dantzler, 6th Ald. Dist.*

**3. Review and approval of the previous meeting minutes from May 16, 2022.**

*The meeting minutes from May 16, 2022 were approved without objection.*

4. **Bronzeville RFPs, listings, projects, programs, initiatives, events, grants, activities, plans or other aspects for update, discussion, or review.**

A. *DCD Commercial Corridor grants*

*Mr. Little said there were no new activity, the unforgivable loan was closed for Niche Book Bar as reported at the last meeting, his office had two new staff persons (Matthew Rejc and Terrence Moore, Sr.), Mr. Moore, Sr. would be the new representative from his office to the committee, and he would make a request for the Mayor's Office to appoint Mr. Moore, Sr. to the committee replacing Vanessa Claypool (who had departed).*

*Vice-chair Agee welcomed both new staff persons as great additions.*

*Mr. Moore, Sr. said that we was familiar with the Bronzeville District through work with his church and participation with loan funds in the area.*

B. *3116 N. Dr. MLK Jr. Dr. RFP listing sheet*

*Ms. Turim gave an overview. The commercial property was at the northeast corner of Burleigh St. and MLK Dr. The asking price was \$30,000. The previous proposal fell through, and the RFP was being resubmitted. The 7500 sq. ft. building was a former funeral home and day care. The lot area was 49,000 sq. ft. The interior was in extreme disrepair. Demolition would be a consideration. There was a sewer easement forbidding any construction (structure) over it, except pavement. The buyer would be recommended to meet with an environmental consultant due to contamination from a former gas station. Potential uses would include funeral home, general office, business service, and mixed-use development with active first floor commercial. Prohibited uses would include parking lot, pawn shop, cigarette/cigar shop, gun shop, liquor store, convenience store, payday/auto-title loan store, medical service facility, and other prohibited uses by zoning. The RFP would qualify for the low-income tax credit cycle in December. The committee scoring rubric and evaluation sheet would be included with the RFP listing sheet. Open house dates were available and upcoming. Questions to staff regarding the RFP would be due August 23, 2022 at 12 pm, and the RFP submittal due date was September 16, 2022 at 12 pm. Rhonda Szallai was the project manager contact.*

*Members inquired about the ability to inspect the building, preference for demolition or rehabilitation, and notice or opportunity given to the adjacent church.*

*Vice-chair Agee said that the adjacent church should be given opportunity to acquire or information, at a minimum, regarding availability of the site.*

*Ms. Turim replied that certain portions of the interior would not be allowed access to due disrepair and safety reasons, DCD staff had no preference for demolition or rehabilitation and was open to all options, the sewer easement was a problem for the last proposal, adaptive reuse of the existing building would not have to deal with the sewer easement issue, and staff would be informed about engaging the adjacent church.*

*Member Smith moved approval, seconded by member Boynes, of the RFP listing sheet. There was no objection.*

C. *Bronzeville Week*

*Member Tatum joined the meeting at 9:30 a.m.*

*Members, Ms. Hill, Ms. Moore, and Ms. Akuwa gave an overview. The event was from Saturday, August 6 to Saturday, August 13, 2022. The tentative schedule would consist as follows:*

*Saturday, August 6: The HaRunbee 5K Walk/Run at 8:30 a.m.; Bronzeville Center for the Arts Milwaukee Arts Museum: Kohl's Art Studio mural painting 10 a.m. to 12 p.m.; Brunch in Bronzeville 11 a.m. to 2 p.m. at Rise & Grind Cafe, Jewels Caribbean Bar Restaurant & Lounge, and Mi Casa Su Cafe; and a Summer Blues and Jazz Concert Series Finale 1 p.m. to 6 p.m. hosted by Bader Philanthropies & Northcott Neighborhood House.*

*Sunday, August 7: Bronzeville Cultural & Arts Festival 10 a.m. to 6 p.m. on North Ave. between MLK Dr. and 7th St. and Empowerment Sunday Outdoor combined service featuring King Solomon Baptist, Ephesians Missionary Baptist, and Mount Zion Baptist.*

*Monday, August 8: Embody Yoga with Joanna Brooks (virtual) 12 p.m. to 12:30 p.m.; Lit with Lay Dance Tutorial (virtual) 2 p.m. to 2:30 p.m.; and America's Black Holocaust Museum Presents: A Conversation on Arts, Culture & Community reception and program 5 p.m. to 7:30 p.m.*

*Tuesday, August 9: Bronzeville Center for the Arts Milwaukee Arts Museum: Kohl's Art Studio mural painting 10 a.m. to 12 p.m.; Just Us and Books with Dannette Justus (virtual) book reading 12 p.m. to 12:30 p.m.; Rooted in Culture at Maranta Plant Shop 5:30 p.m. to 7 p.m.; and Food for Thought - Poetry Event at Q Restaurant 7 p.m. to 9 p.m.*

*Wednesday, August 10: Bronzeville Business Breakfast at Dead Bird Brewing Company 8 a.m. to 10 a.m.; Cool Aid and Canvases painting for kids at MLK Library 12 p.m.; Sound Judgment - HYFIN Edition Listening Session at 1916 BLACK 5:30 p.m. to 8 p.m.; and A Conversation with Milwaukee's Own Jacob Latimore at MYAC 12 p.m.*

*Thursday, August 11: Bronzeville Story Time (virtual) book reading of Khloe's Beautiful Blues by LaKetta Caldwell 12 p.m. to 12:30 p.m.; Bronzeville Trolley Rides at America's Black Holocaust Museum 2 p.m. to 3 p.m. and 5 p.m. to 6 p.m.; Soul Unplugged On the Porch at Garfield's 502 5 p.m. to 9 p.m.; and Trivia Game Night at Q Restaurant 6 p.m. to 9 p.m.*

*Friday, August 12: Bronzeville Center for the Arts Milwaukee Arts Museum: Kohl's Art Studio mural painting 10 a.m. to 12 p.m.; Healthy Food Demonstration with Tomira White of Delicious Bites at Pete's Fruit Market 12 p.m. to 12:30 p.m.; Harambee Back to School Block Party on Vel R. Phillips Ave. between Wright St. and Meinecke 3 p.m. to 6 p.m.; Paint & Sip for adults at Jewels Caribbean Bar Restaurant & Lounge 7 p.m.; Back to School Event at Northcott Neighborhood House 3 p.m. to 6 p.m.; and Sleepover for Education at the corner of MLK Dr. and North Ave. 7 p.m. to 8 p.m.*

*Saturday, August 13: Pancakes & Poetry at Rise & Grind Cafe 9:30 a.m. to 11:30 a.m.; Red, Bike, & Green Bronzeville Bike Run at Gee's Clippers 10 a.m. to 11 a.m.; and Bronzeville ArtWalk & Afro Caribbean Cultural Celebration 12 p.m. to 5:30 p.m.*

*Member Boynes added that he will be DJing at the Afro Caribbean Cultural Celebration, that local and overseas talent would be there, there would be a fashion runway show at the end, and the celebration was to pay homage to the Afro Caribbean culture.*

*Member Garrison inquired about booth cost and church involvement.*

*Ms. Hill, Ms. Moore and Ms. Akuwa added that volunteers, vendors, and Art Walk participants were still needed; the schedule of events would be made available soon; further information can be found at online at <https://city.milwaukee.gov/Bronzeville/Things-to-Do/Bronzeville-Week>, FaceBook and social media; and a booth would cost \$50.*

*Vice-chair Agee said that there would be Sunday combined services at 10 a.m. before the festival as already described and encouraged everyone to attend Bronzeville Week events.*

*D. Homeworks: Bronzeville artist housing projects*

*Ms. Daleiden commented.*

*She understood there was to be open discussion on their two artist housing Homeworks projects and how they were able to be financially secured. They had presented on the second project earlier in February. Their two projects were part of an artist housing cluster at Vel R. Phillips Ave. and Meinecke. They had purchased two foreclosed properties.*

*The first duplex house was purchased in 2018 for Vedale Hill's residence and art studio. Total project cost was \$145,000. The purchase price was \$1. Financials were raised through \$120,000 in an investor fund through Strong Blocks and a \$25,000 forgivable loan through the ARCH program. There was a rent-to-own system, which Mr. Hill had completed and now owns the property.*

*The second duplex was purchased for live/work purposes. Total project cost was \$225,000 and higher due to higher construction costs. Financials were raised through \$100,000 in a Wisconsin Preservation Fund loan, \$100,000 Greater Milwaukee Foundation donation, and \$25,000 forgivable ARCH loan.*

*They started an investor fund with the Wisconsin Preservation Fund, had conversations with WWBIC, and look to have additional partners.*

*Members said they would like to increase investment in artist housing, make artist housing more attractive in other neighborhoods, have loans to assist with rent and down payment at the same time on the front end.*

*Members inquired further about Homeworks' fundraising efforts and inclusion/employment of local residents and small business on the construction side of their projects.*

*Ms. Daleiden commented. Success could be attributed to good match making, having a cluster of artist housing, encountering good response to their projects, and finding value in small real estate. Their fundraising was done independently. They benefited*

*from her experience as a fundraising specialist. She obtained donation from the Ohio Foundation as well. Match making investors to the projects was done where investors would realize social benefits and programming opportunities at the properties. Mr. Hill had put forth his own \$2500 in funds towards monthly payments and a down payment for his property. Mr. Hill also acquired an ACTS Housing grant and Wisconsin Preservation Fund loan to buy his property. She would follow up with chair Vernon to discuss this topic further. Her team were co-contractors along with another partner. Their focus would be to work with local youths, family, and friends on employment opportunities. There may be some exceptions to hire from the outside due to the very limited nature or level of expertise of that particular work.*

*Ms. Hill said that another avenue of funding could come from CDFI, which had an affinity for live/work projects.*

*Mr. Moore, Sr. added that programs through MEDC, African American Chamber of Commerce, and Brew City Match were also options.*

*E. Other*

*There was no other discussion.*

**5. Public comments.**

*There were no public comments.*

**6. Review of committee membership.**

*Mr. Lee said that the committee had already discussed filling the vacancy left by Ms. Claypool with Mr. Moore, Sr.*

**7. Next steps.**

*A. Agenda items for the next meeting*

*Items to include Bronzeville Week recap, DCD Commercial Corridor grants, and update or review of applicable DCD Real Estate RFPs, listings, or submittals.*

*Ms. Turim said that the status or further information on their listings, RFPs, or webinars can be found on their City website.*

*B. Next meeting date and time (Monday, September 19, 2022 at 9 a.m.)*

**8. Announcements.**

*Ms. Hill announced that members would electronically receive and be requested to complete/provide feedback on a survey from the Historic King Drive BID on the BID's strategic framework going forward.*

*Vice-chair Agee said that the survey should be extended to other relevant persons familiar with the BID and Bronzeville.*

*Ms. Hill added that both broad and specific feedback was being sought and the survey would also go out to business and property owners.*

**9. Adjournment.**

*Meeting adjourned at 10:23 a.m.*

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