

Bronzeville Creative Arts + Tech Hub

North Ave. at 6th St, Milwaukee, WI



Meet The Team



Michael Adetoro
FIT Investment Group
Developer



Elizabeth Adetoro
FIT Investment Group
Development Associate



TeHanna Robinson
FIT Investment Group
Community Engagement Specialist



Jibril Odogba
FIT Investment Group
Development Intern



Oluwapelumi Oguntade
FIT Investment Group
Development Intern



Dennis Hanson
Lutheran Social Services
VP Residential & Housing Asset Manager
Nonprofit Co-Developer



Michael Emem
Emem Group
Owner's Rep



Thomas Marshall
Emem Group
Project Manager



Scott Feters
2112 Chicago
Consultant, Creative Arts + Tech
Hub



Amanda Koch, AIA
Engberg Anderson
Project Architect

VISION STATEMENT

The Bronzeville Creative Arts + Technology Hub seeks to highlight Bronzeville as **a center of excellence for creative entrepreneurship and technology**. This regional destination will build community ties and **community wealth** by providing entrepreneurs and organizations in arts and tech with **business education, networking, talent pipeline development, and access to capital**. It will attract new businesses and connect greater Milwaukee to Bronzeville's rich history as a **hub of African-American arts, culture, entertainment, and commerce**.

MIXED- INCOME HOUSING

- 
- **Affordable (48) and Market-rate (12) units**
 - Mix of 1, 2, 3, & 4-bed apartments and 2-story walk-up units
 - 3 live/work units for Creatives
 - STEAM education & programming for youth (Beyond STEM)
 - Sustainability: Solar panels, EV charging, LEED Silver Certification, Green Infrastructure

**29,000 SF
CREATIVE
INDUSTRY HUB**

**INTENTIONAL
COMMUNITY**

**ARTS AND TECH
PROGRAMMING**



- **Creative ecosystem** for non-profits, start-ups, entrepreneurs, & content creators
- **Talent pipelines, empowering local creatives** to build their businesses
- **Attract new businesses** to the region to increase job opportunities
- **Arts & tech programming** and relevant services

What will the Hub provide?



Studios (content creation) & Fablab/Workshop Space



Office, Co-working & Collaborative Space



Mentorship, Business Support & Access to Capital

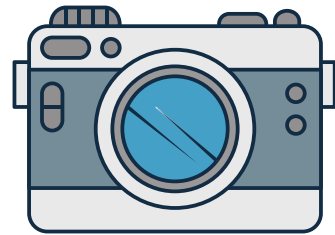


Boutique Cafe



Music & Arts Education & Performance Space

Who are the Creative Professionals?



photography, film,
animation, TV



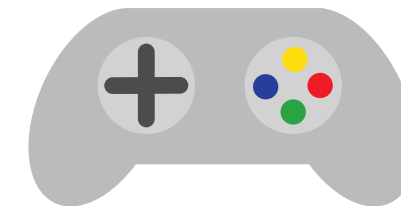
theater, dance,
actors, musicians,
producers



podcasting & digital
media



fashion, interior design,
graphic design, branding,
product development



gaming, software, &
app developers



publishers,
authors, writers



visual artists,
painters, muralists
(beneficial to all
creative disciplines)

**Includes supportive professionals
(i.e. attorneys, accountants/lenders, agents, marketing)**

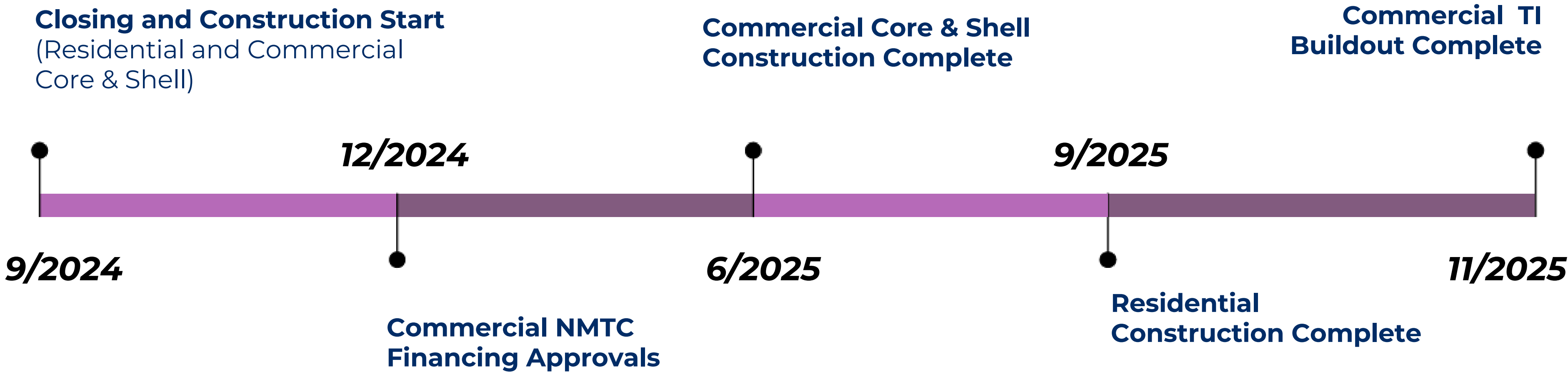
Meet Our Creative Arts Partners



Budget & Job Creation

- **Total Project Cost: \$29M**
 - Housing: \$18.5M
 - Arts & Tech Hub: \$10.5M
- **Job Creation** (est.)
 - 100 temporary jobs during construction
 - 65 permanent FTE direct and indirect jobs (will increase as Hub membership grows)

Development Milestones



Project Updates

- Secured all residential financing; awaiting TID approval
- Submitted permit design set for plan review
- Received LOIs from anchor commercial tenants
- Started initial design discussions with commercial tenants
- Continued outreach to creative entrepreneurs and businesses to promote space
- Major progress on capital raise for commercial build-out











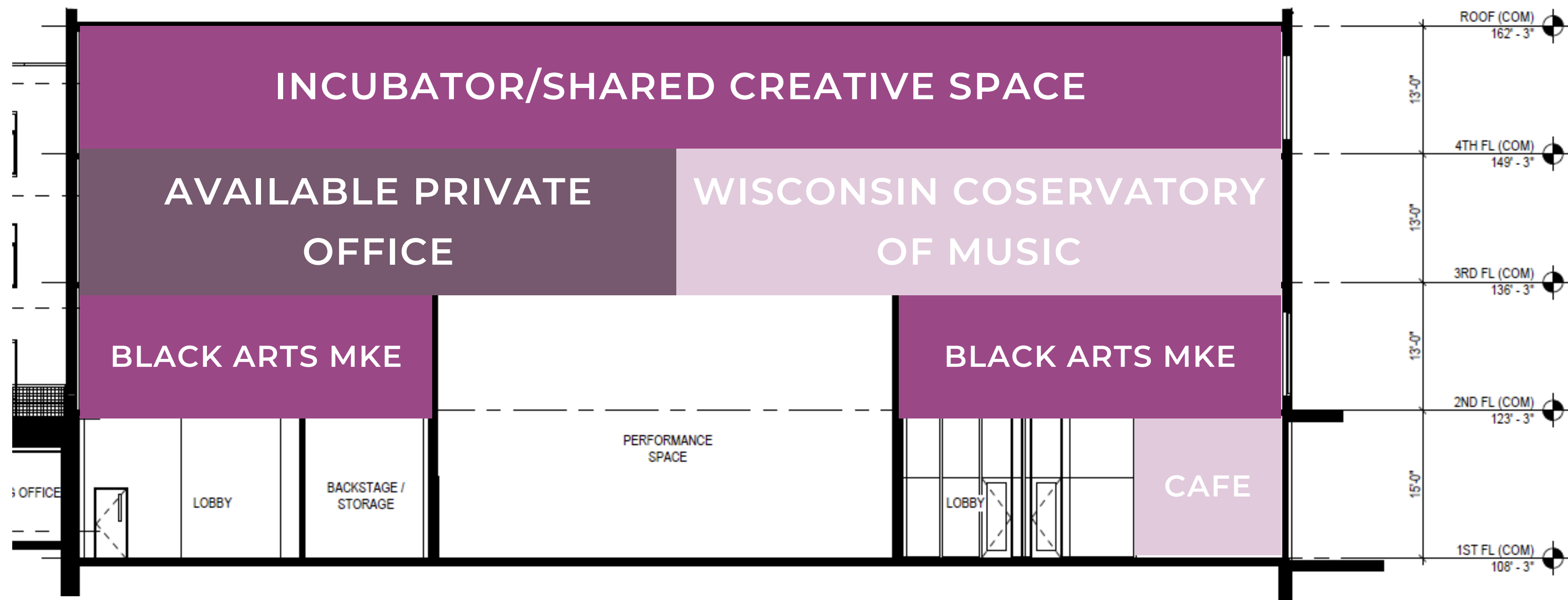








Commercial Building Stack



Recent Community Outreach

- Ongoing discussions with Creative Professionals since 2020
- Distributed surveys in Bronzeville & surrounding neighborhoods
- Participation in Bronzeville Week 2022 and 2023
- Thrive On Block Party, Food For Health, MCW, ABHM, Northcott Neighborhood House



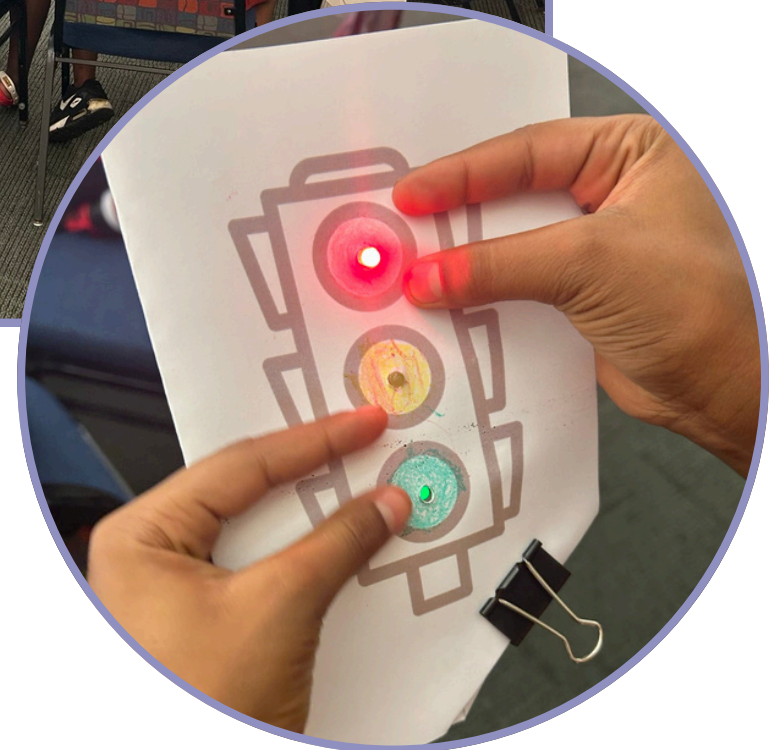
**2022 Bronzeville
Week Art Walk
(WCM)**

Future Community Outreach

- Bronzeville Week 2024
- Invited to speak at future neighborhood association events (Halyard Park, Harambee, Brewers Hill)
- Continue connection & discussions with entrepreneurs, local businesses and residents
- Collaborate with Bronzeville organizations to better understand community needs



**2023 Bronzeville Week
Beyond STEM Workshop**



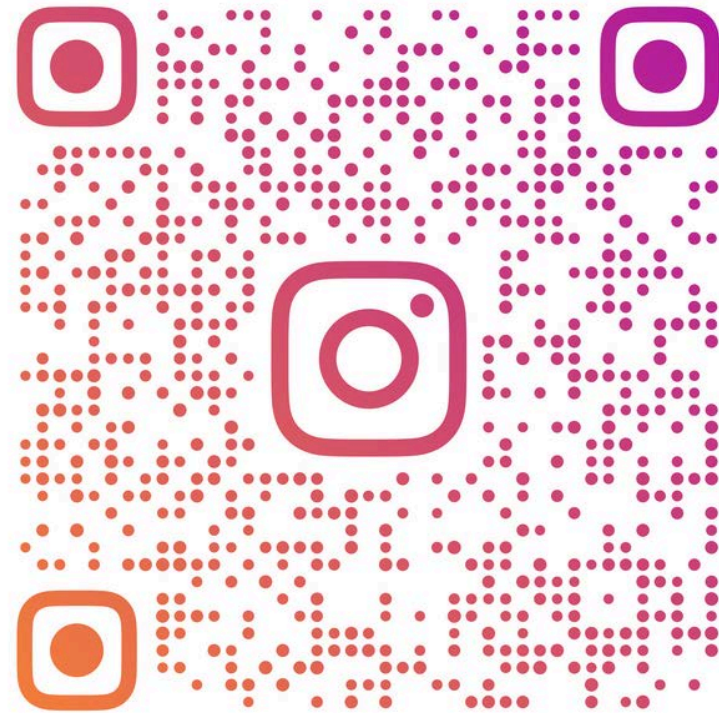
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