

City of Milwaukee support for ACRE graduates

DCD has been a strong supporter of the ACRE program since its inception. That support takes many forms: providing lecturers for ACRE class sessions; critiquing ACRE student projects; having a representative on ACRE's advisory committee; providing speakers for the 2018 and 2019 ACRE lunch and learn sessions; coordinating a webinar to provide technical assistance and providing financial support to ACRE students involved in development activity. The Commercial Revitalization Ownership Project (CROP) was created specifically to support ACRE alumni redeveloping tax-foreclosed commercial property purchased from the City of Milwaukee.

We have identified the following recent commercial grants to ACRE graduates.

- A foreclosed commercial property fund grant was awarded to Bria Grant for a mixed-use redevelopment project at 2501-2503 W North Avenue.
- Ariam Kesete –Façade grant for project off Holton
- Façade and Whitebox grant awarded to David Griggs and Gregory Davis for redevelopment project at 400 E Locust Street.
- Whitebox grant awarded to Nadiyah Johnson, in partnership with Oby Nwabuzor, for the Milky Way Tech Hub, 3803 W Fond Du Lac Avenue.
- Fresh Food Access Fund grant awarded to Que El Amin for the Community in the Corridor, 3212 W Center Street.
- Façade grant awarded to Ariam Kesete for property at 2465-69 W Fond Du Lac Avenue.
- Whitebox grant awarded to James Phelps to renovate JCP Office buildings at 1849 N. Dr. Martin Luther King Jr. Drive.
- Whitebox and façade grants awarded to James Phelps to renovate property at 1920 N. Dr. Martin Luther King Jr. Drive.
- Through CROP, foreclosed commercial property fund, whitebox and façade grants were awarded to Ariam Kesete for Kesete Community Incubator, 3821 W. North Ave. The project was later cancelled because of problems with the building.
- Through CROP, a foreclosed commercial property fund grant was awarded to Fatima Laster for 5 Points Artists Gallery and Studio, 3514 N. Port Washington Ave.

DCD, RACM and the Community Development Grants Administration have deployed a variety of other tools to support ACRE graduates undertaking development work. These include property sales and/or grants and loans from tax increment financing, the Housing Trust Fund, Community Development Block Grant/HOME, Neighborhood Stabilization Program funds, NIDC and the Milwaukee Employment/Renovation Initiative. In some cases, additional tools such as State WHEDA Low Income Housing Tax Credits (LIHTC) have also been awarded.

The following ACRE alumni have accessed such resources:

- Melissa Allen (Goins), Teutonia Gardens, Franklin Square, Heart & Hope
- Que El Amin, Community Within the Corridor at 26th & Center, WHEDA LIHTC
- Anthony Kaze & James Methu with KG Development for 1136 E. North Avenue (General Capital)

- 1887 N Water St; worked closely with Emem Group (Michael Emem, Deshea Agee) as owners' reps during entitlement process to create DPD for this mixed income housing development with Riverwalk
- Fatima Laster awarded an Art and Resource Community Hub (ARCH) Loan for 5 Points Artist Gallery and Studios, 3514 N. Port Washington Ave.
- Real estate sale of 2606 N. Holton Street to JCP Construction (James Phelps) as part of a pilot job training program for rehabilitation by MATC students interested in the construction trades.
- Firms owned by Kevin Newell and Melissa Allen (Goins) head the development team selected to build the new Good Hope branch of the Milwaukee Public Library (to replace the Mill Road branch). The project was completed and opened to the public in 2020.
- Anthony Kazee, of KG Development Group, partnered with the Martin Luther King Economic Development Corp was selected to redevelop a vacant city-owned site at 3317-49 N. MLK Drive into a mixed-use building with affordable housing.
- Michael Emem, through the Emem Group, in partnership with General Capital Group was selected to redevelop the Martin Luther King branch of the Milwaukee Public Library as a mixed use building with affordable housing.
- Rafael Garcia, through Community First, in partnership with Heartland Housing was selected to redevelop the former 37th Street School into affordable housing for seniors. The developer was awarded Tax Increment Financing investment from the City of Milwaukee. The project is completed and slated to open in late 2021.
- The department is currently working with MERI developers, most of which are ACRE graduates including: Carleton School at 4116 W Silver Spring Dr: Tina Anderson, Sherry Terrell-Webb, Keith Turner, Obiageli Nwabuzor; 400 E Locust: David Griggs and Gregory Davis; and 2501 W North Bria Grant of UniteWI LLC.
- The department is currently working with Index Development, a consortium of five ACRE graduates (Rafael Garcia, Heidi Henley, Jackie Carter, Alex Walker and Que El-Amin) to support the development of Villard Commons affordable housing. DCD is advancing a tax increment financing proposal and has agreed to sell property to the consortium for the project.
- Tina Anderson and Sherry Terrell-Webb were partners in the development of the Mitchell Market Lofts, 1948 W. Mitchell Street. The project received a Neighborhood Stabilization Program grant and the developers purchased City property.
- Brandon Rule (ACRE instructor) received financial support through Tax Increment Financing, Housing Trust Fund, and HOME for the development of 704 Place, 704 W. National Ave.

- Brandon Rule (ACRE instructor) has been selected to redevelop tax foreclosed property formerly occupied by Esperanza Unida at 1313 W. National Ave.
- Melissa Goins, through Maures Development, Inc., received financial support through Tax Increment Financing, Housing Trust Fund, and HOME for the Garfield/Griot apartment project. The City and Redevelopment Authority sold the project site to Ms. Goins for \$1.00.
- Melissa Goins, through Maures Development, Inc., received Neighborhood Stabilization Funds to support five housing development projects.
- Michael Adetoro and Glenn Banks, owners of Revitalize Milwaukee LLC, were selected as buyers through the Milwaukee Employment/Renovation Initiative. They purchased five residential properties for \$1 each and received a \$38,000 grant to offset renovation expenses.
- Kyle Mack was one of the development partners selected to redevelop foreclosed commercial property at 2249 N. Humboldt Avenue. Mack stepped away from project due to economic infeasibility. Clarence Morse, of Dark Horse Development, was subsequently selected to redevelop the property and is currently seeking Common Council and licensing approvals.
- Lavelle Young was part of the development team selected to build a mixed-use project that includes a new Martin Luther King branch library. Lavelle Young is no longer part of the development team.
- Kevin Newell, working through Royal Capital Group LLC, has been selected to redevelop the former Wheatley School as affordable housing. The Common Council approved the sale of the building to Royal Capital in late 2018. The developer was awarded Tax Increment Financing investment from the City of Milwaukee.
- Chris Martin received a rental rehabilitation loan for the renovation of an investment property.
- Garfield Plunkett received a rental rehabilitation loan for the renovation of an investment property.
- Fatima Benhadou, through Heartland Housing, was part of the development team redeveloping the former St. Anthony's Hospital as St. Anthony's Apartments. The supportive housing development opened in 2018. The project received Milwaukee Housing Trust Fund and HOME grants.
- Brandon Rule (ACRE Instructor) closed on a city property at 13th and National. Affordable housing with 90 units, similar to his development at 7th and National, is planned at this site.
- One5Olive purchased a city property at 400 E Locust Street in the Harambee neighborhood. Partners David Griggs and Gregory Davis will redevelop the property into a home for a startup.

business with housing above. One5Olive will receive a Brew City grant to advance the redevelopment costs.

- The Common Council has approved the sale of the vacant Carleton School property to Tina Anderson, in partnership with Wisconsin Redevelopment. The developers will apply to the Wisconsin Housing and Economic Development Authority in late 2019 for an allocation of affordable housing tax credits to convert the building to affordable apartments. They also plan to construct new townhouses on the site.

In addition to providing financial and technical support to ACRE graduates, DCD has also engaged several ACRE graduates as paid consultants and employees, including:

- Rick Banks hired as full time employee in the Commercial Corridor team.
- Deshea Agee, former DCD employee, current Vice President of the Emem Group.
- Genyne Edwards, of P3 Development Group, selected as Equity and Engagement consultant for Downtown Plan Update.
- Fatima Benedo hired as consultant for residential real estate.
- Carla Cross hired as consultant.
- Troy Reese, of TL Reese Corporation, awarded contract for 24-hour city contractor services.
- Willie Smith recently appointed to the City Plan Commission by the Mayor.

Updated October 2021