



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

BRONZEVILLE ADVISORY COMMITTEE

LASHAWNDRA 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, January 22, 2024

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/634127085>. You can also dial in using your phone United States: +1 (872) 240-3412 and Access Code: 634-127-085.

1. **Call to order.**

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

2. **Roll call.**

Present 4 - Vernon, Boynes, Hill and Moore,

Absent 2 - Garrison and Tatum

Excused 1 - Smith

Also present:

Amy Turim, Dept. of City Development

Ald. Milele Coggs, 6th Ald. Dist.

3. **Review and approval of the previous meeting minutes from November 20, 2023.**

Meeting minutes from November 20, 2023 were approved without objection.

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

a. 2153 N. MLK Dr. ThriveOn King development update

*Appearing:
Terrell Walter, Royal Capital Group*

Mr. Walter gave an update. Construction on the commercial and community space phase components started June 2022 and was complete. They were now furnishing the inside of those spaces and moving forward with the environmental and branding art components in collaboration with the Greater Milwaukee Foundation (GMF) and Medical College of Wisconsin (MCW) throughout all floors and including the parking structure. First floor tenants would include Job Works MKE, Versiti Blood Center of Wisconsin, and Malaka Early Learning Center. There was still available 20,000 sq. ft of space. Anticipated was a Spring 2024 grand opening for these components. The apartment structure at the southwest was completed as well. An elevator installation was underway with completion expected this mid-February followed by occupancy of units. There was also 90 units of mixed income apartment units component. Construction for this component began last November with abatement done, assessing of the exterior, and removal of metal panels. This phase was trending for completion at the end of 2024. Early occupancy of units could happen subject to proper inspections done.

Additionally, the redevelopment of the adjacent site to the north on Vel R. Phillips Ave. and Garfield Ave. for the relocation of Dr. Howard Fuller Collegiate Academy was on track to finish by this September 2024 for their Fall 2024 school year.

Members inquired about how or to whom interested individuals can contact to make inquiry and apply to reside at the new development, the selection of the vendor tenant for the available food commercial space, occupancy status of all the commercial spaces, and responsible party over the utilization of the commercial spaces.

Mr. Walter replied. Residential applications would be taken this summer. He would provide contact information offline to vice-chair Hill. Their website would also be updated to provide information on the site. The food vendor selection was still pending, and they were not ready to go public yet with a selection. The goal would be to open with a creative food offering. All the commercial spaces were at almost 100% occupied, but there was still 12,000 sq. ft. of space left. They were being intentional and getting traction to get a tenant that would partner well with GMF and MCW. Tours were being offered. Cydney Key was their senior director with the role to oversee all residents and commercial spaces and any scheduling associated with the use of community spaces. The first floor would have a stage and neighborhood hall with 200 to 500 seating.

Members said they were familiar with Ms. Key, who had attended past meetings, and they were pleased with the update.

b. DCD Commercial Corridor grants update

Member Moore, Sr. gave an update. There has not been any new grant applications for businesses in Bronzeville since the last meeting. They have received many inquiries, which would potentially result in grants for potential businesses coming into the area in the future, especially relating to Brew City Match and on MLK Jr. Drive. There has also been a change in their office with the departure their manager Ken Little.

Vice-chair Hill said that there should be discussion on how to get dollars and/or grants

into businesses on MLK Jr. Drive, especially for the dollars that were donated to the area from the Vel R. Phillips Plaza TID.

c. DCD Real Estate update

Ms. Turim gave an update. With her was a new colleague, Rosita Ross. The 6th St. and North Ave. redevelopment site sale closing would occur in the near future. Niche Book Bar on 1937 N. MLK Jr. Dr. was close to opening and had a nice restoration. The historic building at 2673 N. MLK Jr. Dr. was still available. That building would be a heavy lift. Historic preservation grant and commercial corridor grants would be available. There has been no takers yet to pursue the property.

Members inquired about the RFP process for the 2673 N. MLK Jr. Dr. building, how the committee could assist, and what rehabilitation the building would need.

Ms. Turim replied. The building has an active open listing and was available online. Her office was available to respond to inquiries. The building has a big presence for that corner but was severely distressed. The building would need new roofing, flooring, and a Certificate of Appropriateness from the Historic Preservation Commission on exterior work done. Further information was available on social media. There was a full historical report and a design study on the building. The listing contained the typical acceptable and prohibited use standards. Acceptable uses would include 1st floor commercial, restaurant, retail, office, and multi-family residential. Restoration would require a big financial lift and most likely philanthropic contributions. Further information would be shared and forwarded. The site would best be sought and addressed by developers with historic preservation experience.

Chair Vernon said that the historic building has been vacant and made available for quite some time and that redevelopment of that corner would be catalytic.

d. Other

There was no other discussion.

5. Public comments and/or announcements.

Ald. Coggs made announcements. There would be a 6th aldermanic district town hall meeting on Wednesday, January 24, 2024 at 5:30 p.m. at the Hillside Resource Center on 1452 N. 7th St. with a special presentation of the Dr. James G. White 6th District Difference Maker Award Honorees. There would be a 12th Annual Business Summit on Saturday, January 27, 2024 at Dr. Martin Luther King Jr. School at 3275 N. 3rd St. from 10 am – 3 pm. The summit would be free and open to the public, have resource vendors, workshops, marketing and financing information, a panel discussion, and a keynote address by Tish Taylor-Searcy, a distinguished serial entrepreneur, brand manager, and marketing executive. The Milwaukee Arts Board would issue a press release later today to announce the 3 finalists for the Vel R. Phillips Arts Award.

6. Next steps.

a. Agenda items for the next meeting

Mr. Lee commented. Confirmed for the next meeting was an update on the Bronzeville Center for the Arts redevelopment project from the EMEM Group. WHEDA had

declined appearing before the committee and said they would connect offline with Ald. Coggs' office.

Ald. Coggs said she had no insight on WHEDA as of yet and would follow up with them.

Vice-chair Hill said she would also try to reach out to WHEDA as she sits on their board.

Ald. Coggs added that EMEM Group should also provide an update on their recent purchase of the property at 2220-2244 N. MLK Jr. Dr.

b. Next meeting date and time (Mon., March 18, 2024 at 9 a.m.)

7. Adjournment.

Meeting adjourned at 9:48 a.m.

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