

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, 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.

- 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.

The following ACRE alumni have accessed such resources:

- 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 received financial support through Tax Increment Financing, Housing Trust Fund, and HOME for the development of 704 Place, 704 W. National Ave.
- Brandon Rule 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.
- Rafael Garcia, working through Community First, is one of the development partners selected to redevelop the 37th Street School. That project is currently seeking Tax Increment Financing investment from the City of Milwaukee.
- Kyle Mack is one of the development partners selected to redevelop foreclosed commercial property at 2249 N. Humboldt Ave.
- Lavelle Young is 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 is currently seeking Tax Increment Financing investment from the City of Milwaukee.
- Firms owned by Kevin Newell and Melissa Goins head the development team selected to build a replacement for the Mill Road Library. The property will open in late 2019.
- 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 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.

Updated October 2020