



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

BRONZEVILLE ADVISORY COMMITTEE

VACANT, CHAIR

Rhonda Manuel, Vice-Chair

*Theresa Garrison, Christopher Perceptions, Clifton Crump,
Lashawndra Vernon, Eve Hall, and Rayhainio Boynes*

*Staff Assistant, Chris Lee, 286-2232, Fax: 286-3456,
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*Legislative Liaison, Ted Medhin, 286-8681,
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Wednesday, December 6, 2017

9:00 AM

Room 303, City Hall

1. Call to order.

Meeting called to order at 9:01 a.m.

2. Roll call.

Present 5 - Manuel, Crump, Garrison, Perceptions and Boynes

Absent 1 - Vernon

Excused 1 - Hall

3. Introduction of new member.

Member Boynes said he was excited to contribute to the committee with his influence and platform.

4. Review and approval of the previous meeting minutes from October 25, 2017.

Member Perceptions moved approval, seconded by member Boynes, of the meeting minutes from October 25, 2017. There was no objection.

5. Bronzeville RFPs, listings, projects, programs, initiatives, events, activities or updates.

a. Update on Rockford's Blue Water Grill (2368 N. MLK Dr.)

Individuals appearing:

James Garner, Rockford's Blue Water Grill

Dan Eckerman, Venture Construction Group

Amy Turim, Dept. of City Development (DCD)

Matt Haessly, DCD

Mr. Garner gave an update. He received a 15-day deadline notice from the City to terminate the deal. He has changed the general contractor to Venture Construction

Group, which had set the project back. He is waiting on terms from the bank to submit to the City. The package and terms are being worked on. He is requesting for the City to give him 30 days to come up with terms for the project. The only change for the project is the general contractor. JCP Construction was the original contractor and a partner to do the financing.

Ms. Turim commented. DCD did submit a letter to Mr. Garner regarding a deadline for him to provide proof of financing terms, which has not been received and is a standard part of the process. There is understanding that the original lender is no longer part of the deal. There have been multiple deadlines given already on other aspects of the project. The request for 30 days instead of 15 days for this final notice is not a problem for the grand scheme of things, but there should not be any more subsequent deadlines being given.

Mr. Haessly commented. There have been multiple conversations with Mr. Garner. Milwaukee Economic Development Corporation (MEDC) can only be involved if a bank is involved. A bank term sheet is needed.

Member Boynes questioned how the project came about.

Mr. Haessly replied. The property was foreclosed by the City in 2014, sent out a RFP listing for the property, submitted several submittals to the advisory committee for a recommendation, and concluded with selecting Mr. Garner's proposal in May 2016. The project budget is \$1.5 to \$1.8 million. This particular project has been more complex. The building is a smaller one and has been deteriorating over time.

Mr. Turim said that the committee should take a look at a proposal summary with Mr. Garner's new partners.

Mr. Eckerman commented. His company has joined the project late in its timeline. The original contractor is no longer there due to trying to take over the project from Mr. Garner. His company is fulfilling a role of an investor into the project and has made a scope of work needed on the building. His company will be part of the equity and is meeting with a bank to finalize terms.

Vice-chair Manuel said for Mr. Garner to continue to work with DCD, provide to DCD the required term sheet, for DCD to issue a termination deadline of 30 days instead of 15 days, and for another update to be given to the advisory committee when appropriate.

Member Crump said that he would not be comfortable for the project to continue should it fail to meet the requirement after 30 days.

Mr. Haessly added remarks. After terms and conditions reports are received, the matter still needs to go before the Zoning, Neighborhoods and Development Committee and the Common Council for the sale of the building possibly in February 2018.

b. Environmental summaries for North Ave./Bronzeville improved and vacant parcels

Vice-chair Manuel said that this item should be held due to the presenters not being available to appear.

c. Other

There was no other discussion.

6. Announcements.

*Individual appearing:
Vanessa Claypool, Milwaukee Urban League*

Ms. Claypool announced a 58th Annual Equal Opportunities Luncheon for Wednesday, December 13, 2017 at 11:15 a.m. at the Pfister Hotel with guest note speaker Juan Williams from Fox News.

7. Agenda items for the next meeting.

Members proposed the following items: environmental summaries for the North Avenue Bronzeville area, Historic Garfield Griot and apartment complex progress update, and update from Ald. Miele Coggs on changing the role, function, and district boundaries under the advisory committee.

Ms. Manuel commented. She will check with Ald. Coggs on changes to the advisory committee. Ald. Coggs had wanted to fill the committee's membership, elect a new chair, and then proceed further.

8. Set next meeting date and time.

To be determined. Staff will solicit members next month on scheduling a meeting.

9. Adjournment.

Meeting adjourned at 9:23 a.m.

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