



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

BRONZEVILLE ADVISORY COMMITTEE

LASHAWNDRAY VERNON, CHAIR

Raynetta Hill, Vice-Chair

*Theresa Garrison, Anthony Smith, Baboonie Tatum, Rayhainio
Boynes, Terrence Moore, Sr.*

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Monday, July 21, 2025

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/115106981>. You can also dial in using your phone United States: +1 (408) 650-3123 and Access Code: 115-106-981.

1. Call to order.

Meeting called to order at 9:07 a.m.

2. Roll call.

Present 5 - Vernon, Boynes, Tatum, Hill and Moore,

Absent 1 - Garrison

Excused 1 - Smith

Also present:

Ald. Milele Coggs, 6th Ald. Dist.

Akuwa Dantzler, 6th Ald. Dist.

Matt Haessly, Dept. of City Development

Kari Smith, Dept. of City Development

Lori Lutzka, Dept. of City Development

3. Review and approval of the previous meeting minutes from May 19, 2025.

Meeting minutes from May 19, 2025 were approved without objection.

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

a. 3116 N. Martin L. King Jr. Dr. Compass Lofts project, TID, & land sale update

Appearing:

Anthony Kazee, EA Development, LLC

Nicole Robbins, MKE Economic Development Corp

Mr. Haessly commented. The Compass Lofts project was the chosen RFP proposal (out of two) from the committee in 2023. The development team consisted of MKE EDC and EA Development, LLC, which replaced One5Olive. They have been awarded WHEDA tax credits and were refining site plans. The real estate sale, tax incremental financing, and BOZA dimensional variance City approvals for the development were pending and scheduled towards the end of July.

Mr. Kazee and Ms. Robbins gave an update. They were awarded WHEDA tax credits in May 2024 and was able to secure 20% in gap financing. The project would be essentially the same as the original proposal with 67 housing units and commercial spaces to include a grocery, meat shop, and childcare center. They received a 1 month WHEDA extension to close on August 31st. There has been outreach with the community on tenancy, and there was a waitlist via 5 Points Neighborhood Association. Changes to the project include a reduced budget of \$19.5 million from \$22 million (due to some lost tax credit funding), resulting in the elimination of balconies and underground parking.

Members inquired about parking, perimeter fencing, and number of housing units.

Chair Vernon said that she was pleased with the development despite its challenges, that the committee be updated on the progress of the development in the future, and for there to be community outreach on art installations.

Ald. Coggs commented. There should be conversation with the Dept. of Public Works to find parking solutions, possibly using the rear alley and the City-owned land across the street. She would welcome the committee making a motion on whether to support the changes to the development.

Mr. Kazee and Ms. Robbins replied. There would only be surface parking with 42 stalls. There would no longer be underground parking, and they did not want to charge residents for underground parking. There would not be any perimeter fence. There would be landscaping around the site and parking and other security measures. They would look at fencing in the future. There would be 67 housing units. They would speak to the Dept. of Public Works on parking solutions.

Vice-chair Hill moved to support the changes to the development project. There was no objection.

b. Bronzeville Cultural and Entertainment District TID #59 amendment presentation

Ms. Lutzka presented. TID no. 59 was created in 2005 with \$2.3 million in funding to assist with property acquisition, site preparation, business development, blight elimination, district aesthetics, housing incentives and public infrastructure within the Bronzeville Cultural and Entertainment District. Since then projects completed include Harp Lights, streetscaping, 5 new homes, redevelopment of 642. W. North Ave., parking facility for MLK Drive businesses, and Bronzeville charrette.

Amendment no. 1 to the TID would provide a total of \$5 million. \$250k would go towards administration costs. \$4.725 million would fund various projects only in the TID district boundary and within 1/2 mile: \$1.9 million for public infrastructure in and within 1/2 mile of the TID boundary, \$525k for 7 new constructed affordable homes, \$1.22 million for streetscaping and amenities along MLK Drive and within 1/2 mile, \$80k for the Beechie Brooks statue, and \$1 million for Commercial Corridor Grant Program. Public infrastructure improvements would include DPW traffic calming measures: pinned on medians between North Ave. and Burleigh, bus bulb on MLK Dr. and Locust (southeast corner), and traffic circles along 2nd St. and Villard Ave. within 1/2 mile of the TID boundary. The 7 new homes would be affordable and constructed by Habitat for Humanity on City-owned vacant lots. Streetscaping improvements would be along MLK Dr. from North Ave. to Burleigh. The Beechie Brooks statue would be located on Gaines Triangle in the Halyard Park Neighborhood to recognize his past realtor and developer work in the Halyard Park neighborhood for the Black middle class. With the amendment, the TID total costs would be almost \$11 million factoring in current administrative, professional, legal costs and estimated financing costs.

Members commented. They were supportive of the additional investment being made into the district and the various associated projects such as the streetscape improvements, Beechie Statue, and additional funds for the Commercial Corridor Grant Program. They were grateful for Ald. Coggs' vision for the district and additional support given by DCD and the local BID. The original TID helped to develop a streetscape plan, and the TID amendment would help implement that plan.

Ald. Coggs commented. The TID amendment opportunity would help to realize the various recommendations and input that she had received from community stakeholders, including input from Ms. Strong Hill to uplift whole neighborhoods with the new MLK Library being an example. She was hopeful the TID amendment would pass the Common Council, the new library to be completed, and to see the whole area uplifted. Also, the TID amendment would help install bollards at the corner of America's Black Holocaust Museum to be a protective barrier against car crashes at that corner. The museum's windows had been damaged previously from the impact of those car accidents.

Chair Vernon added that there should be consideration to see a future theater space in the district.

Member Moore moved to support the TID no. 59 amendment, as presented. There was no objection.

c. DCD Real Estate update

Ms. Smith said that the main updates were regarding Compass Lofts and the TID amendment. Pending was an ordinance going before the Common Council in the near future that would change the process for city sale of real estate to conform with changes made at the State level. The changes would focus on the handling of tax foreclosure in rem properties and associated sale proceeds.

d. DCD Commercial Corridor grant update

Member Moore, Sr. said that no new applications were being accepted due to the depletion of budgeted funds; however, they were assisting businesses by referring them to other potential sources such as Milwaukee County Building Bridges. There

would be application and grant opportunity within the Bronzeville area with additional funding coming from the TID no. 59 amendment.

e. Bronzeville Week update

Ald. Coggs and Ms. Dantzler provided an update. Bronzeville Week would be August 2nd to the 9th with 8 full days of different activities and entertainment. Activities would include the 10th Annual Harambee Run and Walk and brunch on August 2nd, a historic conversation at the Black Holocaust Museum on August 4th, a limited acting workshop and Q&A (50 advanced registrants) by nationally known actor Rotimi at Howard Fuller School on August 8th, trolley tours and variety of other activities all throughout the week. Saturday August 8th would end the week with pancakes and poetry at Rise N' Grind, bike ride, and art walk. The new Niche bookstore would also be highlighted with an author doing a talk about his/her book on Bronzeville there. The schedule would be released hopefully by Wednesday of this week and would be forwarded to the committee. The letters for the Bronzeville sign and banners would be worked on a week to a few days prior as well as a press conference on July 29th.

Vice-chair Hill commented. The BID would facilitate the trolley tours at ThriveOn on August 6th, a business breakfast at the Black Holocaust Museum on August 7th, and the art walk during the whole week. Art installations by selected artists would be set up at various businesses where one can vote for an art piece digitally via a QR code. An art gallery capstone event would conclude the art walk and reveal the artist winner on August 9th at Food For Health. Further information on their events can be found at their BID website. August 25th was the last day for artists to apply for the art walk.

Member Moore, Sr. commented. He was excited for the Cultural Arts Festival on August 3rd. The festival would be kicked off by local area church service by King Solomon Baptist Church and Infinite Church. Many local and national bands and artists would follow. Music would be gospel, jazz, and blues, R&B, and hip hop at several stages and/or the main stage. Vendors would be plentiful, and there was still opportunity for additional vendors.

Chair Vernon inquired about potentially adding an event.

Ald. Coggs added comments. Members could support Bronzeville Week by promoting it via their networks. Further information would be forwarded to the committee. They would be a few virtual or hybrid events to allow for international or national participation, and their Facebook page would be utilized. Today would be the last day to change the schedule and/or add an event, and for chair Vernon to contact their office. Lastly, they were able to better prepare for this year due to planning several months earlier in advance.

f. Other

There was no other discussion.

5. Public comments and/or announcements.

There were no public comments and announcements.

6. Next steps.

a. Agenda items for the next meeting

To be determined.

b. Next meeting date and time (Monday, September 22, 2025 at 9 am)

7. Adjournment.

Meeting adjourned at 10:08 a.m.

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