

# Lamarr Franklin Lofts

**MLK Economic  
Development Corporation**



**Inclusion  
Participation Report**

**Through September 30, 2025**

## Executive Summary

The LaMarr Franklin Lofts, formerly known as Five Points, is located at 3317 North Dr. Martin Luther King Jr. Drive in Milwaukee’s Harambee neighborhood. Led by the MLK Economic Development Corporation and KG Development Group, with Catalyst Construction as the General Contractor, the project was completed in September 2025.

Despite facing significant post-COVID inflation, a mid-project transition to a new General Contractor, and the closure of key local training resources, such as the Social Development Commission (SDC) and its ABSOLUTE Advantage program, the project team remained committed to moving forward. Even with these challenges, the team successfully navigated value engineering, maintained progress on a compressed schedule, and hosted multiple job fairs to support local workforce participation.

While the project ultimately fell short of its inclusion requirements, it achieved 18.1% RPP participation, 8% SBE Construction participation, and 13.9% SBE Professional Services participation. The development team has taken away important lessons from the LaMarr Franklin Lofts project and is already applying them to upcoming developments, focusing on earlier compliance planning, stronger coordination, and improved tracking to prevent similar challenges in the future.

## Lamarr Franklin Lofts Project’s Requirement Overview

### Workforce Participation

	Requirement	Achieved
RPP%	40%	17.8%
RPP/SIA%	25%	28.6%
RPP w/ Bonus	-	18.1%
APP/RPP%	25%	100.0%
APP/ RPP SIA%	40%	24.9%

### SBE Participation

	Requirement	Achieved
Professional Service	18%	13.9%
Construction Service	25%	8.0%