



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.*

Staff Assistant, Chris Lee, 286-2232, Fax: 286-3456,

clee@milwaukee.gov

Legislative Liaison, Ted Medhin, 286-8681,

tmedhi@milwaukee.gov

Monday, July 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/475873981>. You can also dial in using your phone United States: +1 (224) 501-3412 and Access Code: 475-873-981.

1. Call to order.

Meeting called to order at 9:08 a.m.

2. Roll call.

Present 6 - Garrison, Vernon, Boynes, Smith, Hill and Moore,

Also present:

Matt Haessly, Dept. of City Development

Akuwa Dantzler, 6th Ald. Dist.

Ald. Milele Coggs, 6th Ald. Dist.

Deborah Moore, City Clerk's Office

3. Review and approval of the previous meeting minutes from June 24, 2024.

Meeting minutes from June 24, 2024 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. Bronzeville Estates housing project update

Appearing:

Melissa Allen, Maures Development Group, LLC

Ms. Allen gave an update. The project was many years in the making. Construction was underway. First units to be completed next week. There were 16 parcels in total, 17 buildings, and 30 total units. Units were market rate. Half of the buildings were new construction and half would be rehabilitated. Boundaries of the parcels go to West Teutonia south of Center Street, MLK Jr. Drive and Brown Street, North Avenue and Dr. William Finlayson Street. The bulk would be north of North Avenue. Total project was a \$9 million transaction that had increased to \$12 million. The delay in the project and increased costs were due to the COVID-19 pandemic and rising construction costs. Funding included LIHTC, ARPA, GMF grants, and other. There will be an open house on one property during Bronzeville Week.

Members inquired about the housing mix, leasing process, opportunity for creative work/live spaces, and use of revitalization grants.

Ms. Allen replied. The new construction buildings would consist of 14 side-by-side town homes and one new house. These units would have 2, 3, or 4 bedrooms. The rehabilitated properties would be a mix of 1, 2, 3, or 4 bedroom units. There would be 4 mixed-use commercial properties with residential on the upper floors. These properties included 540 W. North Ave., 1950 N. MLK Jr. Dr. (former Reader's Choice), and 1940 N. MLK Jr. Dr. (new construction over vacant lot). Rent would be market rate and range from \$860 to \$2000. Affordability was at 30% and 60% area medium income. Property management firm would be Team Management, the same firm currently used at their other developments (Griot and Historic Garfield Apartments). Team management was actively leasing, receiving many inquiries, and would be the contact for interested tenants. All units, including 2 apartments, were anticipated to be completed in mid-November. Marketing would start regarding the commercial spaces, and interested persons should contact her. There would be no artist component. Residential and commercial components were being treated differently. Units would be open to anyone. There were ample and better suited opportunities for creatives at their underutilized Historic Garfield apartments. She was aware of revitalization grants and would put a resource package together. She would be respectful to ensure that any new uses to come into the Bronzeville Overlay would align with the overlay.

Vice-chair Hill looked forward to seeing the commercial uses coming to North Ave. and said that the new commercial development would be the first one in the Bronzeville Overlay.

Chair Vernon advocated for opportunities for the creative community, would continue to dialogue further with Ms. Allen, and also looked forward to discuss the new commercial development when it becomes ready.

b. Bronzeville Week update

Ms. Akuwa gave an update. They were meeting with and recruiting vendors. The schedule would be forthcoming. Dates of the event was from August 3 to the 10th. The event would start with the Harambee Walk and Run followed by a brunch. The festival would be on Sunday from 10 am to 6 pm. Other events would include a discussion at America's Black Holocaust Museum, a Bronzeville Estates business workshop, Paint 'n Sip at Bronzeville Kitchen, and an art walk with artists featured throughout the week.

Vice-chair Hill added comments. The BID would have a business breakfast on August 7th at ThriveOn from 8 am to 11 am. The trolley tour would be on August 8th at 2 pm and 3:30 pm at America's Black Holocaust Museum. The art walk would have installations at selected locations with a capstone event on August 10th where the winner of the art walk would be announced.

Ms. Moore asked all to help recruit for vendors and for those interested to contact her.

c. DCD Commercial Corridor grants update

Member Moore, Sr. gave an update. They were in the process to reimburse the signage grant at 2669 N. MLK Jr. Drive. Reimbursements would typically occur within 30 days. The BID and Ald. Coggs' office have been great in sending referrals to him.

d. DCD Real Estate update

Mr. Haessly gave initial comments. FIT Investment was present to provide an update on the Bronzeville Arts and Tech Hub development. The development consisted of 8 RACM parcels located in the Bronzeville incentive zone. City Plan Commission gave their approval with the conditions for the developer to meet with neighbors and work with property owner at the north on landscaping. RACM approved the land sale. The Zoning, Neighborhoods and Development Committee would consider the land sale and TID financial assistance on July 23rd.

Appearing:

Michael Adetoro, FIT Investment Group

Mr. Adetoro gave an update. A thorough presentation was given at the last meeting. They were doing City approvals presently. They were committed to follow-up with neighbors via meetings in the next few weeks and were working with Ald. Coggs to schedule a greater meeting at Gallery 507 to address overall area concerns such as traffic, crime, and other greater issues. They were brainstorming on how to manage their overall campus and commercial spaces. The residential component would be closed at the end of August. TIF financing was being secured. They were also doing internal work related to legal and permitting. They were excited for their commercial anchors in Black Arts MKE, Wisconsin Conservatory of Music, and Beyond Stem. The Black Arts Theater was being designed and would have flexible 100-175 seating and/or open space depending on event type. They would continue to participate in Bronzeville Week. They were fundraising and organizing creative entrepreneurs for the 4th floor creative incubator. They would bring in professionals and resources, such as in the legal and financial fields, to surround creatives. They would continue to outreach with creatives and raise capital for their commercial component.

Chair Vernon said for Mr. Adetoro to continue engaging the committee on project design and outreach with the creative community.

5. Public comments and/or announcements.

LaRisa Lynch, Milwaukee Journal Sentinel, inquired about the total number of units and a breakdown on the mix of uses. Information would be used for a news article.

Ms. Allen said for Ms. Lynch to contact her directly offline to respond to those questions.

Ald. Coggs announced the 12th annual Bronzeville Week from August 3 to 10th. Attendance, vendors, sponsors, and volunteers were welcomed. Those interested should contact Ms. Dantzler and Moore.

Member Smith announced the Milwaukee Performing Arts Center's "Rainbow Summer" from July 23 to 27th at the Peck Pavilion (south lawn) featuring live music, food, and vendors.

6. Next steps.

a. Agenda items for the next meeting

Possible agenda items to include updates on Homewoks: Bronzeville project and Habitat for Humanity residential housing projects in Bronzeville (suggested by Ald. Coggs).

Ald. Coggs's office to forward Habitat for Humanity contact information to staff.

b. Next meeting date and time (Monday, September 23, 2024 at 9 am)

7. Adjournment.

Meeting adjourned at 9:55 a.m.

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