



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes

### BRONZEVILLE ADVISORY COMMITTEE

**LASHAWNDR 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*

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Monday, May 15, 2023

9:00 AM

Virtual Meeting

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**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/246984077>. You can also dial in using your phone United States: +1 (872) 240-3212 and Access Code: 246-984-077.**

**1. Call to order.**

*Meeting was called to order at 9:05 a.m.*

**2. Roll call.**

**Present** 6 - Vernon, Boynes, Smith, Tatum, Hill and Moore,

**Excused** 1 - Garrison

**Also present:**

*Amy Turim, Dept. of City Development  
Rhonda Szallai, Dept. of City Development  
Matt Haessly, Dept. of City Development  
Ald. Milele Coggs, 6th Ald. Dist.*

**3. Review and approval of the previous meeting minutes from March 20, 2023.**

*The meeting minutes from March 20, 2023 were approved without objection.*

**4. Bronzeville RPFs, listings, projects, initiatives, events, grants, activities, plans, or other aspects for update, discussion, review, and/or approval.**

*A. DCD Real Estate*

*i. 3116 North Dr. Martin Luther King Jr. Dr. RFP application presentations, review,*

and recommendations.

*The Bronzeville Advisory Committee may convene into closed session, pursuant to s. 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The committee may then reconvene into open session for the regular agenda.*

*Ms. Turim commented. There were two finalists to make presentations. The site was a former funeral, daycare, and education operator facility. The lots were combined. The site was at the northeast corner of Burleigh St. and MLK Jr. Dr. and across from Clinton Rose Park. Adaptive reuse or demolition/new construction was desired in the RFP. Both proposals were for demolition and new construction for mixed use commercial and residential developments. Both offered \$30,000 which was the asking price. Of importance for consideration from the proposals were economic impact, suitability, financing, commercial use, brownfield environmental impact, and restriction prohibiting build over a sewer easement portion of the site.*

*The two finalists made presentations.*

*Appearing:*

*James Methu, Northern Star Companies LLC*

*Brandon Methu, Northern Star Companies LLC*

*Falamak Nourzad, Contium Architects & Planners*

*Mr. Methu and his team gave a presentation on their project proposal as follows:*

*The project was called The Rose Park Gardens on King Drive. Project team included Northern Star Companies, LLC, Horizon Development, and Contium Architects & Planners. The development site was surrounded with various existing community connections, access to grocery options, local employment opportunities, and opportunity for density and quality. The proposed development was for a 6-story mixed use development with 62 residential units (56 LMI units and 6 market-rate units) ranging from studio (4), 1 (20), 2 (16), and 3-bedroom (22) units; amenities of parking, community room, staff space, storage, core programming space, and training/multipurpose/meditation room;; and \$20.86 million in total costs.*

*The site plan consisted of surface parking and greenspace to the left and over the sewer easement portion, building in the middle of the site and right of the sewer easement, additional surface parking to the upper right and rear of the site, commercial first floor and main lobby entranceway visible at the southern corner that goes through the back of the building, town homes to the north on the first floor behind the commercial space, elevator and stairs, amenities on the second floor above the commercial space, and residential units on floors 3-6.*

*Their projects included community participatory processes on design such as their other projects in La Crosse and Beloit. Resident input would include building size, layout, design materials, programming, and public open space. They had met with community neighbors Ascension and Ebenezer Church and planned for the commercial spaces to serve their clients and seniors. The planned commercial uses would be for a dialysis center, cafe, and upstart kitchen.*

*The financing structure consisted of 9% Low Income Housing Tax Credit (LIHTC) at \$11.68 million, first mortgage at \$3 million, Housing Trust Fund/Tax Incremental Financing (TIF) at \$1.92 million, Federal Home Loan Bank - Affordable Housing Program at \$2 million, American Rescue Plan Funds (ARPA) at \$2 million, and*

*deferred developer fee at \$252.5k. The development timeline included site control and community visioning/support in Nov. 2023, WHEDA application in Dec. 2023, notice of WHEDA 9% reservation in May 2024, notice of grant awards (AHP, ARPA, Housing Trust Fund) in Dec. 2024, construction period in Spring 2025-Spring 2026, and placing in serve in Summer 2026.*

*The development team were experienced with strong track records of securing financing, facilitating community-driven developments, meeting SBE hiring goals, and having strong understanding for the local construction workforce.*

*Vice-chair Hill questioned if there were any memorandum of understandings in place for the users of the commercial spaces.*

*Mr. Brandon Methu replied that offerings had been made, there were providers and businesses with strong interest, but those contacts wanted for them to have site control and to go beyond the RFP process before making any commitments.*

*Appearing:*

*Anthony Kazee, KG Development*

*Jamie Gray, KG Development*

*Nicole Robbins, MLK EDC*

*Gregory Davis, One5Olive*

*Eric Halbur, Abacus Architects, Inc.*

*Mr. Kazee and his team gave a presentation on their project proposal as follows:*

*The development project was for a 67-unit (56 affordable and 11 market rate) intergenerational housing 4-story building with commercial spaces on the first floor for a full service grocery store, culinary training center (butcher shop), and child daycare facility. The development would utilize affordable and workforce tax credits. The project team consisted of MLK EDC, KG Development, and One5Olive and ACRE graduates/students. The project team were committed to community development, economic vitality, affordable housing, and intergenerational housing. Other project partners included Athena Communications, Harambee Community Association, Sherman Park Grocery Co., Abacus Architecture, Pam's Learning Center, and OpenTable.*

*The site plan consisted of two residential towers connected with a middle portion. Seniors would reside in the south tower, younger residents would reside in the north tower, and the middle portion would be a mix of both. Commercial space would be on the first floor of the middle portion. The building would feature local artist painting on the facade, cream city brick, parking ramps to parking, parking over the sewer easement, and terrace pedestrian design approach. There were letters of intent in place for the commercial spaces. The grocery store would be for Sherman Park Grocery Co, to provide access to healthy food and job opportunities. The culinary training center would add health food options. The childcare center would be for Pam's Learning Center and would be open to residents and families in the community. The green space would be utilized by residents. There would be senior programming offerings in collaboration with the Clinton Rose Park senior center.*

*There would be workforce development to hire and train residents from the 53212 zip code and offer them construction certificates, fair wages and benefits, project labor agreement, and succession planning. The project budget consisted of \$18.32 million in total development cost, 106 new jobs during construction, 25 retained jobs via direct and indirect spending impacts, MBE/SBE/EBE participation, and local hire from 53212 zip code. Majority of costs would be covered through WHEDA affordable and*

workforce housing tax credits. Capital stock would include multiple grant sources such as Home Funds, Bader, Greater Milwaukee Foundation, TIF, and developer fee.

The development timeline included ongoing community outreach up to April 2024, construction pre-training for 53212 residents from July 2023 - August 2024, WHEDA application in Dec. 2023, award of credits April 2024, design drawings from May 2024 – Sept. 2024, city approvals and financing from May 2024 – Dec. 2024, permits in Dec. 2024, construction from Dec. 2024 – Jan. 2025, and lease up in May 2025. The project would also utilize an OpenTable social capital and networking model approach with 10 community members who would have 20 contacts totaling 200 connections. Each contact would have 20 contacts totaling 4000 connections.

Ald. Coggs inquired about the culinary training center operator and the facility being rentable to the community and local upstart businesses, market demand for a day care in consideration of other existing day care facilities in the area, day care play area, day care parking and dropoff/pickup location at the site, the status of KG Development's pending projects, and whether KG Development had the ability to handle multiple ongoing projects at the same time.

Member Hill questioned the higher number of 2-bedroom units over 3-bedroom units.

Mr. Kazeem and his team replied. The culinary space would be operated by Walter Mathew and his butcher shop offering culinary training and classes on preparing premium meats. It would be similar to the food accelerator at Riverwest and would be the first one done in the city. There is demand in the community for child care based on their research and contacts with the community. Pam's Learning Center was relocating from their existing location at 1st St. and Burleigh St. to expand into this development. Parking, drop off, pick up, and play area for the day care would be at the rear of the building for traffic and safety reasons. There was delay in the other MLK Jr. Dr. and Concordia development project due to the COVID-19 pandemic and high construction costs. That development was moving forward now with construction soon. Construction costs have gone back to market. This proposed development was budgeted accordingly. Their market study supported 2-bedroom units to accommodate a variety of tenants and families.

Vice-chair Hill moved to convene into closed session, seconded by member Smith, pursuant to s. 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. There was no objection.

The meeting convened into closed session at 10:15 a.m.

Present (6) - Vernon, Hill, Smith, Tatum, Boynes, Moore, Sr.  
Excused (1) - Garrison

Also present:

Amy Turim, Dept. of City Development  
Rhonda Szallai, Dept. of City Development  
Matt Haessly, Dept. of City Development  
Ald. Milele Coggs, 6th Ald. Dist.

Vice-chair Hill moved to reconvene into open session. There was no objection.

The meeting reconvened into open session at 11:08 a.m.

*Chair Vernon said that no recommendations were made, the committee had further questions that would be sent in written form via DCD staff to the applicants to respond to, and there would be scheduled a special meeting tentatively scheduled for Monday, June 5, 2023 at 9 a.m. to hear from the applicants and resume deliberations on the matter.*

*ii. Other*

*There was no discussion.*

*B. DCD Commercial Corridor grants update*

*Member Moore, Sr. said that there was a new facade and signage grant application for the property at 2669-71 N. MLK Jr. Dr.*

*C. Other*

*There was no discussion.*

**5. Public comments.**

*There were no public comments.*

**6. Next steps.**

*A. Agenda items for the next meeting.*

*Review of 3116 N. MLK Jr. Dr. RFP proposals at a special meeting.*

*Update on anti-displacement fund program and activities for next regular meeting.*

*Other items to be determined.*

*B. Next meeting date and time (Monday, July 10, 2023 at 9 a.m.)*

*Special meeting tentatively set for Monday, June 5, 2023 at 9 a.m.*

**7. Announcements.**

*Member Tatum announced Rise 'N Grind has resumed brunch on Saturdays and would be fully open beginning June 3rd.*

*Ald. Coggs announced "A Conversation with William Kellibrew IV" free event for tonight, May 15th from 5:30 pm to 7:30 pm, at America's Black Holocaust Museum located at 404 W. North Ave. The event would also feature Pamela Coggs-Alexander and involve enriching discussions across a broad range of subjects.*

**8. Adjournment.**

*Meeting adjourned at 11:23 a.m.*

*Chris Lee, Staff Assistant*

*Council Records Section  
City Clerk's Office*