

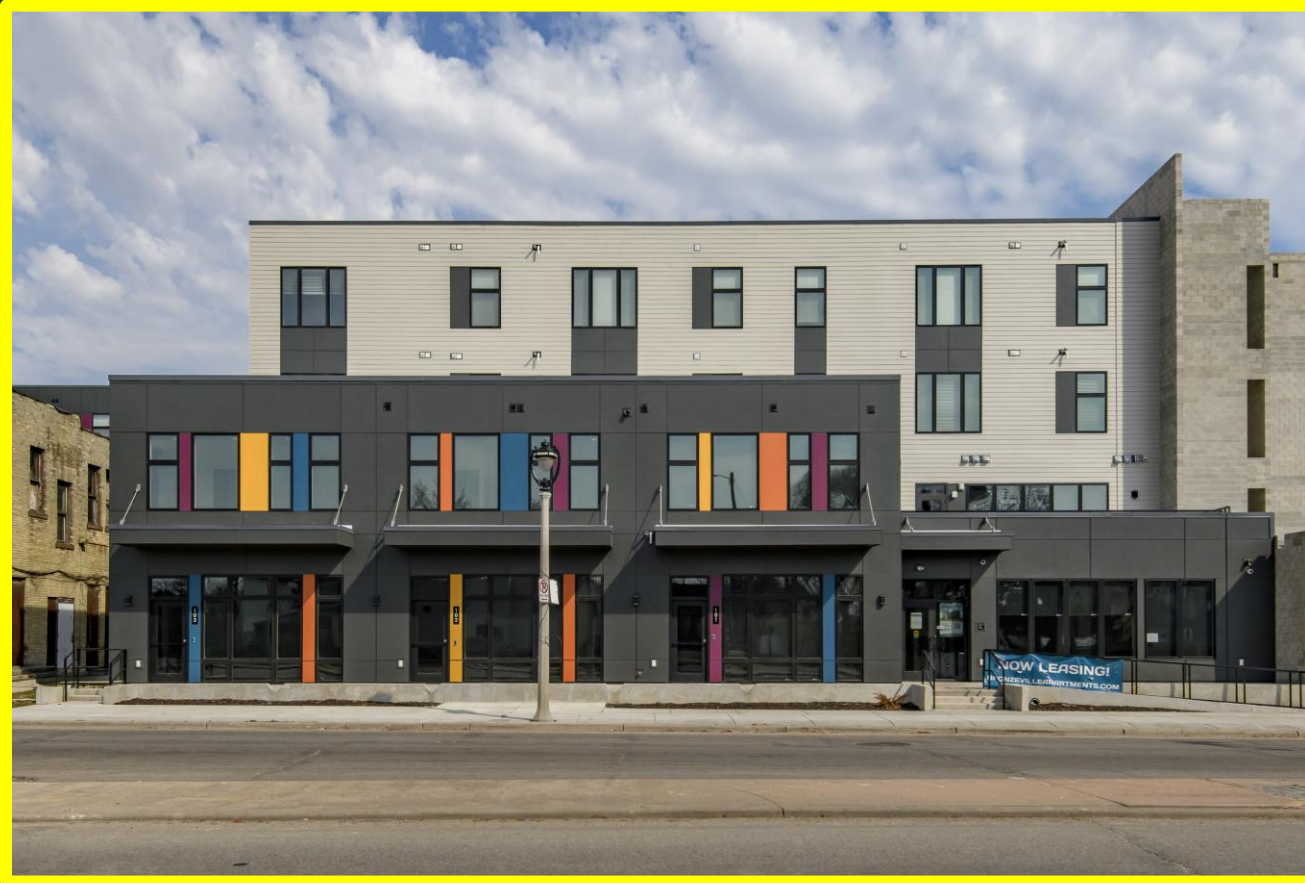
Bronzeville Arts & Tech Hub -TID #121-Amendment #1



Location of Development: 6th and North Avenue

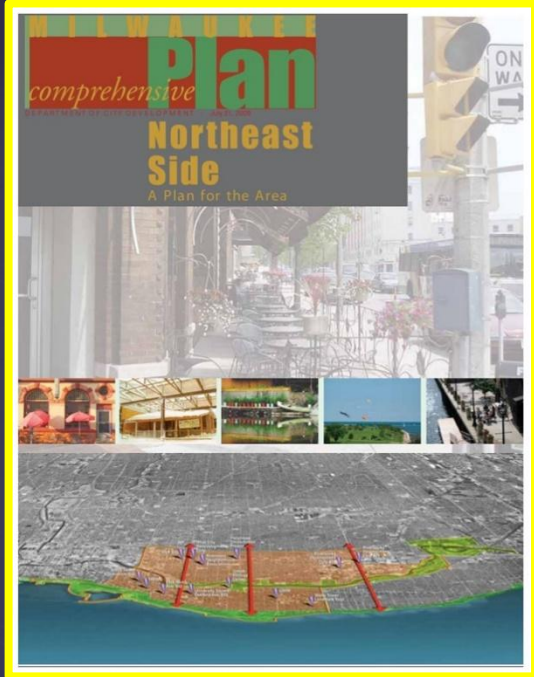


Residential Component



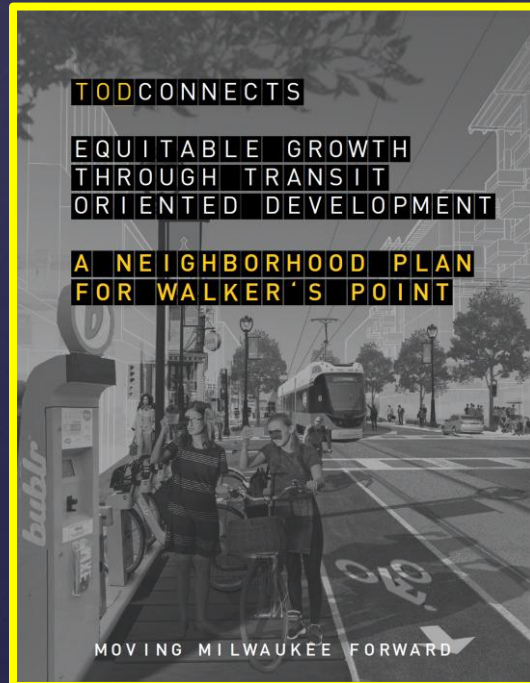
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Bronzeville Cultural and Entertainment District

The Bronzeville Cultural and Entertainment District is a redevelopment project planned to revitalize a commercial district and surrounding neighborhood in the historic heart of Milwaukee's African-American community. Supports the cultural arts and entertainment uses proposed in the plan.



Site is also identified for redevelopment in the Equitable Growth through Transit Oriented Development Plan, an official amendment to the Northeast Side Area Plan.

Developer Profile and Projects

Developer: FIT Investment Group, LLC

Lead by: Michael Adetoro, FIT Managing Partner

- 15 years of Real Estate Experience
- Bronzeville Arts & Tech Hub – Residential Apts.
- Washington Park United Homes Development
- Revive MKE Development(MERI Program)

Bronzeville Arts & Tech Hub – TID Boundary



Bronzeville Arts & Tech Hub



View along North Avenue

- **THE PROJECT:**
- Project: New Construction of the Commercial Component of the Project
- 29,000 sf Arts & Tech Hub
- Designed for nonprofits, creative industry start-ups, and entrepreneurs
- Tenants: Wisconsin Conservatory of Music, Beyond Stem, FIT Investment Group, LLC & Black Arts MKE
- Future Café
- Estimated completion Winter 2027

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THE FINANCING:

- \$29.3 M Total Investment
- \$11.1M-For Arts & Tech Hub
- \$1.645 M- Developer financed TIF
- 25 Year Amortization
- 3.5% Interest Rate
- Sources: NMTC, 1st Mortgage, Loans provided by GMF, Northwestern Mutual, RACM Brownfield, Legacy Redevelopment Corp., Milwaukee Development Corp and Developer Equity
- Human Resource Requirements:
 - 40% RPP
 - 25% SBE



Performance Space and Cafe Entry with Outdoor Seating

QUESTIONS