



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

GRANVILLE ADVISORY COMMITTEE

GEORGE HINTON - CHAIR

NEVA HILL - VICE-CHAIR

**Robert H. Dodds, Jr., Natasha Dotson, Johonna Duckworth,
Ald. Chantia Lewis, and Jennifer Rath**

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Wednesday, February 2, 2022

9:00 AM

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://global.gotomeeting.com/join/473045941>. You can also dial in using your phone United States: +1 (786) 535-3211 and Access Code: 473-045-941.

1. Call to order.

The meeting was called to order at 9:08 am.

2. Roll call.

Present 4 - Hinton, Dotson, Duckworth, Lewis.

Excused 2 - Hill, Rath

Absent 1 - Dodds

3. Review and approval of the previous meeting minutes from January 5, 2022.

The meeting minutes from January 5, 2022 were approved without objection.

4. Discussion, updates, or review on Granville Development District RFPs, listings, projects, programs, initiatives, events, grants, plans, activities, or other aspects.

a. Northridge Mall site

Appearing:

Deputy Atty. Odalo Ohiku, City Attorney's Office

Atty. Lynnette McNeely, City Attorney's Office

Atty. Ohiku and McNeely said the case for the Northridge Mall site was still pending and on hold in the Court of Appeals.

Members asked on an estimated resolved date and next steps once there was a

resolution made.

Atty. Ohiku said that there was not much to report until the Court of Appeals made a decision, they were monitoring it, and they would provide further updates accordingly on any new progress, update, and next steps.

b. Granville Connection at 8633 W. Brown Deer Rd.

Appearing:

Mary Hoehne, Granville Business Improvement Director

Ms. Hoehne gave an update. The plumbing was completed, kitchen was coming along, and walls were made. Anticipated opening would be the first two weeks in June. Some vendors (about 5) were lost due to the pandemic impacting their lives and plans. She was confident with having 30-35 retailers, 6 restaurants, a stage, sitting for 200 people, and a gym with trainers on site. The energy from young entrepreneurs were contagious.

Members inquired how possible prospects can contact her and rent costs.

Ms. Hoehne replied. Text messages could be sent to her via phone at 414-736-2891. Rent would be at \$350 for a regular space and \$700 for a double. There would be a website with a calendar and providing food ordering capabilities. There would be about 6 grants of \$1,500 for businesses on N. 76th St. There was hope to be ready by June 1st. The coffee shop and gym would be open everyday, except for the food vendors. They would determine their own days of operation. She wanted to connect the neighborhood with the project.

Ald. Lewis said that they have been working on this project for a long time and that this was a huge win for the Granville area, specially for doing the 10 days of concerts.

Chair Hinton said that Ms. Hoehne should come back to provide an update and discuss issues like employment.

c. Popeyes at 7525 W. Good Hope Rd.

Appearing:

Steve Copeland, Popeyes

Member Lewis said that Popeyes was requested be brought back before the committee to make sure that the corner gets back to what it used to be before the pandemic and that the issues were serious at the location.

Mr. Copeland commented. He was requested to comeback with a plan. He went to the corporate level for their counsel and was asked by them why they should have a different plan from what was submitted when they bought the business. He had contacted the alderwoman office, was told to contact the License Division, and the License Division did not know anything about a new plan request.

Ald. Lewis explained that Mr. Copeland should have a copy of Popeyes' plan of operations at the location and for there to be revisions done to the plan of operations to address and correct issues at the location.

Members said that issues at the location were with regards to long waiting times

causing traffic on 76th St., food running out, unprofessional service, lack of lighting, litter, broken drive-thru window.

Ald. Lewis said that Mr. Copeland was made aware of the issues at the previous meeting; was given specific aspects to target for improvement; and those aspects included operations, customer service, garbage surrounding the property, and poor food quality.

Member Duckworth said that quality and service must be maintained at the business, experiences and issues have already been shared to Mr. Copeland for this location, and changes must be implemented as requested for the location to continue its business.

Chair Hinton said that the committee has yet to see Popeyes' commitment to the community with quality, that Mr. Copeland knew of the issues, and Mr. Copeland needed to self-reflect.

Mr. Copeland said that they were also very serious and understood all the feedback to make things better in every community that they work or have business in.

Ms. Dotson asked if he or another owner has spent the day observing operations at the business and said that the committee was professional on delivering their impressions and opinions to all businesses that came before them in the same way and that the issues at the business was unacceptable.

Mr. Copeland said that he has been there many times from the early hours to late hours, they have made changes inside, people would see a difference, and he will work on providing a new plan to address issues.

Ald. Lewis told Mr. Copeland to submit the new plan to clerk staff to be shared with the board and to be reviewed at the next meeting to coincide with the locations license renewal application.

d. Bellagio Experience Corp hookah restaurant at 8665 W. Brown Deer Rd.

Appearing:

Darryl Simmons, Bellagio Experience Corp

Ald. Lewis said that the location was the former Big Country's location, Mr. Simmons was trying to target soul food, she had seen a hookah sign, dance floor, wanted Mr. Simmons to present to the committee his business proposal, neighbors were fine with the food but not the hookah part, and for the committee to make a decision in support or nonsupport of the business.

Mr. Simmons said that his passion was the food, there was big space by the bathroom that could be used as a hookah lounge and for comedy acts entertainment.

Members questioned the age limit, security plans for crowd control, and Mr. Simmons' intention to stick with his business plan and not diverge from it.

Mr. Simmons replied that he would have trained security, he was aware of the issues with the city, and he would not have a party scene, he would just have comedy acts in a peaceful environment, the business would become an asset to the community, he would look for a mature crowd and have a dress code, he did not worship money, he

would keep the place impeccable, his main goal was the soul food, the hookah and comedy acts would be extra additions, and he would not do anything that did not fit his role as a father and mentor.

Members said that 25-27 years olds were not necessary mature, the City was not short of hookah bars, there was a shortage of event venue rental spaces, Mr. Simmons should try to pursue event rental operations or something that better aligned with his passion for food for the big empty space instead, quality would bring older patrons, and Mr. Simmons should stay true to his original plan.

Mr. Simmons thanked the committee for the feedback and said that he was not a smoker himself, there would be tobacco free products, he would update the patron ages on the business plan, and he had obtained an occupancy permit.

Member Dotson moved approval of the proposed soul food restaurant with hookah and comedy acts contingent upon the age requirement being amended to 30 years or older. (Prevailed 2-1-1) No - Duckworth, Abstain - Lewis

e. Exotic Blends Cigar Lounge at 8320 W. Beatrice Ct.

Appearing:

Lynette Patterson

Chris Patterson

Ald. Lewis said that the Patterson's application came to the office for a cigar lounge, they understood that cigars were expensive, the location was close to Northridge Mall, and for the committee to review the proposed business for transparency.

Mr. and Mrs. Patterson said that they have been in the community for many years, they have been crafting this plan based on their experiences in Chicago, they would start small with mature clientele, cigars would be blended with drinks (coffee, tequila, whisky, and wines), the building had been vacant for many years and sustained inside damage, they saw an opportunity to create the environment that they have wanted, they were close to retirement, they enjoyed smoking, the clientele would be above 30 years old with moderate hours, would have security and job opportunities for the community, understood that not everyone supports smoking, some people enjoyed smoking, patronage would be membership based, there would be waivers and guidelines, and there would be a recirculation air system installed to prevent smell.

Ald. Lewis said that she was supportive of the plan, confident in the Pattersons, and that the business would be an attractive amenity for young professionals.

Member Dotson said that she was looking forward to take her brother there when he comes to visit her.

Chair Hinton said that he likes his cigar from time to time, the community needed businesses to entertain mature crowds, and asked the applicants to tell patrons to be respectful of neighbors.

Member Dotson moved approval, seconded by member Lewis, of the cigar lounge. (Prevailed 3-1) No - Duckworth

f. Northwest Master Plan (Royal Capital)

This item was held.

g. Neighborhood conditions and concerns

There was no discussion.

h. Other

There was no other discussion.

5. Public comments.

No public comments.

6. Next steps.

a. Next meeting (April 6, 2022 at 9 am)

Member Duckworth said there should be a formal process to have people at regular meeting regardless of the timing because she may have other commitments and may be unable to attend special meetings always.

Chair Hinton said that there was posted a full calendar of set meetings dates for the year, the committee should stick to its calendar, and that meetings were bi-monthly.

Member Lewis said that sometimes there were businesses with time sensitive license applications that must be renewed or require review, and that would be the reason to ask for special meetings.

b. Agenda items

To be determined.

7. Announcements.

No announcements were made.

8. Adjournment.

The meeting adjourned at 10:53 am

*Yadira Melendez-Hagedorn, Staff Assistant
Edited by Chris Lee, Staff Assistant
Council Records Section
City Clerk's Office*

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