



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes

### BRONZEVILLE ADVISORY COMMITTEE

**LASHAWNDRA VERNON, CHAIR**

*Deshea Agee, Vice-Chair*

*Theresa Garrison, Anthony Smith, Baboonie Tatum, Rayhainio  
Boynes, and Vanessa Claypool*

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

*clee@milwaukee.gov*

*Legislative Liaison, Ted Medhin, 286-8681,*

*tmedhi@milwaukee.gov*

---

Monday, April 18, 2022

12:00 PM

Virtual Meeting

---

#### Special

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/401297165>. You can also dial in using your phone United States: +1 (872) 240-3412 and Access Code: 401-297-165.

1. **Call to order.**

*The meeting was called to order at 12:04 p.m.*

2. **Roll call.**

**Present** 6 - Agee, Garrison, Vernon, Boynes, Tatum and Claypool

**Excused** 1 - Smith

**Also present:**

*Amy Turim, DCD Real Estate*

*Matt Haessly, DCD Real Estate*

3. **Review and approval of the previous meeting minutes from April 11, 2022.**

*The meeting minutes from April 11, 2022 were approved without objection.*

4. **6th and North Avenue Development Opportunity 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.*

*Chair Vernon said that the committee would convene into closed session briefly and reconvene to make a recommendation.*

*Vice-chair Agee moved to 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. Member Boynes seconded. There was no objection.*

*The meeting convened into closed session at 12:08 p.m.*

*Present (6) - Vernon, Agee, Garrison, Tatum, Boynes, Claypool  
Excused (1) - Smith*

*Also present:*

*Amy Turim, DCD Real Estate  
Matt Haessly, DCD Real Estate*

*Member Boynes moved to reconvene into open session, seconded by vice-chair Agee. There was no objection.*

*The meeting reconvened into open session at 12:22 p.m.*

*Chair Vernon said that the committee had scored and ranked the proposals in the following order: Proposal B - FIT Investment Group & Cinnaire Solutions, Proposal A - MLK Economic Corp & KG Development Group, and Proposal C - Horizon Group, Midwest Affordable Housing Corp & Northernstar.*

*Vice-chair Agee moved approval to award the RFP to Proposal B - FIT Investment Group & Cinnaire Solutions with the condition that should the proposal not move forward successfully then Proposal A - MLK Economic Corp & KG Development Group would be approached being awarded the RFP. Member Boynes seconded. There was no objection.*

*Chair Vernon asked FIT Investment Group and Cinnaire Solutions to provide an update on their project in 4-6 months.*

*Michael Adetoro and Elisabeth Rask, FIT Investment Group and Cinnaire Solutions, thanked the committee for the opportunity to move forward with their project, that they had a long vision, and was excited.*

*James and Branden Methu, Horizon Group, gave congratulatory remarks to the FIT Investment Group team.*

*Tom Daykin, Milwaukee Journal Sentinel, inquired details about the winning proposal, project timeline, financials, and creative partners.*

*Mr. Adetoro and Ms. Rask commented. The site would become a creative arts and technology incubator and hub for local artists and entrepreneurs. There would be a*

*3-story mixed use and mixed-income building. There would be creative spaces and amenities for a variety of businesses to use in sectors such as film, music, and design. They would support businesses by providing support such as capital, equipment, and mentorship. There would be 54 mixed-use income housing with 3 artist live/work units. There were technology partners and use of STEM. The shared amenity would be on the first floor. Some main features would include a cafe at the corner, music symbol signs on the facade front, live/work units in the next adjacent building, housing units in the back, and underground parking. Efforts were underway to acquire an adjacent property to do short term rentals and a restaurant. The project would be in two phases. Phase one would be the commercial arts and tech portion (\$6.6 million) with construction beginning in spring 2023 to 2024. Phase two would be the housing component (\$13.48 million) with construction beginning in spring 2024 to 2025. There would be new market and low income tax credits. Partners would include 2112 Chicago, Engberg Anderson, Milwaukee Urban League, GMF, LISC, YWCA, Dr. Howard Fuller Collegiate Academy, and Alyssa Neff. Some partners were intending to lease and provide programming. As the project moved along, further engagement would be done with the community.*

**5. Public comments.**

*There were no public comments.*

**6. Announcements.**

*Vice-chair Agee announced that Bronzeville Week was set for August 6-13, 2022 with excellent planning and ideas for more exposure to the district.*

**7. Next steps.**

*a. Agenda items for the next meeting*

*To be determined.*

*b. Next meeting date and time (May 16, 2022 at 9 a.m.)*

**8. Adjournment.**

*The meeting adjourned at 12:45 p.m.*

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