



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes BRONZEVILLE ADVISORY COMMITTEE

RALPH HOLLMON, CHAIR

Rhonda Manuel, Vice-Chair

**Jayme Montgomery Baker, Radolph Matthews, and Fidel
Verdin**

**Staff Assistant, Chris Lee, 286-2232, Fax: 286-3456,
clee@milwaukee.gov**

Wednesday, February 29, 2012

9:00 AM

Room 303, Third Floor, City Hall

1. Call to Order.

Meeting called to order at 9:10 a.m.

2. Roll Call.

Present 5 - Manuel, Hollmon, Montgomery Baker, Matthews and Verdin

Ms. Montgomery Baker would later join the committee at 9:28 a.m.

Individuals also present:

Jim Owczarski, Deputy City Clerk

Ald. Milele Coggs, 6th Aldermanic District

David Misky, Redevelopment Authority

DeShea Agee, Department of City Development

3. Election of a Chair and Vice-Chair.

*Ms. Manuel moved to nominate Mr. Hollmon as Chair, seconded by Mr. Matthews.
There were no objections. No other nominations.*

Mr. Hollmon accepted the position of Chair. There were no objections.

*Mr. Matthews moved to nominate Ms. Manuel as Vice-Chair. There were no
objections. No other nominations.*

Ms. Manuel accepted the position of Vice-Chair. There were no objections.

4. Presentation by the City Clerk on Open Meeting and Open Records Law.

*Mr. Owczarski said that the committee is a public body under Chapter 19 of the
Wisconsin Statutes, and that all documents and information being part of the
deliberations before the body becomes a matter of public record.*

Mr. Owczarski said that the City Clerk's office, through the staff assistant, will assist the committee and chairman in the posting of meetings, scheduling of meetings, generation of agendas and minutes, retention of records, and handling of open record requests.

Mr. Owczarski said that four or more members should not be involved in discussion outside of an official meeting, which includes personal meetings, email conversations, and phone conversations. Such activities may result in individual fines and the work of the body being undone.

Mr. Owczarski added that the committee may utilize closed sessions in its meetings to keep the proposals being reviewed confidential. The chairman has the discretion to excuse persons from these sessions.

Mr. Hollmon asked if Mr. Owczarski had any guidance on inquiries from the press.

Mr. Owczarski replied that individual members can speak on their own personal accounts. Committee responses should be referenced as statements from the committee and not the individual. No comments should be made on closed session matters.

5. Discussion on the Mission of the Bronzeville Advisory Committee.

Ald. Coggs said that the Bronzeville African American Arts and Cultural Entertainment District was designated in 2005 and that there have been many efforts from both the residential and commercial sides to help develop the area towards that goal. Through many meetings with the Department of City Development, her aldermanic office, and the community, it was determined that an advisory committee would be helpful.

Ald. Coggs said that the committee was intended to allow for some input from residents, artists, and stakeholders on developments and their uses in the area. The committee would primarily look at parcels of real estate in the district being put up for RFP or request for proposal. The committee is to advise and be another set of eyes that would allow for fair opportunities for everyone to bid and partake in the district. The Redevelopment Authority would make the final decision. In the future, there can be legislation to expand or evolve the committee as it progresses.

Ald. Coggs added that there are two vacant spots in the committee, and those spots have yet to be appointed by Council President Ald. Willie Hines.

Mr. Hollmon said one main purpose of the committee is to review proposals and give suggestions to help make the final decision. He questioned if the committee was able to conduct community meetings.

Ms. Montgomery Baker joined the committee at 9:28 a.m.

Ald. Coggs replied that current legislation does not prevent or require the committee to have community meetings. She said that it would be more meaningful to also have communal meetings where initial community input is given.

Mr. Hollmon said that the basic framework has been developed and the planning phase is done. The committee is to be the implementation phase. Communal meetings would be strictly informational rather than for planning purposes.

Mr. Hollmon asked on the frequency for the body to meet.

Ald. Coggs answered that meetings would be driven by RFPs and the timing of RFPs. She added that the committee should look at and study a preliminary RFP that will surface shortly at a future meeting to understand its process. She suggested that the committee may find it helpful to bring in developers to gain a better understanding of proposals at its meetings.

6. Discussion of Administrative Procedures With the Redevelopment Authority.

Mr. Agee spoke on the administrative procedures of the Redevelopment Authority (RACM), RFPs, Department of City Development (DCD), and Bronzeville Advisory Committee. The committee will learn and get an understanding of, background and framework leading to, and timeline associated with an RFP. The meetings of the committee will be based on RFPs. When an RFP is released, sixty or ninety days are given for developers to respond. The developer will be allowed to walk through the site. DCD will work with RACM, who will in turn come to the committee with the RFP for its opinion. A recent RFP, parameters such as cost and size of the land, suggestions, acceptable uses, and unacceptable uses, such as jewelry stores, will be shown to the committee. Plans are publicly available at the website, www.milwaukee.gov/bronzeville. RACM meetings take place during the third week of every month. Although public meetings, RACM meetings can be closed. RACM is an entity that acts as an agent of the city. It disposes of city owned land buildings that both RACM and the city own. A buyer's proposal for such land and houses in this process would need approval from RACM and the Zoning, Neighborhoods and Development Committee and Common Council.

Mr. Misky gave a few comments. He oversees RACM and serves as its secretary. His job is to eliminate difficult obstacles for developers to achieve their tasks. The city owns most of the lands in Bronzeville. RFP is a public process and has been done for decades. The committee can be more than a recommendation body. There is an opportunity to gain input from the community similar to the East Library process. The committee can meet monthly or every three months depending on RFPs. He is here for support. RACM and DCD work toward the same goals.

Ms. Montgomery Baker asked when the committee will get a chance to look at an RFP.

Mr. Agee replied that an RFP will be put out in April, and it will be brought to the committee to understand what an RFP looks like. Future RFPs will be brought to the committee for input.

Ald. Coggs said that the lack of timing and experience are reasons as to why the first RFP will not be brought to the committee for recommendation but rather for the committee to learn.

Mr. Hollmon said that the first RFP will be a good learning experience for the committee. He added that the committee should facilitate and help RACM. Disagreements will occur, but all must act in a professional and constructive manner to prevent any delay.

7. Items for the Next Meeting Agenda.

Ms. Manuel requested to have Mr. Agee present on the background, process, and development of an RFP.

Ms. Montgomery Baker asked for a presentation to be given to give members a background and understanding of the Bronzeville District.

Mr. Hollmon restated that the next meeting will primarily involve an overview of the Bronzeville process. Mr. Agee added that he will present an RFP that was already developed.

8. Set Next Meeting Date and Time.

Mr. Fidel asked if the committee can have meetings outside of City Hall.

Mr. Hollmon replied that formal meetings will be held at City Hall, but community meetings to be held in the Bronzeville community.

Mr. Hollmon said that the next meeting date and time will be Wednesday, March 28, 2012 at 9 a.m. in City Hall.

9. Adjournment.

Meeting adjourned at 10:23 a.m.

Chris Lee, Staff Assistant