



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes BRONZEVILLE ADVISORY COMMITTEE

RALPH HOLLMON, CHAIR

Rhonda Manuel, Vice-Chair

Jayne Montgomery Baker, Fidel Verdin, Theresa Garrison,

Christopher McIntyre, and Clifton Crump

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Monday, November 17, 2014

9:00 AM

Room 303, Third Floor, City Hall

1. Call to Order.

Meeting called to order at 9:17 a.m.

2. Roll Call.

Present - Crump, Garrison, Manuel, Hollmon

Absent - Verdin

Excused - McIntyre, Montgomery Baker

3. Review and Approval of the Previous Minutes from October 15, 2014.

Mr. Clifton moved approval, seconded by Ms. Manuel, of the minutes from October 15, 2014. There were no objections.

4. Review of the Historic Garfield School - 4th & North Side RFP and Proposals.

Mr. Hollmon recused himself due to his organization, the Milwaukee Urban League, being a partner to one of the proposals for the RFP.

Ms. Manuel gave an update. Three proposals have been submitted. The developers that have submitted proposals are Maures Development Group LLC and CommonBond Communities Inc., Brinshore Development LLC, and Gorman & Company Inc. There will be an internal committee comprised of staff from the Department of City Development (DCD), staff from the Redevelopment Authority of the City of Milwaukee (RACM), and a resident from the community to review the proposals. The committee is encouraged to suggest individuals from the community that would like to participate in the internal review.

Ms. Garrison said that she has two names to suggest but would like to confer with those individuals first before recommending them.

Mr. Crump questioned the protocol regarding the internal committee review and the Bronzeville Advisory Committee review.

Elaine Millier, DCD Real Estate Division, responded. For major commercial listings or RFPs, a board spectrum of parties is put together and can involve outside participation such as individuals from the community and business improvement districts. Outside input helps bring a different perspective to a review. After a review, recommendations from the internal committee will be brought to the Bronzeville Advisory Committee for input and concurrence. Input from the advisory committee would be important for situations when there are some subtleties or no clear cut decision. The desire is to bring this review back to the advisory committee before a formal decision is made in January when the matter is expected to go through the Common Council process.

Ms. Miller provided more comments. There are technical issues with the site being owned both by the City and RACM. Total ownership may be transferred to the City to be the entity to do the conveyance. The review is under a tight time schedule with all three proposals proposing for WHEDA affordable housing tax credits, which applications for those tax credits are due at the end of January 2015. The property is designated historic on the National Register. Historic tax credits can be used for the project.

5. Review of 2730 N. Dr. Martin L. King Jr. Dr. RFP and Proposals.

Mr. Hollmon said that DCD staff is still seeking additional information regarding the RFP and is not prepared to give additional information.

Mr. Agee said that there is one respondent for a restaurant, but more information is still being sought from the respondent. Once there is a full submittal with cost other detailed information, the submittal and possibly the applicant will be brought to the advisory committee. DCD staff plans to meet and interview the respondent. The property may be made available to the open market again if the current proposal falls through. He anticipates bringing the matter back to the advisory committee at its next meeting if the proposal moves forward.

Mr. Hollmon said that despite delays regarding RFPS in the district, the due diligence being done upfront by DCD will put the district in a better position.

6. Items for the Next Meeting Agenda.

Mr. Hollmon said that the two RFP matters discussed today will be the focus at the next meeting.. Other possible agenda items, suggested previously in prior meetings, that may be considered would include Friends of Bronzeville and revisiting the mission of the advisory committee.

Mr. Crump said that detailed information on the Tax Incremental District (TID) process and on all City holdings within the Bronzeville boundaries as agenda items were suggested at the previous meeting.

Mr. Bill Johnson, WHEDA Urban Economic Association, said that the outcomes of a session that occurred at a recent WHEDA summit should be shared for informational purposes at a future committee meeting.

Mr. Hollmon said that he did participate in a lab session, mentioned by Mr. Johnson, during a recent WHEDA summit in the Bronzeville district.

Mr. Hollmon said that all other agenda items besides the two RFP matters may or may not be scheduled depending on the level of review expected by the committee

regarding those RFPs.

7. Set Next Meeting Date and Time.

The next meeting date and time will be either Thursday, December 11, 2014 at 9 a.m. in City Hall or Wednesday, December 10, 2014 at 9 a.m. in City Hall based on the availability of members, which clerk staff will inquire.

8. Adjournment.

*Meeting adjourned at 9:43 a.m.
Chris Lee, Staff Assistant*