

Historic Garfield School

CAMPUS REDEVELOPMENT

MILWAUKEE, WISCONSIN



Right Development, Right Team, Right Time

- Honor the past, celebrate the present, and embrace the future
- Walnut Street Legacy
- 10 years since the Bronzeville Cultural & Entertainment District was established
- America's Black Holocaust Museum, metaphoric symbol of hope and renewal
- Goes beyond bricks and mortar
- Restoring pride and hope to people, to the community
- Partnership with the City and the Community



PRESERVE **HISTORY**



BRONZEVILLE CULTURAL & ENTERTAINMENT DISTRICT **REALIZED**

Ten years in the making: **IT'S TIME!**

The Team

Development Team:

Maures Development Group, LLC
CommonBond Communities
Universal Companies

Architectural Team:

Engberg Anderson Architects
America's Black Holocaust Museum



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Ten years in the making: **IT'S TIME!**

Knowing the Neighborhoods



ENRICH LIVING



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Project Description

Historic Garfield School

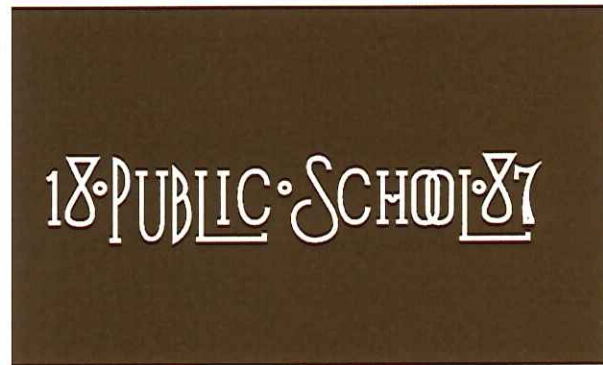


SENSE OF **PLACE**



Project Summary

- Restoration of America's Black Holocaust Museum
- 66 Mixed income apartments
- Commercial space and open space
- Programming for cultural and entertainment throughout the year
- Estimated \$14.3 million transaction



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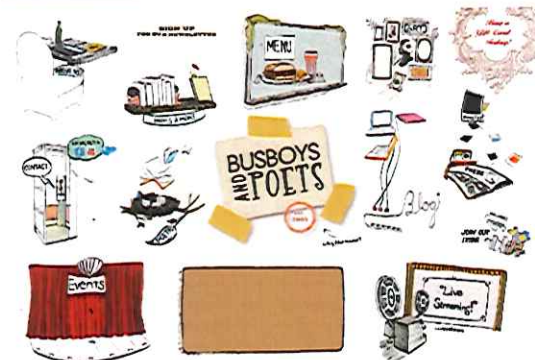
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Bronzeville Community Vision

- Cultural and Entertainment District
- UWM Bronzeville Design Charrette
- African American Arts
- Authentic music, art, cuisine
- Gallery space and retail opportunities
- Beautiful housing with an array of rental rates
- Outdoor greenspace
- Create investment and employment opportunities

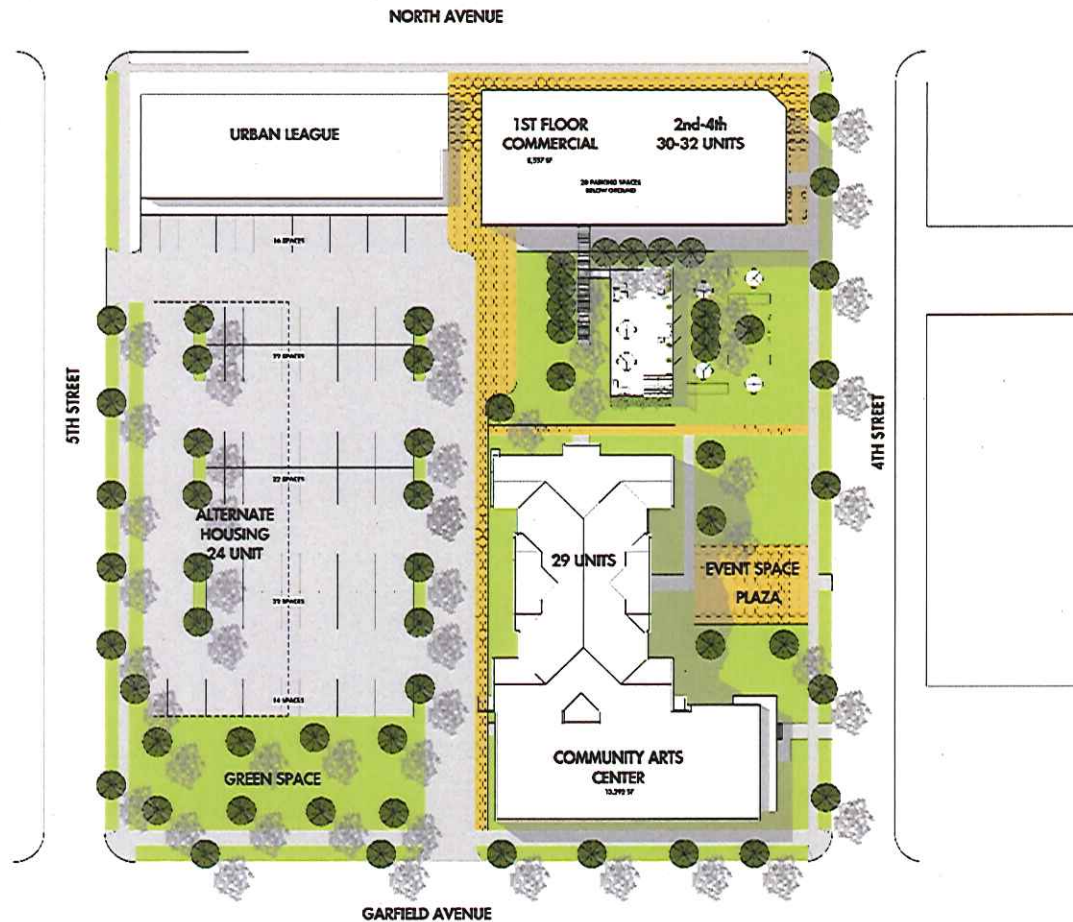


CREATE BUSINESSES

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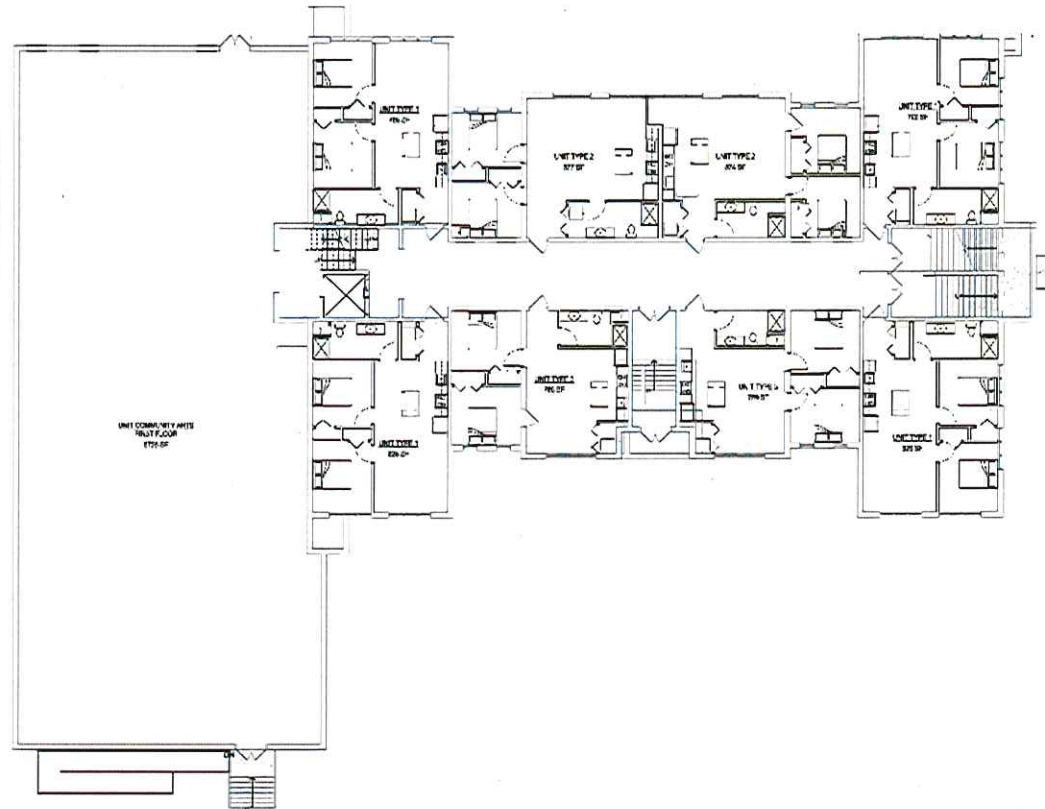
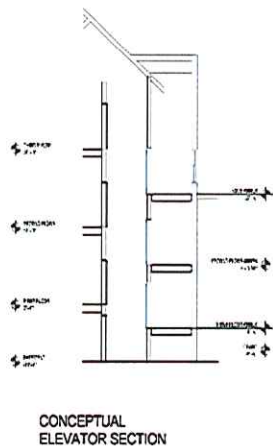
Site Plan



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Garfield School Floor Plan



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The Griot Apartments



The Griot Apartments



The Griot Apartments



Financing & Timeline

If team is selected, due diligence will begin immediately!

- Make preparations for a LIHTC submittal including market study
- Start the planning process for the ABHM
- Determine and implement community engagement strategy in conjunction with Bronzeville Advisory Board
- Meet with community stakeholders such as the Milwaukee Urban League, Halyard Park, key individuals
- Connect with potential partners: organizations, programming, tenants, artists
- Confirm financing structure: solidify debt and equity sources, confirm market interests
- Capital stack to include: historic tax credit equity, low income housing tax credit equity, possible City funds, energy grants, other housing related grants



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