



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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Tuesday, January 6, 2015

10:00 AM

Room 303, Third Floor, City Hall

1. Call to Order.

Meeting called to order at 10:06 a.m.

2. Roll Call.

Present 6 - Manuel, Hollmon, Montgomery Baker, Verdin, Crump and McIntyre

Absent 1 - Garrison

Individual also present:

Deshea Agee, Department of City Development

3. Review and Approval of the Previous Minutes from November 17, 2014.

Ms. Montgomery Baker moved approval, seconded by Mr. McIntyre, of the minutes from November 17, 2014. There were no objections.

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

Mr. Hollmon recused himself and passed the chair position to Ms. Manuel for this agenda item.

Ms. Manuel gave an update. At the last meeting of the advisory committee, it was discussed that her office needed to acquire additional information, schedule input sessions, and include a community perspective. There were two input sessions where an internal review team met to review and score three proposals that were submitted. The team consisted of a designee from the Department of City Development (DCD) real estate division, representatives from Halyard Park, herself as a representative from the advisory committee, and the Bronzeville project manager. From the sessions two proposals, one from Gorman & Company, Inc. and one from Maures Development Group, LLC scored the highest. The internal review team recommends that the advisory committee hear presentations from the finalists,

gather further information, and narrow down a choice. A special meeting of the advisory committee is requested for this purpose separate from today's meeting and to be scheduled perhaps for Monday, January 12, 2015 to allow time for members to review and request additional information. Summaries and scoring sheets will be forwarded to members prior to the special meeting. The advisory committee's recommendation will be discussed with the DCD Commissioner who will make a final decision.

Mr. Agee gave comments. The selling of properties owned by the City or the Redevelopment Authority of the City of Milwaukee (RACM) has to go through the City's Common Council process, specifically before the Zoning, Neighborhoods and Development Committee (ZND) and then the Common Council. The ZND will review this matter at its January 13, 2015 meeting next Tuesday. ZND's approval will allow a proposer to have site control. No actual sale will be approved or take place yet. ZND members will be able to weigh in and gather input from the public as well as from the alderwoman of the area. The City now has control of the entire site including the Garfield Avenue school building, restaurant building, and former Black Holocaust Museum.

Mr. Lee said that the Common Council meeting regarding the matter will be Wednesday, January 21, 2015.

Mr. Crump, Ms. Montgomery Baker, and Mr. Verdin said that the special meeting of the advisory committee should occur this week for the committee to provide a more meaningful and impactful recommendation.

Mr. Crump said that he was concerned that a proposal will already be selected for ZND review if the committee meets on Monday one day before the ZND meeting.

Ms. Montgomery said that the committee should take advantage of its meetings in advance to provide significant input. Today's meeting should have been used to have presentations and review of the proposals.

Ms. Manuel offered further comments. She does not believe a decision will be made prior to input from the advisory committee. Transfer of the property has to take place. A developer does not necessarily have to be identified, especially one that doesn't require tax credits. She will have to confirm. This RFP process was atypical due to the holidays, coordination of schedules, and time restraints due to the housing credit application deadline at the end of January or mid-February 2015 this year.

The committee moved to have a special meeting preferably on Friday, January 9, 2015 at 10 a.m. or on Monday, January 12, 2015 depending on the availability of members and the developers of the two proposals. There were no objections.

Ms. Montgomery Baker moved that there should be a public forum to gain community input on the Historic Garfield School - 4th & North Side RFP.

Ms. Manuel said that Ald. Coggs may have a Bronzeville community meeting to introduce the Historic Garfield School - 4th & North Side RFP project on January 7 or 8, 2015. However, a separate community forum can be scheduled as the project is an ongoing process.

Ald. Milele Coggs, 6th Aldermanic District, appeared and said that her community meeting will be rescheduled.

Mr. Fidel and Mr. Hollmon moved that the internal review team be invited to the

special meeting by Ms. Manuel and Mr. Agee.

Mr. Fidel questioned if the special meeting will be in open or closed session?

Mr. Lee said that meetings of this body have to be in open session as communicated to him by the City Clerk previously.

Mr. Hollmon and Ms. Montgomery Baker moved that Mr. Lee inquire and respond back to the committee if the committee is able to go into closed session when reviewing RFP proposals. After a response, a direct meeting with the City Clerk or with the City Attorney's Office can be requested if members have any further questions or concerns.

5. Items for the Next Meeting Agenda.

Mr. Crump inquired about the 2730 N. Dr. Martin L. King Jr. Dr. RFP?

Mr. Agee replied that the application is due January 30, 2015. The proposer has submitted additional thorough information from the last time. DCD will meet with the proposer soon, and additional information will be brought to the committee after the special meeting.

Members discussed the process to review RFPs and proposals going forward.

Ms. Manuel said a subcommittee was formed last year to review proposals and to forward summaries to the full committee. The committee can revisit and discuss whether to retain the subcommittee or have the full committee review RFPs and proposals.

Mr. Hollmon said that the process to review the Historic Garfield School - 4th & North Side RFP had been atypical. He prefers the committee to receive summary reports from DCD staff due to the level of complexity of RFPs and to take out sensitive information. Additional information can be requested if desired. The committee should discuss this as an agenda item and obtain a consensus.

Ms. Montgomery said that she prefers seeing detailed information but concurred with taking out sensitive information.

Ald. Milele Coggs gave comments. The desire is to see a different RFP process in Bronzeville as opposed to the regular process in DCD. Cultural and communal aspects desired for the Bronzeville area goes beyond the planning that DCD does well. Committee members are not expected to deal with financials and fine details that DCD deals with. Members should use their background and knowledge and focus on determining what projects are best for the community relative to culture, art, and community interest. She envisions having a process similar to the review process that the Milwaukee Library Board, which she serves on, has that allows for public input. The library board review process allows for presentations from developers, public input, review of proposals in closed session, and recommendations or additional requests coming out of closed sessions. The library board has both a subcommittee and full committee engaged in this manner. Since the current function of the advisory committee is to review RFPs, the full advisory board should review RFPs and proposals like a subcommittee does.

Ald. Coggs gave additional comments. The intention is to expand the roles and responsibilities of the advisory committee through future legislation. She will send

members questions to respond to her in the next few weeks to assist in formulating legislation.

From committee discussions, agenda items for the special meeting:

•Review of the Historic Garfield School - 4th & North Side RFP and Proposals with presentations from the finalists, review of proposals, and a recommendation from the committee.

From committee discussions, agenda items for subsequent meetings:

•Discussion relative to the mission and activities of the Bronzeville Advisory Committee.

•Discussion relative to the process to review RFPs and proposals.

•Review of 2730 N. Dr. Martin L. King Jr. Dr. RFP and proposals.

6. Set Next Meeting Date and Time.

A special meeting on Friday, January 9, 2015 at 10 a.m. or on Monday, January 12, 2015 at 10 a.m. depending on the availability of members and the finalists relative to the matter of the Historic Garfield School - 4th & North Side RFP.

7. Adjournment.

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