



# 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, Fidel Verdin, Theresa Garrison,**

**Christopher McIntyre, and Clifton Crump**

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

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**Legislative Liaison, Jeffrey Osterman, 286-2262,**

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Thursday, March 10, 2016

9:00 AM

Room 301-B, Third Floor, City Hall

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#### 1. Call to Order.

*Meeting called to order at 9:05 a.m.*

#### 2. Roll Call.

*Ms. Montgomery Baker joined the committee at 9:17 a.m. during deliberation of agenda item 4.*

**Present** 6 - Manuel, Hollmon, Montgomery Baker, Crump, Garrison and McIntyre

**Absent** 1 - Verdin

#### 3. Review and Approval of the Previous Meeting Minutes from February 10, 2016.

*Mr. Crump moved approval, seconded by Mr. McIntyre, of the meeting minutes from February 10, 2016 with the amendment that "Ald." be corrected to "Chairman" before "Hollmon" in the first paragraph on page 6. There were no objections.*

#### 4. Bronzeville RFPs and Projects

*-Update on 2730 N. Dr. Martin L. King Jr. Drive (King's Fresh Food Market)*

*Individuals appearing:*

*Bruce Martin*

*Tamara Martin*

*The Martins gave an update. An architect is getting elevations together. The financing of the project is progressing. Temporary layouts are moving forward. Come contractors have been committed, and some equipment costs have been quoted. The project is moving forward. There is an internal search going to acquire staffing in areas like in the kitchen and management. The advisory committee can assist in informing others of the positive news that the project is moving forward but not as fast as one may like.*

*Chairman Hollmon said that the update is good news and is contrary to rumors that the project was not moving forward. The Urban League can assist in helping the*

*Martins acquire staffing. Real estate projects, including this one, are not simple and may take time to complete. The Martins should return to the committee to provide an update in a few months.*

*-Property Listings*

*Individual appearing:*

*Matt Haessly, Department of City Development*

*Ms. Montgomery Baker joined the committee at 9:17 a.m.*

*Mr. Haessly gave opening remarks. The two listings coming forward for review by the committee are property listings that Ald. Milele Coggs wanted to be reviewed and approved by the advisory committee prior to the listings being officially posted and made public. These listings are not RFPs as they have considerable deferred maintenance, damage, and do not hold as much value. RFPs are issued for those properties with more significant value and less deferred maintenance. The property listings include information about financial resources and grants that are available such as the façade grant program, retail investment fund, white box program, commercial property renovation fund, and Milwaukee Economic Corporation.*

*Members inquired about access to detailed information on the scope of work and code violations on property listings.*

*Mr. Haessly replied. Commercial properties are difficult for the City to do a scope of work and to include that scope of work in the listings due to the unpredictable end use desired by a developer. Photographs are included in the listings. People are able to and are encouraged to bring a general contractor to a showing to inspect the property and generate a scope of work. The Department of Neighborhood Services (DNS) has a program that people can hire a DNS inspector to inspect a property at a cost. DCD does require an occupancy permit be obtained within 9 to 12 months of a buyer acquiring a property. The occupancy permit process will require the property to be inspected for code compliance. Closings are contingent upon the buyer providing the scope of work and evidence of financing to close. New owners are required to file vacant registration with DNS, who will then inspect the properties on a regular basis to see improvements. The goal is not to sell properties for the new owners to sit on them.*

*Members discussed and requested that, similar to the RFP review process, prospective buyers appear before the advisory committee prior to the closing date on the purchase of any building requiring approval from the advisory committee in order to discuss the use of the building and to prevent inconsistent use of the building from the original proposal.*

*-2368 N. Dr. Martin L. King Jr. Drive*

*Mr. Haessly gave an overview. The asking price is \$15,000. There is peeling of the façade from the building frontage. Ja'Stacy Restaurant was formerly at this location.*

*Ms. Manuel inquired about the possibility for pop up concept to be implemented there where a buyer can purchase the building, white box it, set up business there temporary for a few months to assess the space, and then determine the best use or tenancy there. Preferably, a restaurant is desired by the community. The pop up business that is initially there may end up staying there. The concept would require a partnership between the City and a nonprofit organization or developer. This concept was used at another location in the City with the participation of and resources from*

*the business improvement district there and the City. The building is in an important location and has been vacant for some time. There is an effort to move this kind of project forward and to include this building. She is a part of an effort to develop this concept, which includes the local business improvement district and Ald. Milele Coggs.*

*Mr. Haessly replied that the preference is to have a firm understanding of the use of a building from a prospective buyer and not to speculate a site's use, especially if the outcome results in an undesirable or prohibited use.*

*Mr. Haessly added additional comments. The building is bordered by other buildings to its sides. There is very little onsite parking for this property and those adjacent to it. At the rear are an alley and perhaps two to three parking spaces. The private parking lot to the east is only for the Department of Natural Resources, and the parking lot across the street to the west is also for private use.*

*Mr. Crump commented. Perhaps there should a parking analysis done. It appears that the lack of parking will not support a retail or restaurant use. The City can perhaps assist in obtaining parking agreements to allow access to private parking near the building.*

*Ms. Garrison commented. Perhaps the City parking lot on 4th Street and Meinecke Avenue, which the church there uses on Sundays, can be used. Any future restaurant business at the site will need to consider its prices as the former restaurant Ja'Stacy overpriced despite being a good business.*

*Members discussed further. There should be a mixer event, integration with Bronzeville Week, and a pop up concept for this particular building and others in Bronzeville that may result in a community contest, promotion, partnerships, access to funds or grants, access to professional or legal resources, and sale of the buildings. Community contests have been done for other buildings in other aldermanic districts, such as the 15th aldermanic district. Involvement in this initiative is to include but not be limited to the local alderperson, local business improvement district, Ms. Manuel, and Friends of Bronzeville. If necessary, a formal committee for this initiative can be formed and may include advisory committee members.*

*The committee moved to hold the property listing for 2368 N. Dr. Martin L. King Jr. Drive for a month to allow discussion of implementing a pop up concept or proposal competition as discussed by members. The matter will be reviewed again at the next committee meeting for a status update on the competition proposal. If there is no traction on the competition proposal, the committee may decide to approve the listing rather than holding it indefinitely.*

*-3104-20 N. Dr. Martin L. King Jr. Drive*

*Mr. Haessly gave an overview. The asking price is \$35,000, which is basically the value of the land. The building was site to the former Utopia Daycare and a funeral home. The exterior of the building is attractive. The building overall is in poor condition and is a demolition candidate. Damages to the building include the collapse of part of the ceiling and significant water damage. The property initially had an RFP issued with a prospective deal in place, but the deal fell through due to financial constraints. There are three parcels within the property. There is some interest in the property to reinstall a funeral home. There were no objections.*

*Members inquired about demolition.*

*Mr. Haessly replied. Properties with costs exceeding over one-half of the assessed value of the property are candidates for demolition. The preference is for these properties to be sold and redeveloped rather than being demolished, if possible. Currently, there is no city funds left for demolition. This property is probably not economically feasible to renovate due to significant water seepage damage.*

*The committee moved approval to list the property at 3104-20 N. Dr. Martin L. King Jr. Drive as proposed. There were no objections.*

*-Other*

*Ms. Montgomery Baker questioned the status of Department of Natural Resources (DNR) headquarters building at 2300 N Doctor M.L.K. Dr.*

*Ms. Manuel said that DCD is in discussion with DNR, and the DCD Commissioner can provide more information in the near future when appropriate.*

**5. Old Business.**

*Chairman Hollmon said that Ken Little from DCD should appear before the committee at its next meeting regarding rehabilitation and other programs for commercial properties. He was slated to attend today's meeting but was postponed due to time constraints and the focus on the property listings.*

**6. New Business.**

*Chairman Hollmon and members Montgomery Baker and McIntyre commented on a recent meeting between the Milwaukee Bucks and key stakeholders from the local community. All three were in attendance. The meeting was a good, introductory conversation to talk about integrating together the new arena project, downtown, and Bronzeville. Communication was made on the desire for the new arena project to spill over to the surrounding neighborhoods, including Bronzeville, and the Bucks have been receptive. The Bucks presented and share some of their plans related to the arena layout. In attendance were the Friends of Bronzeville, which Ms. Montgomery Baker has been the primary contact person. Also in attendance were the Historic King Drive Business Improvement District and Ald. Milele Coggs.*

*Tina Klose, DCD, appeared and shared information about the Home Ownership Fair for Saturday, March 26, 2016 from 9 a.m. to 1 p.m. at the WI Expo Center on State Fair Park grounds. The information will be forwarded to Clerk staff electronically to extend to members.*

**7. Agenda Items for the Next Meeting.**

*Members identified the following agenda items:*

- Bronzeville Week update from Friends of Bronzeville and Ms. Montgomery Baker.*
- Presentation on rehabilitation and other programs for commercial properties from DCD staff, Ken Little.*
- Update on property listing at 2368 N. MLK Dr. and competition initiative.*

*Ms. Montgomery Baker inquired, and Ms. Manuel said that a Bronzeville artist housing report should be brought before the committee as an agenda item in May or June.*

*Mr. McIntyre said that materials to be presented to the committee at its meetings should be forwarded to members in advance of the meeting whenever possible.*

**8. Set Next Meeting Date and Time.**

*Wednesday, April 13 or Thursday, April 14, 2016 at 9 a.m. at City Hall based on a majority of members.*

**9. Adjournment.**

*Meeting adjourned at 10:21 a.m.  
Chris Lee, Staff Assistant*