



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**

**Staff Assistant, Chris Lee, 286-2232, Fax: 286-3456,
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**Legislative Liaison, Jeffrey Osterman, 286-2262,
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Wednesday, October 19, 2016

9:30 AM

809 N. Broadway, 1st Floor, Board Room

1. Call to Order.

Meeting convened: 9:34 A.M.

2. Roll Call.

All members present (Jayne Montgomery Baker arrived at 9:40 A.M.)

3. Review and Approval of the Previous Meeting Minutes from September 15, 2016.

Mr. McIntyre moved, seconded by Ms. Garrison, for approval of the minutes. Chair Hollman pointed out one correction that needed to be made in regards to his title (which was made in the minutes). There were no objections to approval as corrected.

4. Review of 501 W. North Ave. Facade Grant Application

Individuals present:

Montavius Jones - Commercial Corridor Team

Ken Little - Commercial Corridor Team Manager

Ald. Milele Coggs

Deshae Agee -- Historic King Drive Business Improvement District Executive Director

Grant applicant (arrived at 9:45) - Robbie Gill and Amir Ganish, business partner

501 W. North Avenue storefront is currently vacant and is getting monthly code violations relating to the windows. He's seeking two facade grants of \$5,000 each.

The covered windows will be opened up. The applicant had originally proposed a mattress store, but now is proposing a healthy foods store (not fast foods). The PowerPoint presented at the meeting is contained in file 151379. He had applied for the grant in June and Mr. Little thought it is best for the committee to review it. The department is seeking input, not approval of the grant.

Ms. Manuel questioned what "healthy foods" are and Mr. Jones said that it would be locally grown fruits and vegetables, smoothies and sandwiches offering both dine-in and carry-out. Mr. Crump wants clarification as to how many sit-down tables there will be and carry-out operations typically have problems relating to litter. Mr. Crump would like the highest quality sign on North Ave.

Mr. Gill said he bought the building and is doing work as he can financially. The

second floor interior work has been completed as that is the home of himself and Mr. Ganish. Eating healthy is part of both of their lifestyles. No menu has been set yet. They did remove the liquor sign on the side of the building on Sunday and they'll be putting the bench back. Ms. Garrison has some concerns as no neighbors have been told of their plans yet. They have new concrete poured all around the building. Ms. Manuel will provide the design guidelines to the applicants. They will keep the historic design features of the building and will be applying for a signage grant. They won't put up any signs not relating to their business. They plan on beginning construction in spring or summer.

Mr. Verdin asked about security - they said they'll put in cameras. Per the applicant, it won't be a bar. They'll communicate better with the neighbors around them. A lot of drug "touch and goes" occur on 5th Street, which they've told the police and Ald. Coggs.

Mr. McIntyre suggested hiring local residents or training local residents in fitness. They estimate hiring 5-10 part-time employees and attracting a blend of customers. Mr. Crump encourages the applicant to meet with the Development Center and explain his plan and do everything possible to make it a sit-down restaurant. Ms. Montgomery Baker asked why an interest in a restaurant and not something else, such as a fitness center, as restaurants are hard to maintain. Mr. Gills has assisted his father with his restaurant. The plan is to keep overhead costs low and hire high-school-age employees if they can. Ms. Montgomery Baker also noted there are a lot of new businesses opening in the area and how can they all leverage together, rather than compete with each other. Pete's Fruit Market is opening up near them. Their main focus now is on making the building look pretty.

Chair Hollmon encouraged reaching out to the neighbors and keeping the alderwoman updated. He's concerned that any changes in plans be communicated to neighbors and the alderwoman.

Mr. Little said that code violations need to be corrected prior to any grant being approved and grant funds cannot be used to correct code violations.

Deshae Agree said code violations need to be corrected on the second floor and then the grant applied for. The applicant will do this and not do any work on the first floor, which is commercial, while the second floor is residential. He needs to meet with DCD staff after this meeting to work out these details.

Chair Hollmon noted that the Urban League is directly across the street and can assist him with finding employees.

Ald. Coggs met with the owner. The food license is a separate process, so they really need to communicate with neighbors and a couple of neighborhood groups are in proximity to their location, so they need to attend those neighborhood meetings. She would also recommend that they get an environmental safety review from the police department, as well as think about parking and talk to the Dept. of Public Works about public parking spaces. She would also like them to think about somehow making this space somehow unique to Bronzeville.

Mr. Crump moved no objection to the grant being issued with the following conditions: no additional off-premise signs added, land use be a restaurant, code violations will be corrected prior to applying for a facade grant and community outreach be done. Seconded by Ms. Garrison. There were no objections.

5. Agenda Items for the Next Meeting.

Staff will ask Ms. Manuel in early November if there are any agenda items. If a meeting is needed, staff will poll members as to availability. If there are no pressing matters, there will be no November meeting.

6. Set Next Meeting Date and Time.

7. Adjournment.

Meeting adjourned: 10:40 A.M.
Linda M. Elmer
Staff Assistant