



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

BRONZEVILLE ADVISORY COMMITTEE

CLIFTON CRUMP, CHAIR

Rayhainio Boynes, Vice-Chair

Eve Hall, LaShawndra Vernon, Rhonda Manuel, and Theresa Garrison

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Wednesday, January 16, 2019

9:00 AM

Room 301-B, 3rd Floor, City Hall

1. Call to order.

Meeting called to order 9:16 a.m.

2. Roll call.

Member Garrison joined the committee at 9:38 a.m.

Present 5 - Manuel, Crump, Garrison, Vernon and Boynes

Excused 1 - Hall

3. Review and approval of the previous meeting minutes from November 28, 2018.

Member Vernon moved approval, seconded by member Manuel, of the meeting minutes from November 28, 2018. There was no objection.

4. Bronzeville RFPs, listings, projects, programs, initiatives, events, activities, or updates.

a. 2543 N. MLK Dr. RFP and proposals

This item was heard out of order after agenda item 9.

--Presentations from applicants and review of proposals

The Bronzeville Advisory Committee may convene into closed session, pursuant to s. 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The committee will then reconvene into open session for the regular agenda.

Chair Crump said that the committee will go into closed session to discuss the proposals with each applicant separately and then review the proposals.

Meeting recessed at 9:47 a.m. and reconvened at 9:53 a.m.

Member Boynes recused himself from the committee due to being part of one proposal. There was no objection.

Member Vernon moved that the committee convene into closed session, pursuant to s. 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. There was no objection.

Meeting convened into closed session at 9:53 a.m.

*Present 4 - Garrison, Manuel, Vernon, Crump
Excused 2 - Hall, Boynes*

*Individuals appearing:
Amy Turim, Dept. of City Development
Matt Haessly, Dept. of City Development
Terrence Acquah, Dept. of City Development
Ald. Milele Coggs, 6th Ald. Dist.*

*Young Development Group, LLC representatives appearing:
Lavelle Young, Anita Mogaka, Mikel Wesley, Nick Robinson, Mohammed Rashaed*

*Pepper Pot CateringMKE, LLC representatives appearing:
Dwight Jackson, Frank Jackson, Nick Robinson, Courtney Kelly, Billy Spencer*

Member Vernon moved that the committee reconvene into open session. There was no objection.

Meeting reconvened into open session at 12:07 p.m.

--Recommendations

Chair Crump said that the committee will need more time to consider the two proposals from Young Development Group, LLC and Pepper Pot CateringMKE, LLC.

Member Vernon moved to hold making recommendations to the next committee meeting, seconded by member Garrison. There was no objection.

b. DCD Commercial Corridor grant updates

*Individual appearing:
Terrence Acquah, Dept. of City Development*

Mr. Acquah gave an update on open grants in the Bronzeville district from 2016 to the present. For 2730 N. MLK Dr. (King's Fresh Market), his office has to follow-up on the market's business opening date of January 21, 2019 concerning the commercial foreclosed property fund grant of \$75,000. 2230 N. MLK Dr. (Jewels Caribbean Restaurant) is open. Staff is following up on the reimbursement portions of the façade and whitebox grants at \$5,000 and \$25,000 respectively. The restaurant was awarded a signage grant, but the grant may be terminated due to the restaurant installing a

different sign from the sign that was presented in their application. 1920 N. MLK Dr. (James Phelps) involves façade and whitebox grants for the first floor commercial portion, and tenancy is being finalized. 1817 N. MLK Dr. (Clifton Phelps) was approved for the whitebox grant for \$15,106 and has to submit more details on the pending façade grant of \$5,000. Grants in the pipeline involve 2708 N. MLK Dr. (Tee's Lounge) for a façade grant, 1803 N. MLK Dr. (House of Fashion) for a signage grant, and 1835 N. MLK Dr. (Mi Casa Su Casa) for a whitebox/RIF grant. House of Fashion is moving from its Midtown location. Grants exclude strictly liquor establishments. Total grant investment amount is \$871,254 and grants dedicated amount is \$272,108 in Bronzeville. More updates will be provided going forward.

c. Bronzeville Week update

This item was not discussed.

d. Other

This item was not discussed.

5. Discussion on 2019 budget amendments impacting Bronzeville.

Individuals appearing:

*Maria Prioletta, Dept. of City Development
Ald. Milele Coggs, 6th Ald. Dist.*

Ms. Prioletta commented on budget amendment 10. Amendment 10 involves establishing an anti-tax displacement fund, similar to the City of Atlanta's West Side Future Fund, to address displacement and rising property taxes due to nearby developments. The fund in Atlanta was created for assisting property owners in the neighborhoods surrounding the new NFL Atlanta Falcons stadium and was funded by Atlanta Falcons owner Arthur Blank, a philanthropic source. DCD will prepare a program framework and plan within the next 90 days and do some national modeling. The uniformity clause in the state is a funding challenge, so DCD will have to look at philanthropic sources and other creative means. DCD is meeting with the City Attorney's Office on using eligible non-taxing City funds, such as forfeiture funds. The anti-displacement plan does mention and call for affordable housing or funding sources to help tenants and renters remain in neighborhoods. Also, tax incremental financing guidelines have been changed to support affordable housing.

Ald. Coggs commented. The anti-tax displacement fund and anti-displacement plan stemmed from recent downtown development. The anti-tax displacement fund is one specific strategy that must be done due to the short window of opportunity. There have already been increases in property taxes, especially in Halyard Park. Rising property taxes have a major impact on retirees and older people being able to stay in neighborhoods. Other strategies will come forward. DCD should come back to the committee to present the anti-tax displacement fund plan once it is done.

Chairman Crump commented. The neighborhoods in Atlanta were more distressed. Safety statistics should still be considered due to being a contributing factor for increases in gentrification. The Milwaukee Police Department should be involved.

Member Garrison joined the committee at 9:38 a.m.

Ms. Prioletta commented on budget amendment 59A. The amendment adds an additional \$100,000 to help promote the sale of City-owned properties in Bronzeville for home ownership. Some programs have done this in the past. DCD is looking at being more creative to increase home ownership. The amendment also allocates \$150,000 to the duplex live-work rehab capital program as an incentive to increase homeownership of duplexes in a different way. The program would involve financial and technical assistance.

Ald. Coggs that the City budget, separate from any budget amendment, included an additional \$100,000 as reinvestment for the successful ARCH program for 2019. The first completed ARCH houses were for 5 Points Gallery and Jazale's Art Studio. There will be efforts to seek philanthropic sources for the program to expand. The program is not limited to Bronzeville but can be utilized more in Bronzeville.

Ald. Coggs said that Amendment 57 adds vacant lots to the ARCH program.

6. Discussion on increasing awareness and exposure relative to Bronzeville events, activities, and projects by the City.

There was no discussion.

7. Announcements and updates.

There was no discussion.

8. Next meeting date and time.

a. Wednesday, February 13, 2019 at 9 a.m.

Chair Crump said that the committee may have to revisit the meeting dates for the year due to member Hall having some scheduling conflicts on Wednesdays with her board meetings at the Milwaukee Urban League.

9. Agenda items for the next meeting.

To be determined. Forward agenda items to staff.

10. Adjournment.

Meeting adjourned at 12:10 p.m.

*Chris Lee, Staff Assistant
Council Records Section
City Clerk's Office*