



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes

### BRONZEVILLE ADVISORY COMMITTEE

**LASHAWNDRA VERNON, CHAIR**

*Deshea Agee, Vice-Chair*

*Theresa Garrison, Anthony Smith, Baboonie Tatum, and  
Rayhainio Boynes*

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

*clee@milwaukee.gov*

*Legislative Liaison, Ted Medhin, 286-8681,*

*tmedhi@milwaukee.gov*

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Monday, July 19, 2021

9:00 AM

Virtual

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This will be a virtual meeting conducted via GoToMeeting. Should you wish to join this meeting from your phone, tablet, or computer you may go to <https://global.gotomeeting.com/join/948158197>. You can also dial in using your phone United States: +1 (872) 240-3311 and Access Code: 948-158-197.

**1. Call to order.**

*The meeting was called to order at 9:04 a.m.*

**2. Roll call.**

**Present** 6 - Agee, Garrison, Vernon, Boynes, Smith and Tatum

**Also present:**

*Vanessa Claypool, DCD Commercial Corridor*

*Amy Turim, DCD Real Estate*

*Matt Haessly, DCD Real Estate*

*Kyle Gast, DCD Real Estate*

*Ken Little, DCD Commercial Corridor*

*Ald. Milele Coggs, 6th Ald. Dist.*

**3. Review and approval of the previous meeting minutes from May 17, 2021.**

*The meeting minutes from May 17, 2021 were approved without objection.*

**4. DCD Commercial Corridor grant updates, review, and recommendations.**

*Ms. Claypool gave an update. \$50,000 in Retail Investment Fund grant was awarded to Pepper Pot on MLK at their new location 2215 N. Dr. Martin Luther King Drive. They*

*will have 10 full time jobs for residents. \$2,500 Signage grant was approved for Fein Brothers at 2023 N. Dr. Martin Luther King Drive. Their new sign would be similar to their old one at their old building, but not as large. An application for a White Box grant at 501 W. North Ave. for a coffee shop did not pass internal review.*

*Members inquired about Pepper Pot's original location that was awarded to them in Bronzeville.*

*Mr. Haessly said that the previous location was at 2543 N. Dr. Martin Luther King Drive, was damaged further due to an adjacent fire, Pepper Pot found the building to be no longer feasible, and they found a better location with a parking lot available.*

*Member Agee added that new location cut down costs for Pepper Pot with the building having no residential units (the original location did) and having just a restaurant.*

**5. 1937 N. Martin L. King Jr. Dr. RFP proposals overview, presentations, review, and recommendations.**

*Ms. Turim commented. There were 13 applicants. 6 finalists were before the committee with each having differences in aspects such as contingency, investment, and parking. Each presenter would present separately and individually under closed session. The committee should make a recommendation or provide the top finalists.*

*The roll was called to have the Bronzeville Advisory 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.*

*Ayes - Vernon, Agee, Garrison, Smith, Tatum, Boynes*

*The committee convened into closed session at 9:24 a.m.*

*Present - Vernon, Agee, Garrison, Smith, Tatum, Boynes*

*Also present:*

*Vanessa Claypool, DCD Commercial Corridor*

*Amy Turim, DCD Real Estate*

*Matt Haessly, DCD Real Estate*

*Kyle Gast, DCD Real Estate*

*Ald. Milele Coggs, 6th Ald. Dist.*

*Applicants appearing separately to make presentations:*

*Ben Callif and Lataija Brown, B & C Investment Partners*

*Melissa Allen, Maures Development Group*

*Gwyndolyn Clayton, Milwaukee Educators Insurance Agency*

*Cetonia Weston-Ray, Niche Book Bar*

*Kyle Mack, Mackximus LLC*

*Alyssa Neff, The Space MKE*

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

*The committee reconvened into open session at 12:25 p.m.*

*Member Garrison moved that the committee complete and submit their scoring of the applications to clerk staff by the end of the business day, Friday, July 23, 2021, and that the outcome and final recommendation occur at the next meeting. Member Smith seconded. There was no objection.*

**6. Bronzeville Week update.**

*This item was deferred to the next meeting.*

**7. Next steps.**

*A. Agenda items for the next meeting*

*The items 1937 N. MLK Dr. RFP, Bronzeville Overlay Zone (with public testimony), and Bronzeville Week would be considered at a special meeting.*

*B. Prioritizing agenda items and presenters*

*A listing of agenda items was forwarded to members. This item was deferred.*

*C. Meeting venue*

*Mr. Lee said that being all in-person or all virtual would work best logistically and that hybrid meetings could pose challenges.*

*Meeting location to remain virtual, barring any need to meet in-person, and may change, as needed.*

*D. Next meeting (September 20, 2021 at 9 am)*

**8. Announcements.**

*Members said they were concerned with dumping in the area and that there should be solutions to deter dumping such as signs, lights, and cameras.*

*Chair Vernon said that dumping issues should be directed to Ald. Coggs' office.*

*Mr. Lee said that the Department of Public Works can perhaps come before the committee to address dumping.*

*Member Smith announced the following Marcus Performing Arts Center events:*

*Rainbow Summer outdoor entertainment series at the Peck Pavilion. The series includes weekly free and discounted outdoor concerts, family-friendly films and performances on Thursday evenings, July 15 through September.*

*KidZ Days at the Center with free programming for children, throughout the summer months on Tuesdays, Wednesdays, and Thursdays from 10:00 AM – 10:30 AM.*

*Free Movie Nights on Thursday evenings, such as Cinderella - The 1997 Movie on July 15, 2021.*

9. **Adjournment.**

*The meeting adjourned at 12:45 p.m.*

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