



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

GRANVILLE ADVISORY COMMITTEE

GEORGE HINTON - CHAIR

NEVA HILL - VICE-CHAIR

**Robert H. Dodds, Jr., Natasha Dotson, Johonna Duckworth,
Ald. Chantia Lewis, and Jennifer Rath**

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Monday, August 2, 2021

11:00 AM

Virtual

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/510438629>. You can also dial in using your phone United States: +1 (872) 240-3212 and Access Code: 510-438-629.

1. Call to order.

The meeting was called to order at 11:16 a.m.

2. Roll call.

Present - Hinton, Hill, Dotson, Lewis

Excused - Duckworth, Rath

3. Review and approval of the previous meeting minutes from July 1, 2021.

The meeting minutes from July 1, 2021 were approved without objection.

4. Discussion, updates, or review on Granville Development District RFPs, listings, projects, programs, initiatives, events, grants, plans, activities, or other aspects.

a. Granville Connection, 8633 W. Brown Deer Rd.

Appearing:

Mary Hoehne, Granville BID

Ms. Hoehne gave an update. The project was undergoing massive construction, including plumbing. A realistic grand opening target date would be October 21, 2021. The development would include 6 restaurants, 25 local vendors, performance space, 200 seating, and gym. Vendor spaces were \$300 or \$700 depending on size.

Member Lewis inquired about a listing of vendors, Wisconsin Women's Business

Initiative Corporation (WWBIC) wrap-around services, and touring the facility.

Ms. Hoehne replied. Final confirmation of vendors would not be obtained until the grand opening can be solidified. Some vendors may be noncommittal until then. Leases are for 1-year only and would not be punitive should a vendor opt out. WWBIC would not be involved. There would be work with other consultants and individual coaching. A tour of the facility could happen mid to late-September when it would be more safe.

Chair Hinton added that the Social Development Commission (SDC) could assist vendors as well.

b. FCCP New Testament Church Constructed Stormwater Wetland, 10201 W. Bradley Rd.

Appearing:

Dinah Gant, New Testament Church - Milwaukee consultant

Ms. Gant gave an overview. The church made available to Milwaukee Metropolitan Sewerage District (MMSD) approximately 5 acres to be used for a constructed wetland to capture 1.86 mgd of stormwater from a defined area of the Northwest Side of Milwaukee. The project would have an impact on flood control measures as well. The church actually owns approximately 65 acres in the location and has been present in the area for over 30 years. The project was not a business or a new development. Technical details about the project should be obtained from MMSD's website or contacting the FCCP office. Project completion would substantially be by the end of September. The project allows the church's educational department to access activities related to it STEM programs. The project was similar to a homeowner having rain barrels on their property. The site was private property, and only church members have access to all the grounds. The public would get a decent view by walking along either Bradley Road or Granville. In accordance with COVID protocol, the church building, only was open on Sundays to the public for services.

Member Lewis added that legalities were still being worked on pertaining to site accessibility, she was excited about the project, and the project was the first of its kind.

Ms. Gant added that there were efforts underway to open the southern portion of its land to the public. That project was also in conjunction with MMSD. MMSD would be able to provide updates on the project in the future.

c. Northridge Lake housing development, 9251 N. 70th St.

Appearing:

Michael Rodriguez, Ascent Development Group

Senthil Rajakrishnan, Ascent Development Group

Mr. Rodriguez and Rajakrishnan gave a presentation. The plan was to develop affordable housing on the northeast portion of a 13 acre vacant land site with low-income tax credits. There were wetland and zoning issues, and they pulled back from a purchase contract. They were seeking input on the project prior to pursuing any further with a purchase. The site currently was zoned multi-family for one building only. There were two proposals with one building or multiple buildings that would require rezoning. The desired option would be for multiple buildings to better accommodate

residents. The project is not a Section 8 HUD project where developments usually entailed lesser quality materials and design. The project would entail high quality materials and design equivalent to market rate buildings. There would be employment, income checks, and units for veterans. Total units would be about 200.

Member Lewis said that she was opposed to the project due to community opposition towards affordable housing in the area, community preference for home ownership, affordable housing being problematic in the area, and the lack of resources and stabilization efforts for residents. She added that she would be open to consider a market rate development.

Members inquired about property management and housing for single fathers and men.

Mr. Rodriguez and Rajakrishnan replied. They would use a local third party property management firm for which they have a letter of intent with and have used with other facilities. There would be no in-house property management. The facility would have mobile workforce connection services that would assist single parent households, which would include men. Housing specifically for single fathers or men were not originally thought of. Housing would be available for veteran referrals. There were concerns over wetlands preservation, and the development would not impact the wetlands. The project would add to the housing value for the area. Residents would develop a base and typically want to stay within the area.

Chair Hinton said that affordable housing decreases the housing market value and he would not support the project.

Chair Hinton said that the committee would welcome more information for its review and withhold making a decision until the next meeting.

d. Commercial project, 7101 N. 76th St.

Mr. Lee said that this item was not ready, and the project team sought to attend a future meeting.

e. Other

Member Hinton inquired about a Royal Capital housing development.

Mr. Lee said that the project team was not ready to discuss the development yet.

5. Public comments.

6. Next steps.

a. Meeting frequency and venue

Meetings going forward to occur monthly on Mondays, preferably the first Monday, and be virtual until further notice.

b. Set next meeting date(s) and time(s)

To be determined. Next meeting for September 2021.

c. Agenda items

To be determined. Agenda items may include review of the Northridge Lake housing development (9251 N. 70th St.), a commercial project (7101 N. 76th St.), and a Royal Capitol housing development.

Ald. Lewis said that the district was very active with many forthcoming projects in the pipeline, such as two restaurant developments.

After members' inquiry, Mr. Lee said that closed sessions could only be used for bargaining/competitive reasons for publicly owned land or business and did not apply to private developments or matters.

Chair Hinton said that he was comfortable to review and make recommendations on private development matters in open session.

7. Announcements.

Member Lewis announced that due to COVID-19 reemergence concerns, the events for Harvest Fest, drive-up theater, and scavenger hunt were tentative. She would be in consultation with the Health Department and consider alternative options, if needed. The Christmas toy drive would still commence. Her recent State of Address would be promoted and was on social media.

Chair Hinton announced that he as a resident and the SDC were committed to the district, SDC has done community outreach in the area, its northwest site has been used for crisis purposes, SDC would do more programming there, and there were plans to open up an additional south side office location.

Member Lewis commended Chair Hinton and SDC for their commitment and stabilization work.

8. Adjournment.

Meeting adjourned at 12:09 p.m.

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