



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

BRONZEVILLE ADVISORY COMMITTEE

LASHAWNDR VERNON, CHAIR

Deshea Agee, Vice-Chair

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

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Monday, November 15, 2021

9:00 AM

Virtual Meeting

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/333086781>. You can also dial in using your phone United States: +1 (408) 650-3123 and Access Code: 333-086-781.

1. Call to order.

The meeting was called to order at 9:05 a.m.

2. Roll call.

Present 7 - Agee, Garrison, Vernon, Boynes, Smith, Tatum and Claypool

Also present:

*Kristin Connelly, DCD Planning Division
Monica Wauck-Smith, DCD Planning Division
Sam Leichtling, DCD Planning Division
Amy Turim, DCD Real Estate
Maria Priolella, DCD
Ald. Milele Coggs, 6th Ald. Dist.*

3. Review and approval of the previous meeting minutes from September 20 and 27, 2021.

The meeting minutes from September 20 and 27, 2021 were approved without objections.

4. Review of Bronzeville RFPs, listings, projects, programs, initiatives, events, grants, activities, plans, or updates.

a. Gas station project at 408 W. North Ave & change of zoning at 2319 N. Vel R.

Phillips Ave.

*Appearing:
Bachan Singh
Kulbir Sra*

Ms. Sra and Mr. Singh presented. New visual renderings of the gas station change of zoning project was forwarded to the committee. The northern vacant residential lot would be changed into Local Business 2 (LB2) to allow the lot to become a driveway at the eastern end as part of the existing gas station. The gas station would be updated in aesthetics, design, and a new canopy on the eastern end but would not be expanded in any other aspect, including the northern end where the driveway would be installed.

Members inquired about future plans for expansion for the gas station and northern lot, plans to address maintenance and litter outside, outreach done to respond to community concerns, plans to employ from the community, input from DCD staff, and lighting at the northern end.

Ms. Sra and Mr. Singh replied. There were no future plans to expand the gas station other than installing the new northern driveway. The gas station added another daily staff sweeping of the outside premises and now does it twice a day. Outreach was done with a few neighbors, and no issues were presented. The broken concrete had been fixed. There may be the opportunity to hire one additional staff from the community for stocking purposes. There would be lighting installed at the northern end.

Ms. Connelly and Wauck-Smith commented. Expansion of automobile related encroachments would not fit and go against the City's Comprehensive Plan and Trans-Oriented Development study, which supports the infilling of residential, character, arts, and culture into the corridor.

Chair Vernon said for the committee to hold further review until after the other agenda items were considered and public testimony had been taken.

Vice-chair Agee moved to hold, seconded by member Smith, the item until a later part of the meeting. There was no objection.

This item was reconsidered after item 4, d.

Ald. Milele Coggs inquired if future development could occur for the remainder of the northern parcel if it was rezoned to LB2.

Members questioned the consequence of taking no formal action, the timeline for the change of zoning process, and making the northern end more Bronzeville community centered.

Mr. Leichtling and Ms. Connelly commented. The new zoning would permit wider allowable uses under that zoning and any future expansion of a gas station onto the site or any project that is a Special Use would require BOZA review. If the property is rezoned to LB2 and is not used as part of the gas station expansion, a commercial development could occur as-of-right if the use is allowed and the development meets the LB2 zoning district's design standards. The committee did not have to necessarily take a formal position, any input from the committee would be shared to the other

bodies, the applicant could proceed to move the matter to the City Plan Commission and Common Council processes. The application could potentially be considered at the City Plan Commission 12/6/21, Zoning, Neighborhoods, and Development Committee 1/11/22, and Common Council 1/18/22 meetings or subsequent at the City Plan Commission 1/24/22, Zoning, Neighborhoods, and Development Committee 2/22/22, and Common Council 3/1/22 meetings.

Ms. Sra replied that they were open to suggestions for the northern portion, there would be no new canopy or gas pumps installed, only the new driveway would be installed at the northern end, and the gas station would be updated and made more modern with new aesthetics.

Members discussed not being ready to take formal action, having experienced the issues at the gas station themselves, and wanting those issues regarding safety, cleanliness, community employment, and Bronzeville centeredness addressed prior to moving forward.

Member Tatum moved to hold, seconded by member Boynes, review of the change of zoning application. Members Claypool and Smith excused. There was no objection.

b. THRIVE On King presentation

Appearing:

Terrell Walter, Royal Capital

Tom Joy, Engberg Anderson Architects

Dan Casanova, DCD

Mr. Walter and Joy gave a presentation.

The former Schuster's and Gimbels department store at 2153 N. Martin Luther King Jr. Dr. would be developed into commercial, office, and apartment space. The development would be bordered by King Dr. to the east, Garfield Ave. to the north, Vel R. Phillips Dr. to the west, and Lloyd St. to the south. There would be 89 units for senior and family housing. Anchor office tenants would be the Medical College of Wisconsin and the Greater Milwaukee Foundation new headquarters. The project has been three years in the making. Approvals were almost complete. There was an amended term sheet to go before Common Council approval. Construction would occur during winter and last 14-15 months with completion anticipated for summer 2023. Outreach was done with the community (Halyard Park, Brewer's Hill, Harambee), which resulted in the desire for community space. The eastern portion of the site would have community space on the first floor with meeting spaces, gathering hall, kitchen, and cafe for special events.

Regarding design and floor plan, the main entry point would be the northeast corner. A new parking structure would be at the southwest corner. The western portion would have space for an early childhood educator. There would be two open commercial spaces for additional tenants. The east side would have an expandable neighborhood hall with walls that could be opened, meeting rooms, community kitchen, raised stage space for additional seating or presentations, and a food hall for 3-4 vendors.

Regarding conceptual design, the desire was for the public to enter the building seeing a food and market style setting. The neighborhood hall would be expandable to hold 150-200 people and connect with the food hall. There would be a public art wall,

vegetation wall, greenery, and painting under the mezzanine. There would be a hospitality theme.

Members questioned public art budgeting, public art artists, community opportunities (regarding programming space, vendor space, and public art), furniture supplier diversity, and a potential high school location.

Mr. Walter replied. Programming would be intentional to represent the local community. There would be no big box vendor names. The early education space and local vendors would be for local providers. There would be overall connectivity. There would be staff onsite. The building would be a central gathering hub for the community. There was engagement early on with Ald. Coggs' office to engage local artists, and engagement with a list of artists was near. Public art was a line item in the project budget. Local furniture vendors would be engaged to supply furniture for the building. There were City human resource requirements (RPP and SBE) to hire from the community for project construction. There was a northern lot that could house a high school provider. There has been early interest but no further progress has been made yet. The desire would be for any new partners to have community engagement.

Chair Vernon said that the committee should be updated in the future about the potential high school and for the new high school to prioritize the community instead of targeting the community.

Ald. Coggs added that the committee should review the amended term sheet to be reviewed by the Common Council. The amended terms shifted a focus of the development to senior housing.

Mr. Casanova concurred.

Vice-chair Agee moved approval, seconded by member Smith, of the project and the amended terms. There was no objection.

c. DCD Anti-Displacement Plan update

Mr. Leichtling gave a presentation.

The anti-displacement plan was developed in 2018 by Ald. Coggs and other alderpersons in response to the surge in downtown redevelopment and potential for changing demographics. The plan produced about 16-17 recommendations to minimize displacement for residents and businesses due to rising costs. Two main goals of the plan were to prioritize choice and prioritize equity for residents and historically disadvantaged groups related to minimizing displacement and increasing access to wealth building opportunities. The neighborhoods of Halyard Park, Bronzeville, and Brewer's Hill has seen changing demographics. The percentage of higher income individuals has increased in those neighborhoods. The opposite generally has occurred for the rest of the City and downtown where the percentage of low-income to moderate-income individuals has increased. Factors were due to rising costs and changing demographics. DCD recently completed an update on its demographics data, and that data was available online to show 20 years' worth of information. Some data being tracked would include the makeup of neighborhoods, low-income population, changes in rent, changes, housing cost burden, and assessed values. DCD continues to track the data and at-risk neighborhoods, try to be ahead of trends, and deploy programs and initiatives to help people remain in their homes.

The MKE United Anti-Displacement Fund was launched to assist existing low-income homeowners, who have owned their homes 5 years or more, to retain their homes. The fund would provide assistance payments towards a homeowner's property taxes. The application period was open and would close January 3, 2022. Riverworks was the program administrator and MKE United was the provider. 144 homeowners certified as eligible for the program have been served including 93 from the Harambee, Brewer's Hill, and Halyard Park. \$130,300 in assistance payments have been made.

TIF and other City resources have been utilized to create new affordable and mixed-income housing. The Neighborhood Preference Policy was created via Common Council resolution 190401 and adopted July 20, 2019. The policy designates 20% of affordable units in eligible developments receiving city assistance for prioritization of existing neighborhoods residents within the 53204, 53208, 53212, and 53233 zip codes. Initial implementation of the policy has been done for three developments: ThriveOn King, Thirteen31, and 37th Street School Apartments. There was plans to extend the policy to add 5 more projects totaling 284 affordable housing units with 55 units providing neighborhood preference.

There has been significant housing investment. \$43 million in ARPA would be for affordable housing development to include \$15 million for the "In Rem Initiative", \$4.5 million for DCD programs (including Downpayment Assistance, STRONG Homes Loans, and Bronzeville Homeownership), \$1 million for Code Compliance Loans, and \$10 million for the Housing Trust Fund.

The Collective Affordable Housing Plan was developed under the Community Development Alliance to develop a fund to strategically purchase and control land that was at risk of becoming unaffordable.

The Bronzeville Interim Study Overlay Zone was recently adopted to add additional zoning protections and preserve spaces for the district while a permanent overlay zone was being developed.

Members inquired about the outreach done to the community to apply for the anti-displacement fund and the code compliance loan program.

Ms. Prioletta and Mr. Leichtling replied. The fund's first year was pre-COVID. There were direct mailings to affected neighborhoods by their office and Ald. Coggs' office. There were in-person workshops, drop off sites, and word of mouth. The application was available online. Riverworks directed calls and contacts to help recertify homeowners. DCD was open to any suggestions for further outreach. A recent mailing went out four weeks ago, and a second mailing would go out closer to property tax time. Ald. Coggs' office has been helpful on initial outreach, mailings, and building trust with the community. The code compliance loan program would assist homeowners to financially address code violations on their homes.

Chair Vernon said that further information on the plan and various programs should be forwarded to the committee so that they could make it available to the public.

d. DCD Real Estate RFPs or listings

Ms. Turim said that the 6th St. and North Ave. RFP was under evaluation and submittals would soon be forthcoming to the committee.

e. *DCD Commercial Corridor grants*

Member Claypool said that, although no application has been made, there was interest for On the Bayou to apply for a signage grant.

f. *Other*

There was no other discussion.

5. Public comments.

Vedale Hill gave public testimony relative to seeing no genuine effort from the gas station at 408 W. North Ave. to improve the community experience there and having personally experienced issues dealing with loitering, safety, maintenance, and poor/unappealing customer experience/service at the gas station.

6. Next steps.

a. *Agenda items for the next meeting*

To be determined.

b. *Review and approval of the 2022 committee meeting schedule.*

Mr. Lee proposed the 2022 meetings for Mondays at 9 a.m. for January 10, March 14, May 16, July 18, September 19, and November 14, 2022.

Member Boynes moved approval, seconded by member Garrison, of the 2022 meeting schedule as presented.

7. Announcements.

Member Boynes announced a Culture Blackout event on November 26, 2021 at 8 p.m. at Jewels Caribbean Bar, Restaurant and Lounge featuring performances by himself (Ray Nitti), Desire out of the Congo, and Jougo out of the Tortola British Virgin Islands.

Vice-chair Agee announced that he would be a feature for the Open Mic on November 19, 2021 at Jewels Caribbean Bar, Restaurant and Lounge, that member Boynes was the first feature, and that member Boynes got him to participate.

Mr. Hill inquired about affordable housing opportunities in Bronzeville for artists.

Ald. Coggs replied. There was the ARCH program. Also, the ARPA affordable housing funds could be leveraged and be made intentional. She will work with Mr. Hill and DCD further to leverage programs and market resources to artists.

Member Tatum announced that Rise N' Grind was still working through construction and that a reopening date could be December 4, 2021.

8. Adjournment.

The meeting adjourned at 10:54 a.m.

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