



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, Rayhainio
Boynes, and Vanessa Claypool*

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

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Legislative Liaison, Ted Medhin, 286-8681,

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Monday, January 10, 2022

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/911774405>. You can also dial in using your phone United States: +1 (224) 501-3412 and Access Code: 911-774-405.

1. Call to order.

The meeting was called to order at 9:07 a.m.

2. Roll call.

Present 5 - Agee, Vernon, Boynes, Smith and Claypool

Absent 1 - Garrison

Excused 1 - Tatum

Also present:

Amy Turim, DCD Real Estate

Matt Haessly, DCD Real Estate

3. Review and approval of the previous meeting minutes from November 15, 2021.

The meeting minutes from November 15, 2021 were approved without objection.

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

a. DCD Commercial Corridor grants

Member Claypool gave an update. Her office was working with King's Hall at 3413 N. Dr. MLK Jr. Dr. to get them back on track with their grants and to acquire the necessary documentations from them. Niche Book Bar at 1937 N. Dr. MLK Jr. Dr. was also moving forward with grants for February.

Members expressed support for these businesses.

b. DCD Real Estate

i. RFP sheet for 2673 N. MLK Jr. Dr.

Ms. Turim gave an overview on the listing sheet as follows:

The property was on the southwest corner of N. MLK Jr. Dr. Lot size was 6,945 sq. ft. It was a locally historic designated building, and any work on the facade would require Historic Preservation Commission (HPC) approval. 1st floor was commercial. The exterior was in disrepair. The building previously had exterior artwork installed by Vedale Hill. Buyer development obligations included restoration and preservation plan approval from HPC and restoration of the building in a timely manner. Potential uses included restaurant, retail, office, business, and multi-family with first floor commercial. Prohibited uses included parking lot, pawn shop, cigarette/cigar shop, gun shop, tavern, liquor store, check cashing, payday/auto-title loan store, medical service facility, or other uses prohibited by zoning. Potential resources included Historic Infrastructure Preservation Fund up to \$50,000, Facade Grants, Retail Investment Fund, White Box Program, Focus on Energy Promotions, and BID #8.

City sale conditions included: submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & ability to renovate and preserve the building, contribution to tax base and financial viability; acceptance contingent on Common Council approval. Earnest money of \$500 may be required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained prior to Common Council action. Start-up businesses may submit a business plan; buyer to execute City Commercial Purchase & Sale Agreement after Council approval at www.milwaukee.gov/CommercialBuildings, conveyance will be "as is, where is" by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption; closing contingent on firm financing, DCD and HPC approval of building plans and site plans; buyers must not violate City Buyer Policies. See website at www.city.milwaukee.gov/CRE; renovation must be complete within twenty-four months following closing; buyer will be required to pay performance deposit, and buyer to provide Certificate of Occupancy.

Showings would be through open house and be limited in availability. Unsafe areas would not be accessible. Evaluation would include a DCD selected committee and the Bronzeville Advisory Committee (BAC). The BAC rubric would be attached and accompany the listing sheet. Buyers must pay all broker fees of their own. The City would contribute toward the buyer's owed broker fees in an amount equal to \$1000 paid from the sale proceeds upon a successful closing on the sale of the property. Submittal would include completion of a proposal summary on the form available at www.city.milwaukee.gov/CRE, detailed scope of work for preservation and renovation including a scaled rendering of the building identifying exterior building materials and site plan, and a preservation and renovation plan/strategy.

Vice-chair Agee said to revise the listing sheet to include the full name of the Historic King Drive BID #8 under "Potential Resources", that there was a BID review of the property that could supplement the listing sheet, that the 24 months completion time was welcomed, and questioned if the 24 months completion period could be used for future listings.

Mr. Haessly added that there was considerable disrepair (roof, exterior brick, interior, etc.) and complete restoration was required.

Ms. Turim added comments. The property was a great blank canvas opportunity and was located at a highly visible corner. The 24 months completion time period was a result of being conscious of the construction challenges for the property, being a more realistic expectation, and being more equitable relative to a performance deposit. Every property was unique, would be considered uniquely, and the completion time frame would be adjusted if needed.

Member Boynes moved approval, seconded by vice-chair Agee, of the RFP listing sheet for 2673 N. MLK Jr. Dr. There was no objection.

ii. Land disposition for 517-19 W. North Ave.

Appearing:

Melissa Allen, Maures Development

Kristen Hardy, Bronzeville Center for the Arts

Della Wells, Bronzeville Center for the Arts

Mutope Johnson, Bronzeville Center for the Arts

Emily Neal, Quorum Architects

Mr. LaPierre gave an overview. The development site was a vacant RACM owned 6,150 sq. ft. parcel zoned LB2 (Local Business) district. The property would be combined with the adjacent private property at 507 W. North Ave. and be given to the Bronzeville Center for the Arts, which would become a major community resource and center for African American fine arts in Milwaukee. Maures Development would develop the vacant parcel into a new constructed 1-story commercial space with associated parking and landscaping. The commercial space would be for a gallery and office. The existing adjacent duplex would be renovated into office space and residential. Total development costs for the project was about \$1.5 million. The sale price was \$24,600. There were developer requirements such as a performance deposit and other agreements.

Ms. Hardy introduced herself as the president of BCA; a Halyard Park resident, having an active professional legal background; becoming involved with BCA when buying her home in Halyard Park; loving black art, community, and inclusion; and having the same goals of BCA.

Ms. Wells introduced herself as the vice-president of BCA; being an artist and grandmother in Bronzeville; getting involved with BCA by having the same focus on African American art and history; being familiar with past and present art galleries and institutions in Bronzeville and Wisconsin; and wanting to bring exhibition and tell African American art and history.

Mr. Johnson introduced himself as the project manager of BCA; residing in Bronzeville prior to being forced out by the highway; a visual artist for over 30 years; a

UW-Whitewater art and design instructor; co-founder of Strive Media Institute, a magazine publication and TV show business; and providing his professional experience to BCA.

Ms. Hardy, Wells, and Mr. Johnson gave an overview of BCA as follows:

The mission of BCA was to operate an arts and cultural center rooted in the African diaspora that would nurture the next generation of artists and arts professionals and invite the public to explore their inherent creativity through exhibitions, education, and immersive artistic programming. The vision of BCA was to elevate the human capacity for creativity and knowledge, expand Bronzeville's legacy as a vibrant artistic hub of the Midwest, and make art of the African diaspora a central focus in the cultural consciousness of present and future generations.

BCA would promise to deliver programming centered on the art, culture, and history of the African diaspora; provide an inviting and accessible space for learning and cultural exchange; enthusiastically receive and respond to feedback from their audience; and contribute to the cultural and economic growth of Bronzeville. BCA's first project was a zine project. A collection of zines written by local and Wisconsin artists was published, and it also contained bibliographies of the artists. About 1500 zines were published and about 1200 were distributed free of charge to businesses to give out to customers during Bronzeville Week in 2021.

There was BCA vision to align with the area plans: Bronzeville Cultural and Entertainment District Redevelopment Plan Amendment Number 2 (2005), Bronzeville community visioning sessions (2007), Northeast Side Comprehensive Plan (2009), Bronzeville Area Redevelopment Charette (2013), and Equitable Growth Through Transit Oriented Development. BCA gap analysis and conclusions found that there was the lack of knowledge about African American art, art history, and artists; lack of black art spaces in Milwaukee and Wisconsin; black institutions having difficulty maintaining financial sustainability; and BCA could coexist with other art organizations that help fulfill the vision of Bronzeville African American Arts and Cultural District.

BCA research and planning partners consisted of out-of-state experts in their fields: Lord Cultural Resources (New York), Olu and Company (New York), and Create Forward (Philadelphia). The partners helped with doing key informant and community workshops, interviews, brand positioning, public relations, operations, and staff development.

BCA research findings included showcasing art and culture from black artists across the globe; offering opportunities for individuals to learn about art, art history, and artists of the African diaspora; creating an accessible space for gathering and cultural exchange; offering exhibitions, programming, workshops, and more that appeal to a wide range of audiences; and enriching the Bronzeville community.

BCA core values were based on truth telling to advance the art and culture of the African diaspora and devote its resources to thinking critically about the historical context of African American art and culture as well as making the knowledge accessible to all. Core value elements included intergenerational engagement, creativity, collaboration, and expansive programming.

Ms. Neal presented renderings of the development project relative to the floor plan, interior materials, elevation materials and design, plaza, garden, detachable mural, and

accessibility.

Ms. Allen said that goals were to finishing the permitting process by February 21st, start construction as soon as possible, and bid out to emerging businesses.

Chair Vernon commended the use of demountable mural walls and inquired about partnerships with other agencies such as the Wisconsin Black Historical Society, BCA engagement with the Bronzeville overlay process, use of outside leadership, and use of local leadership going forward.

Ms. Hardy and Mr. Johnson replied that BCA would engage WBHS and other area organizations, had sought out national leadership due to the lack of high level experts in Wisconsin, that the national organizations gave them the expertise and data to start, BCA then engaged local organizations such as the Black Holocaust Museum, and BCA would be open to participate in the overlay process.

Member Boynes moved approval of the BCA development project and land disposition at 517-19 W. North Ave. Vice-chair Agee abstaining. There was no objection.

c. Other

There was no other discussion.

5. Public comments.

Via the virtual chat, Michael Adetoro inquired about public input sessions for the BCA project and Sara Daleiden.

Mr. Johnson replied that there would be public input opportunities at the appropriate time and those opportunities would be shared.

Via the virtual chat, Sara Daleiden said that Homeworks Bronzeville was supportive of BCA and that BCA's goals aligned with their goals.

6. Next steps.

a. Agenda items for the next meeting.

Members said that the ARCH program had challenges, buyers were having difficulty to complete the program, further support was needed for artists and the program; that the committee has been reviewing sporadic listings or redevelopment projects from City staff and would want to see a bigger picture; and that a listing of all City-owned properties from DCD would help the committee have a better overall scope of properties within the district.

Agenda items for the next meeting to include an update on the ARCH program and an update on the MKE United Anti-displacement Tax Fund regarding recent funding and data (number of applications and awards made).

DCD to provide a listing of all available City-owned properties in the Bronzeville district area.

Ms. Turim added that DCD would comply with providing a listing, many of the

residential listings within the district were a part of the Bronzeville Estates scattered sites project by Maures Development, and submittals for the 6th St. and North Ave. RFP were forthcoming.

b. Next meeting date and time (March 14, 2022 at 9 am)

7. Announcements.

Vice-chair Agee announced a Dr. Martin Luther King, Jr. street renaming ceremony that was set to take place at noon on Martin Luther King Jr. Day – Monday, January 17, 2022. The ceremony would take place at the intersection of N. MLK Jr. Drive and W. Wisconsin Ave.

8. Adjournment.

The meeting adjourned at 10:37 a.m.

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