

FALL 2021

ThriveOn
COLLABORATION

News and Updates for Thrive On King



The ThriveOn Collaboration is the partnership formed when two longstanding Milwaukee institutions — the Medical College of Wisconsin and Greater Milwaukee Foundation — joined together with Royal Capital, an outstanding Black-owned real estate development firm, to build a healthy, thriving and equitable Milwaukee. Part of that work includes the redevelopment of the former Gimbels-Schuster's Department Store building, located at 2153 N. Dr. Martin Luther King Jr. Dr., into office headquarters for the Foundation, program area for MCW, quality affordable housing and dedicated community space on the first floor of the structure. But this is not just a real estate deal. We are deeply committed to working with neighborhood residents to develop and sustain an economically prosperous, healthy and racially equitable community, where Halyard Park, Brewers Hill and Harambee meet a prospering Dr. Martin Luther King Drive. We want to work with the community to encourage the building of spaces and places where residents can live affordably, work and find attractive venues for eating and entertainment.

As we move towards the holidays, expect activity at ThriveOn King to intensify. Built in 1907, the 470,000-square-foot structure will undergo a stunning transformation over the next year. Our Design and Occupancy workgroup is nearing final recommendations on the first-floor layout and design. These plans will provide for multiple uses, such as early childhood education services, food and beverage services, as well as vendor and community gathering space. As work begins

inside, we also expect to see exterior restoration activity at the site. Municipal approval of construction permits should be completed this winter, which means construction at the building may begin before the end of the year. As we proceed in the revival of this wonderful old structure, you will be kept informed of every step along the way.

Construction may be the next big milestone, but it isn't the only thing in development. Multiple workgroups are energized and continue to work towards improving access and opportunities for early childhood education, health and well-being, food vendors and economic development – to name just a few! In this issue you'll see updates on the Anti-Displacement Fund, ThriveOn Collaboration Grant Program and the ThriveOn Small Business Loans from the Greater Milwaukee Foundation.

To do this work, we believed from the very start that having early and ongoing conversations with neighborhood residents was essential. We thank you for your attendance and participation in our past outreach sessions and hope to see you at upcoming events and programs. There is a quarterly gathering scheduled for Nov. 12. This is a place created for you to learn more about the ThriveOn Collaboration and ThriveOn King. If this message reaches you before that date, please join us. We'll share updates in the next newsletter issue for those who aren't able to attend. Community input will continue to be a critical piece in our work as we move to the construction phase of the development.



SAVE
THE
DATE

VIRTUAL COMMUNITY GATHERING

Friday, Nov. 12, 2021
5:30-7:30 p.m.

To register or find more information, please visit us at thriveoncollaboration.org. Scroll down to the box listing office hours and future events. You can register to attend or view the flyer. Thank you for your continued support and partnership.

ANTI-DISPLACEMENT FUND

Residents are the strength of our neighborhoods. We want to maintain that strength by supporting homeowners who have been committed to their neighborhoods and wish to remain in their current home. Launched in 2019, the Anti-Displacement Fund is being led by MKE United, a cross-sector collaborative working to ensure that long-term residents in near downtown neighborhoods share in the benefits of new development and are not displaced due to increasing property taxes. To date the Anti-Displacement Fund has supported 93 homeowners in the Harambee, Halyard Park and Brewers Hill neighborhoods.

The application cycle is currently open. The deadline is Jan. 7, 2022, but people are encouraged to apply as early as possible. For more information on the fund, including eligibility requirements and the program application, please contact the MKE United Anti-Displacement Fund Program Administrator, Riverworks Development Corporation, at 414-882-7420 or visit mkeunited.com/antidisplacementfund for details. ThriveOn Collaboration is a supporter of the Anti-Displacement Fund and encourages residents to reach out to Riverworks to learn more.

THRIVE ON COLLABORATION GRANT PROGRAM

The ThriveOn Collaboration Grant Program supports nonprofits interested in partnering with residents, community leaders and stakeholders in activities that promote community cohesion and foster constructive relationships. Spring/Summer 2021 ThriveOn Grants were awarded to six organizations:

- **African American Breastfeeding Network** received \$7,500 to support a Well Mommy and Baby Care Package Drive Up, a community resource fair for pregnant women and moms
- **All 4 Kidz** received \$7,500 to support the Empowerment Program, a workshop-based program to introduce youth ages 12 to 20 to various mental health topics and coping mechanisms
- **Groundwork Milwaukee** received \$7,500 to support the Community Garden Health Hub Partnership, which coordinates and deploys health resources to community gardens in the Harambee neighborhood
- **Northcott Neighborhood House** received \$7,500 for Seeding the Future program for young people from the Harambee neighborhood to learn about growing food, hydroponics, good nutritional habits, sports, and sportsmanship
- **Riverworks Development Corporation** received \$7,500 for the Resident Collaboration for Summer Beerline Trail Events led by the Guiding Lens group, the community arm of the Beerline Trail Neighborhood Development Project in the Harambee neighborhood
- **St. Francis of Assisi Parish** received \$7,500 to support the Reading Week for Children, a week to help children in second through fifth grades regain their reading skills before starting school in September

The latest grant cycle closed Oct. 15 and funding awards will be announced in late 2021.

SEVENTEEN SMALL BUSINESSES RECEIVE GREATER MILWAUKEE FOUNDATION LOANS

For the 17 recipients of ThriveOn Small Business Loans from the Greater Milwaukee Foundation, access to new capital is offering the opportunity to reopen, hire or sustain or improve business operations in a variety of ways. Approximately 40 jobs are expected to be created or re-established.

The Foundation is rapidly deploying a total of \$780,000 in low-interest loans with favorable terms, ranging in amount from \$25,000 to \$50,000, to small businesses in Milwaukee. Nearly 80 percent of the businesses are in the Halyard Park, Harambee and Brewers Hill neighborhoods associated with the ThriveOn Collaboration, and all are owned by people of color.

Maintaining a community-centered approach for the program has included personal outreach to neighborhood business owners to raise awareness of the program and answer questions. The Foundation's team identified more than 150 potentially eligible businesses in Halyard Park, Brewers Hill and Harambee, and then hosted community meetings and events, went door-to-door, and communicated through phone and email to reach owners. Ultimately, 33 applications were received with 17 closing on their loans.

The ThriveOn Small Business Loans are part of a five-year, \$30 million commitment to advancing equitable economic opportunity through the Foundation's impact investing program. The Foundation leverages impact investing to advance racial equity and economic inclusion through programs, projects and businesses that generate a social and financial return.

LOAN RECIPIENTS:

Ajas Beauty and Wellness Boutique

Bijou Nails & Company

Colorful Connections

Cool Beauty

Cream City Print Lounge

Dolled

Edwards Ingenuity

ILashout Beauty Co.

JGSJ Optimum Health

Maures Development Group

MLK 1920

P3 Development Group

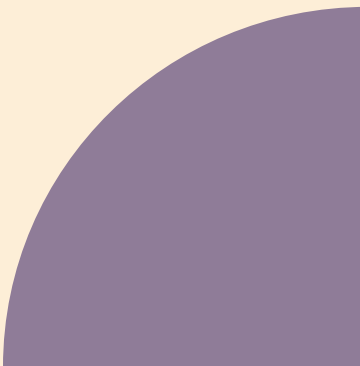
Pepperpot CateringMKE

Rise & Grind

Santari (Reynolds Pasty Shop)

Transformation Services, Inc.

Vogue Dreams



ThriveOn

COLLABORATION

VIRTUAL OFFICE HOURS

Join ThriveOn Collaboration for its virtual office hours. Come chat with Laice Perry, the neighborhood fellow. Each session, information is shared about neighborhood programs, resources, community spaces and places and we highlight organizations impacting neighborhoods surrounding the ThriveOn King building. Got questions about ThriveOn Collaboration or ThriveOn King or just want to be in the know?

Visit us at thriveoncollaboration.org and scroll down to the box listing office hours where you can view the flyer and register to attend. We hope to see you soon!

Tuesday Sessions (2:30-3:30 p.m.)

Nov. 16, 23, 30 and Dec. 7, 14

Join the virtual session at:

<https://us02web.zoom.us/j/82741793770>

or Call-In: 312-626-6799

Meeting ID: 827 4179 3770

Saturday Sessions (11 a.m.)

Nov. 20 and Dec. 18

Join the virtual session at:

<https://us02web.zoom.us/j/85954952286>

or Call-In: 312-626-6799

Meeting ID: 834 1144 9868

LET'S STAY CONNECTED

The Community Engagement Team would love to hear from you. We continue to engage the community through various one-on-one chats with residents, stakeholders, and community leaders from the Brewers Hill, Halyard Park and Harambee community. Please reach out to one of our Community Engagement Team members to share your thoughts about the partnership, what types of things you think would be beneficial in your community, and to find out how to get involved. Want to be added to our mailing list? Please send an email to a member of our Community Engagement Team and someone will get back to you.



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