

Agenda
Redevelopment Authority of the City of Kenosha Meeting
Municipal Building, 625 52nd Street – Room 204
Tuesday, April 30th, 2024
5:00 pm

Authority Member Veronica Flores, Chairperson
Authority Member Doug Williams, Vice-Chairperson
Alderpersion Rollin Pizzala

Authority Member Shayna Griffin
Authority Member Eric Migrin
Authority Member Dennis Nelson
Authority Member Lydia Spottswood

Call to Order
Roll Call
Citizens Comments

Approval of the Minutes from the meeting held Tuesday, September 19th, 2023

1. Approval of City Plan Commission Initiation of Rezoning and Land Use Amendment for 1334 and 1342 50th Street
2. Discussion of Designs for Single Family Homes at 4921 38th Avenue and 4920 37th Avenue in Wilson Heights Redevelopment Area

Authority Members Comments

*IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 653-4030 BY NOON
OF THIS MEETING DATE TO MAKE ARRANGEMENTS FOR REASONABLE ON-SITE ACCOMMODATIONS.*

REDEVELOPMENT AUTHORITY OF THE CITY OF KENOSHA
Minutes
Tuesday, September 19, 2023

MEMBERS PRESENT: Veronica Flores, Doug Williams, Rollin Pizzala, Shayna Griffin, Dennis Nelson, Lydia Spottswood

MEMBERS EXCUSED: Eric Migrin

STAFF PRESENT: Tim Casey, Rachel Gasper

The meeting was called to order at 5:01pm by Chairperson Flores, roll call was taken.

Citizens Comments – No Citizen’s comments

A motion was made by Ms. Spottswood and seconded by Mr. Williams to approve the minutes of July 18th, 2023. The motion passed. (Ayes 6, Noes 0)

1. Creation of Uptown East Subcommittee

Ms. Flores asked the Authority if anyone had any recommendations?

Mr. Williams made a motion to nominate Veronica Flores, Dennis Nelson and Shayna Griffin for the Redevelopment Subcommittee.

Ms. Spottswood seconded the motion. The motion passed. (Ayes 6, Noes 0)

2. Report on Uptown East Property Condition Survey

Mr. Casey reported that our Community Development Specialist, Onya Bates, made the decision to terminate employment with the City after about six months of being a part of the team. He continued on to state that Ms. Bates had previously conducted a survey of the Uptown East Redevelopment Plan with Rachel Gasper, a Planner with City Development.

Ms. Gasper introduced herself. She stated that they walked the neighborhood to determine how many blighted properties are in the area. While going through the neighborhood, they were surprised to see less blight than they had originally anticipated. She feels the residential properties were in fairly good condition. If the redevelopment plan is to carry on, she feels the focus should mainly be on the commercial properties. The main issue for the residential properties are painting updates and porch repairs. City Inspections conducted a survey in 2019 to look for code violations in the area. There were 81 residential properties that had at least one code violation. Of those 81 properties, 64% today are rental properties and as of 2019, 53% of the area was tenant housing. So today, the rate of repairs fell more on tenant-based housing compared to the neighborhood make-up as a whole during the most recent survey. There were 274 housing parcels back in 2019 with 81 code violations, totaling to 29.5% of the properties in the area to be blighted.

Ms. Flores asked if the 29.5% was tenant housing?

Ms. Gasper responded that 64% of the code violations were rental properties.

Mr. Casey reiterated that the properties conditions in the neighborhood were not as bad as they initially thought. He feels it is a good idea to continue to examine the area to determine if a full redevelopment plan is needed. We may look into something called a Target Investment Neighborhood which is an area to concentrate efforts. As Ms. Gasper mentioned, there are many commercial properties needing help. There are also a lot of vacancies and City-owned parcels in that area, so we have a lot to work with.

Mr. Nelson questioned if these are east of 22nd Avenue or east of the railroad tracks on 13th Avenue?

Mr. Casey stated that the boundary runs from 60th Street to 63rd Street, and from 23rd Avenue to the elevated railway. This boundary coincides with a Census Block Group.

Ms. Flores asked how many brown field lots are left in that area that are still open?

Mr. Casey answered that that was not a part of our most recent analysis, but we can gather some information on that from the DNR.

Ms. Spottswood questioned what staff did when they found the 9 critical repairs in the area? Were they referred to the HOME Program or some other type of assistance?

Ms. Gasper stated that they conducted their survey from the public sidewalk and do not have the authority to assign orders for code violations. So City Development staff did not, however, we shared our findings with the Inspections department.

Mr. Casey added that City Development staff met with City Inspections staff to cross-reference the field work our department did with the work the 4 Inspectors did, as well. When there are citations, we can offer information on the assistance we can possibly provide to the homeowner.

Ms. Spottswood stated that over half of the people who live in that area live below the poverty line. She questioned if there was any overlay in the findings to where people lived in rental housing, how the home was maintained and if the tenants are "poor"?

Mr. Casey stated that the City Development staff logged every observation they had by address, and City Inspections logged theirs by address so that we could compare all of our findings to the map which shows which properties are owned and which are rental properties. He added again that 64% of the violations were on rental properties.

Ms. Griffin questioned how they know which houses are rentals and which are owned?

Mr. Williams answered by tax records.

Mr. Casey added that the lottery credit only goes to homeowners, so that data is pretty reliable, maybe about 98% accurate.

Mr. Williams stated that using tax records can show if the owner is at a different address than the property in question, or if the property is owned by an LLC and more.

Ms. Spottswood confirmed that the Development staff is not specifically referring problem properties to the Inspections department, that the Inspections department coincidentally happened to be out in the same neighborhood at the same time.

Ms. Gasper and Mr. Casey confirmed yes, that is correct.

Ms. Spottswood asked if there were any walls that make it difficult to identify something while out on this kind of survey and to notify the Inspections department about the violation?

Mr. Casey responded no. He continued on to say that the Common Council recently acted on a change in ordinance that would allow our departments to work together, so for instance if an Inspector is out doing an inspection and see a zoning violation, the Inspectors have the authority to issue a citation for that violation.

Ms. Spottswood added she is concerned about the rental trap, where people are stuck in substandard rentals and are unlikely to report to the City because of the reprisals. It's dispiriting to people when they are trapped this way and have no where to go.

Ms. Flores stated that this study was great for information and gives the Subcommittee a better idea of which properties are blighted and which are not.

A motion was made by Mr. Williams and seconded by Ms. Griffin to receive and file. The motion passed. (Ayes 6, Noes 0)

3. Discussion on Public Safety in Uptown Area

Mr. Casey introduced the Chief of Police, Patrick Patton, and stated he is present to discuss the public safety statistics in the Uptown area.

Ms. Gasper left at 5:19pm.

Mr. Patton stated that the City's crime rate, specifically violent crime and homicides, are down at an all time low for the last two decades. He is a member of the Wisconsin Police Executive Group which is beneficial because the police chiefs in Wisconsin's 50 biggest cities can all compare like data and situations. Sitting down and looking at the crime numbers for this year, Kenosha's raw numbers per capita are lower than all other cities. We are very proactive with our public safety, and the Council and committees make a big impact on public safety. He continued on to explain the types of incidents he has been seeing. There has been a lot of traffic stops in the neighborhood, but it is a heavily traveled area, especially now with all the construction going on. The Kenosha Police Department is estimating to write about 1,500, or 10-15% more traffic tickets than they did last year. Our accidents are down, but the speeding instances are up. Since the Uptown area has been under construction, we have seen a decrease in population and loitering in public spaces. We do still have some nuisance properties, however, the activity is taking place on private property and contained. We do get many calls but it is not as heavily enforced because it is not leaking out and affecting the streets in the neighborhood. We do document all instances in case we need those records later on.

Mr. Nelson asked what the other 13 violations are?

Mr. Patton answered that the "others" aren't as heavily focused on because they were mostly calls that did not turn into anything, otherwise they would fall into one of the main categories.

Mr. Nelson gave an example of someone calling in with a shots fired report, but the noise is really a firecracker.

Mr. Patton stated that they often get shots fired reports. If PD knows what the source of the disturbance is, they will change that report when calling to dispatch officers to the scene, however, it is entered into our data system as a "shots fired" incident. If we code the report as "shots fired" that is because we either have bullet strikes, shell casings or an eye witness report to an actual shooting. He continued on to state that they have arrested 231 people in the area since the beginning of the year. There are 466 charges, however, an individual may hold more than one charge. There are a lot of warrants out for this area as well, with the majority relating to bonds. This does not mean this is a crime-ridden area, it is often a reflection of the financial resources, or lack thereof, in a specific area. There is quite a bit of domestic violence in the neighborhood, however, overall the arrests, incidents and citations are about 4-5% for the City as a whole. With the efforts from the City to try to clean up the Uptown area, specifically along 22nd Avenue from 60th Street to 62nd Street, we are seeing less people loitering. In the last year, Kenosha PD has created an engagement team who partners with local businesses to do neighborhood clean-ups. Armando's, the Happenings, and United Way are just a few who get involved. Molly Gray-Moore is a very vocal leader in that community. She has helped put together a Spring and Fall community clean up with the Police, United Way and many corporate sponsors, as well. We had our Fall clean up on September 30th of this year. PD has also partnered with KUSD and Reuther specifically to get them involved in a community clean up in their area.

Ms. Flores asked if there has been any areas that we have seen an increase in crime? With the Uptown Plan taking place, has this caused the crime to spread out farther into other areas as they're being drawn out of this neighborhood?

Mr. Patton answered no. We generally have between 10 and 14 violent crimes a year, this year so far we are only up to 2, but they did take place along 60th Street. We have actually been seeing the crime move south of the border and pushing up into Racine. The Police Department does a lot of trend watching, and one thing they have noticed is that in Chicago specifically, there is an increase in high frequency robberies. They will steal a car, load it up with a few crew members and drive around to find people to jump and rob. They can do up to 5-8 robberies a day. The main catalyst for this problem is stolen cars. PD then looked at 2021 homicide statistics and noticed that over 75% of vehicles associated with homicides here in Kenosha were stolen from Illinois. The Council approved for us to use flock cameras, which are cameras that can identify if the license plate on a vehicle is either stolen or involved in a violent homicide or felony. If so, that alert then goes to every squad that is working to either try to apprehend the vehicle or drive it back out of the city. PD has partnered with several neighborhoods to get privatized flock cameras. The City has 25 cameras and 2 more were just recently approved, so the idea is we are trying to geo-fence our community. We do not have an exact number for how much crime has been prevented, however, back in 2021 we had 18 homicides with over 75% of those associated with a stolen vehicle. So far this year, we have not had a single homicide associated with a stolen vehicle. PD has been partnering with the County and Pleasant Prairie because the data from the flock cameras can be shared. If a vehicle we are pursuing in our community crosses into one of their communities, we will still get an alert from their flock cameras. Kenosha has flock cameras, however they are not installed yet. All of our successes so far have come from Pleasant Prairie's cameras. Once Kenosha's are installed, they estimate to see even more improvements.

Ms. Flores asked if there has been an increase or decrease in drug traffic houses?

Mr. Patton answered that they have not dealt with any recently. Those cases take time

to put together. He went on to state that while our violent crime is going down, drug trafficking is increasing. PD is seizing more than ever, as well as firearms.

Ms. Griffin stated that she is very happy to hear the housing in the area is in better condition. She is very happy to hear the crime is down, as well. She would like to see more activities and encouragement for community involvement. Kenosha is an attractive place, but she feels that it does not reflect the positive, safe community we have with our foot traffic. She wants to see the neighborhood busier in a safe way.

Ms. Flores added that she believes this will help by changing the image that is placed on the neighborhood. People have heard terrible things about this neighborhood for years, but hopefully this will help the public see that it is becoming a safer area with residents who take pride in their homes. The community is the one who made the changes.

Ms. Spottswood referenced to the data showing 63 medical calls placed to PD this year. She asked if any of those calls were involving Narcan?

Mr. Patton answered that the Fire Department keeps those records, but he can take a look into the data. He stated that all officers do carry Narcan on them now and have been deploying them a lot more frequently than anticipated. Because of the medical expertise of the KFD, they can tell us if there was a Narcan response. If we have any suspicion of needing Narcan, we will utilize it because it is safe either way. KFD uses it as a diagnostic tool, so if they get a response, it was a successful delivery of Narcan. We are not qualified to make that decision, so KFD keeps a better record. The Health Departments keeps record for the County as a whole. The vast majority of overdoses take place in the 53140 zip code.

Ms. Spottswood asked Mr. Patton if he could explain the style of policing they are using in this specific neighborhood? She stated she is a big proponent of community-based policing and is supportive of PD partnering with the community to take part in neighborhood clean ups. She then asked if there are officers going around on foot or bikes?

Mr. Patton stated that community-based policing is used by every agency across the nation in different ways. We have a Safety Officer who has contact with young children and teaches them about things like stranger danger, safe touch, street safety and so on. There was a large gap missing in between fifth grade and high school level students.

Ms. Spottswood asked why that is?

Mr. Patton answered that we have never really had a program. DARE is the highest program. PD has partnered with KUSD to try to bring in intra-public safety classes that are credited by the district. Bill Hitchcock is very involved in getting that going. PD had an Officer Friendly who was one individual, we had two Crime Prevention Officers who did neighborhood watch programs and servicing elderly homes, but we were also missing so much. There has always been a divide of what an officer's role is in the community, whether it's Public Safety, Traffic Enforcement, or Community Engagement. We are acknowledging that those are not mutually exclusive. We actually started a Community Engagement Team which is a team of 24 individuals that are trained for a one year assignment working and engaging in Special Events. After their year-long assignment is done, a new set of 24 individuals are assigned to the team. The point of the program is to get every one of our officers comfortable with community engagement. We have added two more Safety Officers to the team to help fill in the gaps wherever

needed. Next, we made sure there was some diversity to reflect our community. We added Gustavo Arellano to speak with the Latino community and Brittany Meronek was added to relate to the women. Jordan Payne really wanted to be a part of the team, as well and he is a great addition with a very outgoing personality. Mr. Patton went on to state that we do still have our bike unit, however, we did just recently start our UTV unit, which is mostly used on the lakefront. We can drive almost right up to a distressing scene with the UTV, and we even have drones to assist us, too. Recently, we had a successful rescue with the drone where two kids drifted far from the shore on inner tubes. We were able to fly the drone over the water, locate their proximity and also communicate with them until the Coast Guard showed up.

Ms. Spottswood stated that she previously was working with Alderman Anthony Kennedy and Minister Khalifa on standing up KCOR. She mentioned she loved their philosophy, but expressed concerns about being able to put things on hold in a situation while waiting for help to arrive on scene. She believed that it makes more sense for law enforcement to be receiving that interrupters training. She stated that she believes it is very important for children to be able to interact with officers while there is not any negative situation going on. The children need to see them as people who they can look up to and ask for help.

Mr. Patton stated that the stakeholders who host a lot of events in Kenosha like Frank and Kim Carmichael and Tim Mahone, always make sure to invite PD to their events. The biggest focus we have at these events is to interact with the crowd. It serves as a dual role, we are around to make sure no problems arise, but mostly we are just trying to be involved in our community events.

Mr. Casey reiterated that there are many departments working together to put this plan together. One of the ways we target properties for acquisition is by checking with City Inspections and checking the deed to identify nuisance properties. That led to a couple of specific problem properties on 61st Street and 22nd Avenue where people just liked to loiter in the area. Those properties were targeted and acquired and then demolished, and they are now available as a Redevelopment site. We have seen the loitering problem go down significantly along 22nd Avenue. Mr. Casey agrees that they need more retail and positive activity on the street. The Uptown Lofts being built on 22nd Avenue will have a grocery store, a restaurant, a library and retail space all along the first level. The Mahone Family Foundation, KUSD's Student Engagement Through Groups and Activities program, the Team Achiever Program with the YMCA, and the Best Buy Team Tech Center sponsored by Jockey are all partners of our Kenosha Emerging Leaders Academy. He then reminded Mr. Patton that Katherine Marks in the City Administration office organizes neighborhood clean-ups as volunteer opportunities. We see KELA as a focal point for those types of community activities. The projected opening date for the retail portion is toward the end of the first quarter of 2024. We should have occupancy in the KELA building and have the programs going before the end of the year.

Ms. Griffin stated that in the old Columbus School building, there is a daycare as well as a new school called The Kenosha Christian Academy. It is a beautifully diverse school right in the heart of the neighborhood. She acknowledged how great the Director, Vince Lang, is and how he served on the Kenosha Police force, as well. She mentioned that the students and their families would love to help out in any way that they can. Even though it is a private school, the student's families are low-income and would greatly benefit from any of the resources provided in that neighborhood.

Mr. Patton stated that he believes they will be in the rotation for the Safety Officer, Tyler

Cochran, to visit the school to teach the students.

4. Update on Proposed City Housing Initiative

Mr. Casey stated that the Mayor announced a \$3,000,000.00 contribution from Uline toward new housing programs in the City. The Common Council passed a resolution accepting the contribution and committing the City to matching the \$3,000,000.00 contribution. One of the ways the City has anticipated pulling funds is by extending our TIF Districts. Under State law, cities can extend their TIF Districts for one year when they would otherwise terminate, if the funds are used for housing programs with 75% going to low-to-modern income housing and/or workforce housing. The funding from Uline, plus the City's matching funds will go predominately toward infill single family housing. We would like to essentially stay within our community development block grant target area of Sheridan Road to 39th Avenue, and 75th Street to Washington Road. This is not planned to be started until after January of next year. We would like to direct these infill single family homes to City-owned lots. We have 54 lots in our target area and 30 of them really lend themselves to be infilled. About a dozen of those lots are in the Wilson Heights area and another dozen are in the Uptown East area. There was action with ARPA funds to allocate \$867,000.00 in additional funds to our housing rehab programs.

Ms. Griffin stated that she believes there should still be more multi-family homes available. Most of the people in this area are not at the average income level. She does not understand why multi-family housing is looked at negatively.

Ms. Flores stated multi-family homes helps a family afford a home. By receiving assistance from the other tenant residing in the home, they are able to afford their payments. It is expensive to own a home nowadays, especially with the interest rates. Multi-family homes help families become homeowners, and they help another family to have a home.

Mr. Casey stated that Gorman Construction is finishing up 72 units right now. We have a developer that we have made a commitment to that the frost flat site is available to them for multi-family housing. They have applied for low income housing tax credit twice from with Wisconsin Housing Economic Development Authority, and both times did not receive it. We have also had other developers approach us about additional low income housing tax credits projects. We are receptive, but we believe they should be spread throughout the City and not concentrated in one area.

Ms. Spottswood asked what is the difference between low income housing and workforce housing?

Mr. Casey stated that low-to-moderate income housing is defined by the County Median Income and when your housing payment is only 30% of your income.

Mr. Pizzala left at 6:12pm.

Mr. Casey continued on to state that workforce housing is determined by 120% of the County Median Income.

Ms. Spottswood asked if this is pre or post tax?

Mr. Casey answered it is all pre-tax. Anyone who is working, they need help with their housing payments. Anything we do with the single family infill housing will be in the city,

and owner-occupied for the first instance. When the City is involved in a second mortgage, our portion is forgivable after 10 years and after 20 years, which incentivizes people to stay. For rental properties, we just need more product.

Ms. Spottswood asked if the ARP funding is limited to low-to-moderate income properties?

Mr. Casey answered yes.

Mr. Nelson left at 6:15.

Ms. Spottswood stated she has been asked if the City could look into modular construction.

Mr. Casey stated he believes there should not be any resistance from either Staff or Administration on modular construction.

Ms. Griffin questioned what modular construction is.

Mr. Williams answered that the walls already come pre-built. They just build them together.

Mr. Casey stated that one concern he has heard about modular construction is how do plumbing and electrical inspectors complete their inspections? He mentioned he will check in with the department for that information.

Mr. Williams added that typically they are not dry walled, but just come as a frame to assemble.

Ms. Griffin questioned if it was cost efficient and time efficient?

Mr. Williams answered yes.

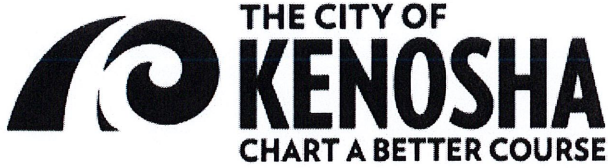
Committee Comments—None

A motion was made by Mr. Williams and seconded by Ms. Spottswood to adjourn the meeting. The motion passed (Ayes 4, Noes 0). The meeting adjourned at 6:20pm.

Certification that the minutes have been approved by the Redevelopment Authority.

Timothy M. Casey, Director of City Development

Meeting Minutes Prepared by: Olyvia Holbach, City Development



REDEVELOPMENT AUTHORITY
Staff Report – Item #1

Tuesday, April 30th, 2024 at 5:00 pm
Municipal Building
625 52nd Street – Room 204 – Kenosha, WI 53140

Approval of City Plan Commission Initiation of Rezoning and Land Use Amendment for 1334 and 1342 50th Street

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson MacKay, District 7, was notified.

LOCATION AND ANALYSIS:

Site: 1334 and 1342 50th Street

The Redevelopment Authority owns three (3) contiguous lots at 1334, 1338 and 1342 50th Street, which is directly north of the Boys and Girls Club property.

The Redevelopment Authority previously approved to move forward with the future transfer of these lots to Habitat for Humanity at their March 21, 2023 meeting. As noted at the meeting, the construction of new owner-occupied single family homes meets the long term objectives of the redevelopment of this area.

Two of the lots, 1334 and 1342 50th Street, are zoned B-2 Community Business, which does not allow construction of single family homes. The land use plan map in the City's Comprehensive Plan also identifies 1334 and 1342 50th Street as Commercial uses.

In order for Habitat for Humanity to construct new homes on these two lots, it will be required to rezone the properties and amend the land use plan in the City's Comprehensive Plan. Habitat for Humanity has requested that the City Plan Commission initiate the rezoning of the properties to RG-2 General Residential, and to initiate the land use plan change from "Commercial" to "Medium-High Density Residential" prior to the property transfer.

Since the Redevelopment Authority is the owner of the properties, it is required that the Redevelopment Authority approve the request to initiate the rezoning and land use plan amendment.

Again, prior to the formal transfer of the properties to Habitat for Humanity, budgets and plans will need to be submitted and approved by the Redevelopment Authority.

RECOMMENDATION:

A recommendation is made to approve the City Plan Commission initiation of rezoning and land use amendment for 1334 and 1342 50th Street.

Mike Maki, AICP
Sr. Community Development Specialist

Timothy M. Casey
Director

Redevelopment Authority Properties to be deeded to Habitat for Humanity

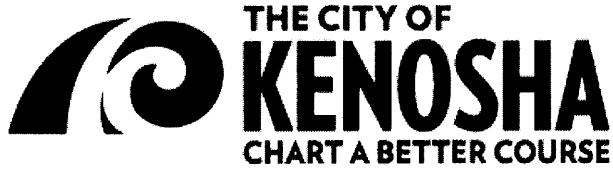


DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 4/25/2024

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1" = 48'





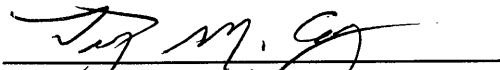
REDEVELOPMENT AUTHORITY
Staff Report – Item #2

Tuesday, April 30, 2024 at 5:00 pm
Municipal Building
625 52nd Street – Room 204 – Kenosha, WI 53140

Discussion of Designs for Single Family Homes at 4921 38th Avenue and 4920 37th Avenue in Wilson Heights Redevelopment Area

The Redevelopment Authority entered into an agreement with Acadia Properties for development of single family homes on six lots in the Wilson Heights Redevelopment Area. Acadia has completed homes at 4914 37th Avenue, 4926 37th Avenue, 4915 38th Avenue and 4927 38th Avenue. All four homes have been sold.

The owner of Acadia Properties has approached staff and requested authorization to build two split level homes. Staff met with the owner to discuss designs and suggested revisions. Staff is meeting to review modified plans, and would like to discuss these with the Redevelopment Authority to solicit input.



Timothy M. Casey, Director

