

**HOW TO USE THE
REDEVELOPMENT AUTHORITY OF THE CITY OF KENOSHA (RACK)
MINUTES ARCHIVE**

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REDEVELOPMENT AUTHORITY OF THE CITY OF KENOSHA
Minutes
February 18, 2014

MEMBERS PRESENT: Katherine Marks, Bob Johnson, Eric Migrin, John Potente and Doug Williams

EXCUSED: Alderperson Michael Orth and Everett Butler

STAFF PRESENT: Zohrab Khaligian

The meeting was called to order at 5:00 p.m. by Ms. Marks and roll was taken.

A motion was made by Mr. Potente and seconded by Mr. Williams to approve the minutes of the December 17, 2013 meeting. The motion passed. (Ayes 4; Noes 0)

1. Financial Report for January 31, 2014

Zohrab Khaligian, Community Development Specialist, said the \$250,000 of funds for 2014 has not been updated yet.

Mr. Migrin arrived.

A motion was made by Mr. Potente and seconded by Mr. Johnson to Receive and File the Financial Statements. The motion passed. (Ayes 5, Noes 0)

2. Wilson Redevelopment Project Report. (District #10)

Mr. Khaligian said this report is an overview of the Authority's progress in the Wilson Neighborhood. The report shows a history of what properties were assessed and the properties purchased under assessed value.

Mr. Potente added that 5 years ago we thought it would cost approximately \$20 million to complete the project, now it may be closer to \$10 million. By purchasing the properties at a lower price, we are setting the market in the area.

A motion was made by Mr. Williams and seconded by Mr. Johnson to Receive and File the report. The motion passed. (Ayes 5, Noes 0)

3. Offer to Purchase property at 4816 37th Avenue. (District #10)

Mr. Khaligian said the property is being purchased from Lentz Partners. Of the four rentals, one is vacant, one tenant was moved to another rental property and the other two tenants were evicted. The sale's contingencies are included in the report.

A motion was made by Mr. Johnson and seconded by Mr. Williams to approve the Offer to Purchase. The motion passed. (Ayes 5, Noes 0)

Public Comments

No Public comments.

Authority Comments

Discussion was held regarding upcoming appointments to the Authority.

Staff Comments

Mr. Khaligian gave the Authority an update on a meeting with WHEDA regarding tax credits used to rehab a four-plex into a duplex. Mr. Khaligian will continue to work with WHEDA regarding tax credit assistance.

A motion was made by Mr. Williams and seconded by Mr. Johnson to adjourn the meeting. The motion passed. (Ayes 5; Noes 0) The meeting adjourned at 5:45 p.m.

Meeting Minutes Prepared by: Kay Schueffner, Community Development & Inspections

REDEVELOPMENT AUTHORITY OF THE CITY OF KENOSHA
Minutes
April 22, 2014

MEMBERS PRESENT: Katherine Marks, Alderperson Bob Johnson, Eric Migrin and Doug Williams

EXCUSED: Everett Butler and John Potente

STAFF PRESENT: Zohrab Khaligian

The meeting was called to order at 5:00 p.m. by Ms. Marks and roll was taken.

A motion was made by Mr. Williams and seconded by Alderperson Johnson to approve the minutes of the February 18, 2014 meeting. The motion passed. (Ayes 4; Noes 0)

1. Financial Report for March 30, 2014

Zohrab Khaligian, Community Development Specialist, noted the final Financial Statements were not forwarded by Finance Department. Ms. Marks asked that the documents be forwarded when Staff receives the finalized reports. A motion was made by Mr. Williams and seconded by Mr. Migrin to approve the other financial statements. The motion passed. (Ayes 4, Noes 0)

2. Parking Lot Lease Agreement by and between the Redevelopment Authority of the City of Kenosha and Kenosha Transit Commission. (District #2)

Mr. Khaligian said the Lease includes two (2) parcels owned by the Authority that have been used for overflow parking per an oral Agreement. The written Lease outlines the responsibilities of each party and the term is twenty-five (25) years.

Mr. Migrin asked if the property is listed for sale and if signage advertising would be advantageous. Mr. Khaligian said the property is not currently listed, but sometimes people inquire with a plan on how to develop. It may be advantageous to install a sign after the two (2) year sublease is up.

A motion was made by Alderperson Johnson and seconded by Mr. Williams to approve the Lease Agreement. The motion passed. (Ayes 4, Noes 0)

3. Parking Lot Sub-Lease by and between the Kenosha Transit Commission and the County of Kenosha. (District #2)

Mr. Williams asked for clarification on the sub-lease. Mr. Khaligian said this sub-lease is between the Transit Commission and the County. The Authority must approve any sub-lease on these properties.

A motion was made by Alderperson Johnson and seconded by Mr. Williams to approve the sub-lease. The motion passed. (Ayes 4, Noes 0)

4. Wilson Redevelopment Project - Update

Mr. Khaligian said this summer we will be finishing some site work in the Wilson area.

Mr. Migrin asked if our realtor should talk to property owners in the neighborhood to mention the Authority will be purchasing only one more house this year to see if anyone is interested. Mr. Khaligian said we could have Michelle Volkmar check if there are any foreclosures coming up and then notify people we are interested in purchasing one (1) house in 2014.

Ms. Marks instructed to have Ms. Volkmar research and then bring a report back to the Authority before moving forward.

A motion was made by Mr. Williams and seconded by Alderperson Johnson to receive and file the report. The motion passed. (Ayes 4, Noes 0)

Public Comments

No Public comments.

Authority Comments

Ms. Marks noted that she has invited Violet Ricker, Executive Director of Downtown Kenosha, to attend the next meeting to present an update of the Downtown Plan.

Staff Comments

No Staff comments.

A motion was made by Mr. Williams and seconded by Alderperson Johnson to adjourn the meeting. The motion passed. (Ayes 4; Noes 0) The meeting adjourned at 5:18 p.m.

Meeting Minutes Prepared by: Kay Schueffner, Community Development & Inspections

REDEVELOPMENT AUTHORITY OF THE CITY OF KENOSHA
Minutes
August 19, 2014

MEMBERS PRESENT: Katherine Marks, Alderperson Bob Johnson, Everett Butler, Eric Migrin, John Potente and Doug Williams

STAFF PRESENT: Zohrab Khaligian

The meeting was called to order at 5:00 p.m. by Ms. Marks and roll was taken.

A motion was made by Alderperson Johnson and seconded by Mr. Potente to approve the minutes of the April 22, 2014 meeting. The motion passed. (Ayes 5, Noes 0)

1. Financial Report for July 31, 2014

Zohrab Khaligian, Community Development Specialist, noted there is a negative balance because the money allocated to the Redevelopment Authority for 2014 has not yet been borrowed.

Mr. Migrin arrived.

A motion was made by Mr. Williams and seconded by Alderperson Johnson to receive and file the financial report. The motion passed. (Ayes 6, Noes 0)

2. Wilson Redevelopment Project - Update

Mr. Khaligian gave an overview of the project and discussion was held on the progress.

A motion was made by Mr. Butler and seconded by Mr. Williams to receive and file the Project Update. The motion passed. (Ayes 6, Noes 0)

3. Offer to Purchase 4603 37th Avenue. (District #10)

Mr. Khaligian said the owners signed the Offer to Purchase and we are now waiting for the certification that there is only one (1) tenant in the building.

Mr. Potente asked what type of notice is needed. Mr. Khaligian said a six-month notice and then we won't have to pay for relocation costs.

Mr. Butler asked if the tenant has a lease with the owner. Mr. Khaligian said we think it is a month-to-month lease, but we have asked the owner for documentation.

Mr. Migrin asked if this send the wrong message to the Council by purchasing a property so far away from the Phase I area. Mr. Khaligian they were concerned with the price paid, not the location of property. Alderperson Johnson added that the Authority offered Council a frame work and this property is in close proximity.

Mr. Williams said it butts up to where Huxhold Builders has homes, would they be interested in building on the property? Mr. Khaligian said that would be a possibility, especially if we provide a financial incentive like doing the raze and cleanup.

Alderperson Johnson asked if there were development restrictions on the property. Mr. Khaligian said no, because we have not used Federal funds in the project area.

Ms. Marks said she is worried about the location of the property, but its still within our plan. The idea of having Huxhold build on the property is something we will need to discuss, but the price and location are good.

A motion was made by Alderperson Johnson and seconded by Mr. Potente to approve the Offer with the contingency of receiving the certification that there is only one (1) tenant. The motion passed. (Ayes 6, Noes 0)

Public Comments

No Public comments.

Authority Comments

Alderperson Johnson noted that someone contacted him and said they were interested in serving on the Authority, so he will forward the information to Mayor Bosman.

Alderperson Johnson said we don't have enough money to purchase another property this year, do we? Mr. Khaligian said not unless there would be a CIP Amendment to transfer funds. Alderperson Johnson asked if there is any code enforcement in this neighborhood. Mr. Khaligian said the property maintenance inspectors try, but there is not much they can do because the exterior violations are not severe. Alderperson Johnson asked how can we ensure that the property owners won't just move a problem tenant from one area to another area in the City. Mr. Khaligian said the owners selling this property don't own any other properties in the City.

Staff Comments

Mr. Khaligian said that TRC submitted a case closure request which the DNR approved with receipt of additional documentation. This will allow the developer, Wangard, to move forward with their proposed sale of the Pic 'N Save parcel and to develop the 2 undeveloped parcels.

A motion was made by Alderperson Johnson and seconded by Mr. Williams to adjourn the meeting. The motion passed. (Ayes 6; Noes 0) The meeting adjourned at 5:28 p.m.

Meeting Minutes Prepared by: Kay Schueffner, Community Development & Inspections

REDEVELOPMENT AUTHORITY OF THE CITY OF KENOSHA
Minutes
September 15, 2014

MEMBERS PRESENT: Katherine Marks, Alderperson Bob Johnson, Everett Butler, John Potente and Doug Williams

EXCUSED: Eric Migrin

STAFF PRESENT: Zohrab Khaligian

The meeting was called to order at 5:30 p.m. by Ms. Marks and roll was taken.

A motion was made by Mr. Williams and seconded by Mr. Potente to approve the minutes of the August 19, 2014 meeting. The motion passed. (Ayes 5, Noes 0)

1. Agreement by and between Kenosha Newco Capital, LLC f/k/a/ UBC Kenosha, LLC and the City of Kenosha, WI and the Redevelopment Authority of the City of Kenosha, WI (District #3)

Zohrab Khaligian, Community Development Specialist, explained that Kenosha Newco Capital, LLC has complied with all of the terms of the original land contract that was executed in 2005. Specifically, they have completed the development on the parcel and, with the WDNR's approval of the closure package for the full Uptown Brass Center, complied with the environmental requirements for the parcel. As a result, the City's relationship with the developer is now terminated for this parcel. The developer has requested the Termination Agreement because they will be selling the parcel to a new investor.

A similar Termination Agreement can be executed in the near future for the TCF bank parcel and the mixed use building parcel which contains Subway restaurant. The development is completed and environmental requirements complied with.

The City's relationship with the developer continues on the undeveloped foundation parcel and northwest outlot. Development must be initiated or the foundation removed by 2015 on the first parcel and development must be initiated by 2017 on the second parcel in accordance with the Second Amendment between the City and developer.

A motion was made by Mr. Butler and seconded by Mr. Williams to approve the Agreement. The motion passed. (Ayes 5, Noes 0)

Public Comments

No public comments.

Authority Comments

No Authority comments.

Staff Comments

Mr. Khaligian explained that there were two (2) tenants occupying 4603 37th Avenue instead of one. However, the owner has issued a 5-day Quit or Pay Notice. In response, one of the tenants has vacated the building. The other tenant remains. The City's Agent is keeping in close communication with the building's property manager so that Staff can tour the building when it is entirely vacant.

A motion was made by Mr. Williams and seconded by Mr. Potente to adjourn the meeting. The motion passed. (Ayes 5, Noes 0) The meeting adjourned at 5:43 p.m.

Meeting Minutes Prepared by: Zohrab Khaligian, Community Development & Inspections

REDEVELOPMENT AUTHORITY OF THE CITY OF KENOSHA
Minutes
November 18, 2014

MEMBERS PRESENT: Katherine Marks, Everett Butler, Eric Migrin, John Potente and Doug Williams

EXCUSED: Alderperson Bob Johnson

STAFF PRESENT: Zohrab Khaligian

The meeting was called to order at 5:00 p.m. by Ms. Marks and roll was taken.

A motion was made by Mr. Williams and seconded by Mr. Potente to approve the minutes of the September 15, 2014 meeting. The motion passed. (Ayes 5; Noes 0)

1. Financial Report for October 31, 2014

Mr. Potente asked why, under encumbrances, we are paying Gleason concrete directly. Mr. Khaligian, Community Development Specialist, explained that Gleason has the City's sidewalk improvement contract this year. City Staff directed Gleason to make the sidewalk, curb and gutter improvements in the Wilson Redevelopment Area.

A motion was made by Mr. Butler and seconded by Mr. Migrin to Receive and File the financial report. The motion passed. (Ayes 5, Noes 0)

2. Wilson Redevelopment Project - Update. (District #10)

Mr. Migrin asked since we are running out of funds, should the Authority be asking for more funds for acquisition. Mr. Khaligian explained that he would recommend waiting for the demand to sell increase and then approaching City Administration to amend the CIP to provide more funds.

Alderperson Kennedy, 4223 29th Avenue, alderperson for the district, concurred with waiting for the demand to increase. Currently, the Common Council is supportive of the current allocation and may be convinced in the near future if the demand is there.

A motion was made by Mr. Williams and seconded by Mr. Butler to Receive and File the update. The motion passed. (Ayes 5, Noes 0)

3. Offer to Purchase Property at 4828 37th Avenue. (District #10)

Mr. Migrin asked for the status of the remaining six (6) properties on 37th Avenue, south of 48th Street. Mr. Khaligian explained that four (4) properties are owned by Lentz Partners, who have been selling them incrementally as they become partially or fully vacant. The remaining two (2), owned by different individuals, are located at the corner of 37th Avenue and 48th Street. These properties are probably the two (2) worst properties in the redevelopment area and the current owners are not willing to sell at the Authority's offering price of \$80,000.

Alderperson Kennedy offered that aggressive code enforcement will help.

A motion was made by Mr. Migrin and seconded by Mr. Butler to approve the Offer of \$80,000 to purchase 4828 37th Avenue. The motion passed. (Ayes 5; Noes 0)

Public Comments

No Public comments.

Authority Comments

Ms. Marks stated that the next Redevelopment Authority meeting is on December 16, 2014 and the main purpose of the meeting will be to elect next year's officers.

Staff Comments

No Staff comments.

A motion was made by Mr. Potente and seconded by Mr. Williams to adjourn the meeting. The motion passed. (Ayes 5; Noes 0) The meeting adjourned at 5:17 p.m.

Meeting Minutes Prepared by: Zohrab Khaligian, Community Development & Inspections

REDEVELOPMENT AUTHORITY OF THE CITY OF KENOSHA
Minutes
December 16, 2014

MEMBERS PRESENT: Katherine Marks, Alderperson Bob Johnson, Everett Butler, John Potente and Doug Williams

EXCUSED: Eric Migrin

STAFF PRESENT: Zohrab Khaligian

The meeting was called to order at 5:01.m. by Chairperson Marks and roll was taken.

A motion was made by Mr. Williams and seconded by Alderperson Johnson to approve the minutes of the November 18, 2014 meeting. The motion passed. (Ayes 5; Noes 0)

1. Election of Chair person and Vice-Chairperson

A motion was made by Alderperson Johnson and seconded by Mr. Williams to nominate Katherine Marks as Chairperson. There were no other nominations. The motion passed. (Ayes 5, Noes 0)

A motion was made by Mr. Williams and seconded by Mr. Butler to nominate Alderperson Johnson as Vice-Chairperson. There were no other nominations. The motion passed. (Ayes 5, Noes 0)

A motion was made by Alderperson Johnson and seconded by Mr. Williams to appoint Mr. Labahn, Director of Community Development and Inspections, as recording Secretary.. The motion passed. (Ayes 5, Noes 0)

2. Agreement by and between Kenosha Newco Capital, LLC f/k/a UBC Kenosha, LLC and the City of Kenosha, Wisconsin and the Redevelopment Authority of the City of Kenosha, Wisconsin. (District 3)

Zohrab Khaligian, Community Development Specialist, explained that this Termination Agreement is similar to the Termination Agreement which was recently executed for the Pick N Save parcel. Since the development has been completed on the parcels occupied by the TCF Bank and the building housing Subway, which acts as a permanent environmental cap, and the WDNR has issued an environmental closure, there is no reason for the City and Redevelopment to want to re-purchase either parcel and the ongoing environmental responsibilities are now between the property owner and WDNR.

Mr. Potente asked if there is any downside to doing this. Mr. Khaligian said no. Mr. Potente also asked about the missing monitoring wells. Mr. Khaligian responded that is now an issue between the property owner and the WDNR. A motion was made by Mr. Potente and seconded by Alderperson Johnson to approve the Agreement. The motion passed. (Ayes 5, Noes 0)

Public Comments

No Public comments.

Authority Comments

No Authority comments.

Staff Comments

Mr. Khaligian explained that Council approved the 2015 Budget. With the approved Budget, the property at 4603 37th Avenue can be purchased in January and asbestos abatement at 4603 37th Avenue will occur soon.

A motion was made by Mr. Potente and seconded by Alderperson Johnson to adjourn. The motion passed. (Ayes 5; Noes 0) The meeting adjourned at 5:17 p.m.

Meeting Minutes Prepared by: Zohrab Khaligian, Community Development & Inspections