

Municipal Building 625 52nd Street – Room 204	Redevelopment Authority of the City of Kenosha Agenda	Tuesday, April 19, 2011 5:00 p.m.
<i>Alderman Katherine Marks - Chairperson</i> <i>Bob Johnson, Eric Migrin, John Potente</i>		

Call to Order and Roll Call

Approval of Minutes from March 8, 2011

1. Financial Report for March 31, 2011

Regarding the following items, the Redevelopment Authority May Go Into Closed Session Per Section 19.85(1)(e.g.) Wisconsin Statutes and May or May Not Reconvene Into Open Session for Purpose of Holding a Hearing and Making a Final Determination

2. Potential Real Estate Acquisitions of 4810 37th Avenue and 4907 37th Avenue, District #10.
3. Potential Real Estate Acquisition of property at 2114 52nd Street, District #7.

Public Comments

Authority Comments

Staff Comments

Adjournment

**Redevelopment Authority of the City of Kenosha
Minutes
March 8, 2011**

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

STAFF PRESENT: Jeff Labahn and Zohrab Khaligian

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

Approval of Minutes of December 14, 2011 Meeting

A motion was made by Mr. Potente and seconded by Mr. Migrin to approve the December 14, 2010 minutes as written. The motion passed unanimously. (4 ayes; 0 noes)

1. Redevelopment Authority Financial Report for January 31, 2011

Zohrab Khaligian, Community Development Specialist, said he would further explain the funds available when we get to Item #3.

A motion was made by Mr. Johnson and seconded by Mr. Potente to receive and file the Financial Report. The motion passed unanimously. (4 ayes; 0 noes)

2. Kenosha METRA Station Project Update

Mr. Khaligian gave an overview of METRA project, noting the exterior doors need to be installed, the fence needs to be installed and WE Energies has dropped the new pole in place. Sparti's is moving equipment into the building and setting up for business. The only additional major expense will be for a grease sampling manhole to be installed at the site. The dumpster situation may also need to be revised. We are hoping for it to be located behind a gated area, but the location is not wide enough. Sparti's is also looking for a way to install a satellite dish in a discreet manner.

Alderman Marks asked if there was a grease sampling manhole for the previous vendor. Mr. Khaligian said that was not a full scale restaurant, there was not one required before.

Mr. Potente asked if all the change orders were accomplished. Mr. Khaligian said the largest was the additional hood. We offered a 6 foot hood, Sparti's wanted a 12 foot hood, so we just added an additional 6 foot hood. There was also some additional electrical work done. Mr. Potente asked if we exceeded the contingency. Mr. Khaligian said yes - it grew to \$43,000, about 5% over.

Mr. Johnson asked if there was discussion with Sparti's on who is responsible for the change order costs. Mr. Khaligian said he will talk with Sparti's next Thursday. Alderman Marks asked that Zohrab contact all Authority members and give them a status report on Friday. Mr. Johnson said we should also note the things that we should be aware of when we bid out our next project. Mr. Potente said he was at the site and everything looks nice. Alderman Marks said we have to keep our own notes on things, since we no longer have a Real Estate person to ask for advice.

Mr. Labahn said Staff will keep you updated via email. We are in the last 30 days of construction. There may be an open house in the future. Mr. Labahn also noted that Sharon Krewson was managing this project until she retired in December of 2010. Mr. Khaligian and picked up the project and worked diligently on it.

A motion was made by Mr. Johnson and seconded by Mr. Migrin to receive and file the report. The motion passed unanimously. (4 ayes; 0 noes)

Public Comments

No Public Comments

Authority Comments

No Authority Comments

Staff Comments

No Staff Comments

A motion was made by Mr. Johnson and seconded by Mr. Potente to convene into Closed Session per Section 19.85(1)(eg) Wisconsin Statutes and May or May Not Reconvene into Open Session for Purpose of Holding a Hearing and Making a Final Determination. Roll was taken. The motion passed unanimously (4 ayes; 0 noes).

A motion was made by Mr. Potente and seconded by Mr. Johnson to follow the Staff recommendation to purchase the four-plex at 4907 37th Avenue for \$142,500.00 The motion passed unanimously. (4 ayes; 0 noes)

A motion was made by Mr. Migrin and seconded by Mr. Potente to adjourn the meeting. The motion passed unanimously. (4 ayes; 0 noes) The meeting adjourned at 6:10 p.m.

FACT SHEET Redevelopment Authority of the City of Kenosha	Community Development Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	April 19, 2011	Item 1
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Finance Report for March 31, 2011

LOCATION:

N/A

NOTIFICATIONS/PROCEDURES:

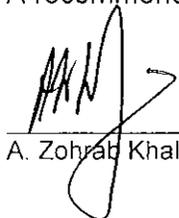
N/A

ANALYSIS:

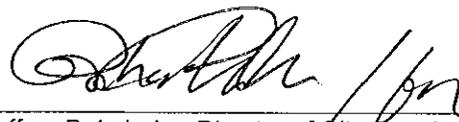
- Attached is the Financial Report for the period ending March 31, 2011.
- The report includes the:
 - 1) Balance Sheet - A statement of revenues, expenditures and changes in fund balance.
 - 2) Statement of Authorizations and Expenditures.
 - 3) List of Holdings - A list of anticipated expenditures.
 - 4) Two (2) maps indicating properties owned or assembled by the Redevelopment Authority.

RECOMMENDATION:

A recommendation is made to receive and file the Financial Report.



A. Zohrab Khaligian, Community Development Specialist



Jeffrey B. Labahn, Director of City Development

**Redevelopment Authority Balance Sheet
For The Period Ended March 31, 2011**

<u>ASSETS</u>	Redevelopment Authority (Fund 461)
Cash	<u>\$114,941</u>
Total Assets	<u>\$114,941</u>

<u>LIABILITIES</u>	
Escrow	<u>\$0</u>
Total Liabilities	<u>\$0</u>

<u>FUND BALANCES</u>	
Resv for Encumbrances**	\$1,055
Fund Balance:	
Capital Improvement Program	\$113,886
Program Income	<u>\$0</u>
Total Fund Balance	<u>\$114,941</u>
Total Liabilities & Fund Balance	<u>\$114,941</u>

** Malsack, J PO 101323	1,055
Total Encumbrances	<u>\$1,055</u>



Redevelopment Authority
Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ended March 31, 2011

	Redevelopment Authority	
	(Fund 461)	(Fund 461)
	<u>Current Month</u>	<u>Year to Date</u>
<u>Revenues and Other Sources</u>		
Miscellaneous Revenue	\$0	\$494
Grant Revenue	\$0	\$0
Interest Income	\$0	\$0
Note Proceeds	\$0	\$0
Interfund transfer in	\$0	\$0
	<u>\$0</u>	<u>\$494</u>
Total Revenues	<u>\$0</u>	<u>\$494</u>
<u>Expenditures and Other Uses</u>		
Expenditures**	<u>\$1,579</u>	<u>\$3,542</u>
Total Expenditures	<u>\$1,579</u>	<u>\$3,542</u>
Revenues over (under) Expenditures	(1,579)	(3,048)
Fund Balance – 12/31/10-Unaudited		<u>\$117,988</u>
Fund Balance – 12/31/11		<u><u>\$114,941</u></u>

** Expenditure amounts do not include encumbrances.

**Redevelopment Authority
2010 Expenditures**

<u>Date</u>	<u>Check #</u>	<u>Vendor</u>	<u>Function</u>	<u>Amount</u>	<u>Total</u>
<i>January</i>					
				0.00	
		Total January		0.00	
		<i>Total January</i>			0.00
<i>February</i>					
02/04/11	102933	WE Energies	4702 36AV Utilities	10.04	
02/10/11	103249	Malsack, J	1/11 Proposal B snow	1,002.25	
02/18/11	103412	Kenosha Water Utility	1102 52 nd St&5016 Sher. SWU	61.44	
02/23/11	103529	Kenosha Water Utility	11-12/10 WTR/Storm	500.20	
02/25/11	103659	West Shore Management	2/11 4702 36 AV	332.08	
02/25/11	103624	WE Energies	4702 36AV apt 4, apt 2, utils	57.46	
		Total February		1,963.47	
		<i>Total February</i>			1,963.47
<i>February</i>					
03/08/11	101323	Malsack, J	2/11 Proposal B snow	1,002.25	
03/23/11	104358	Kenosha Water Utility	4823 37AV – SWU	26.00	
03/23/11	104358	Kenosha Water Utility	4901 37AV – SWU	26.00	
03/23/11	104358	Kenosha Water Utility	4902 37AV – SWU	29.08	
03/23/11	104358	Kenosha Water Utility	4627 38AV -SWU	6.45	
03/23/11	104358	Kenosha Water Utility	4609 36AV – SWU	23.94	
03/23/11	104358	Kenosha Water Utility	4609 36AV – SWU	23.94	
03/23/11	104358	Kenosha Water Utility	4621 38AV – SWU	31.14	
03/23/11	104358	Kenosha Water Utility	4915 37AV – SWU	26.00	
03/30/11	104522	WE Energies	4702 36AV – UTILS	56.38	
03/30/11	104524	Kenosha Water Utility	4702 36AV – SWU	327.41	
		Total February		1,578.59	
		<i>Total February</i>			3,542.06

Redevelopment Authority
Supplemental Statement of Authorizations, Expenditures and Encumbrances
Balance of Authorizations
For The Period Ended March 31, 2011

	Redevelopment Authority (Fund 461)				
	2007	2008	2009	2010	2011
<u>Authorization</u>					
Miscellaneous Acquisitions	\$250,000	\$0	\$225,000	\$225,000	\$225,000
Facility Relocation	\$0	\$0	\$0	\$0	\$0
Downtown Acquisitions	\$0	\$0	\$0	\$0	\$0
Total Acquisitions *	\$250,000	\$0	\$225,000	\$225,000	\$225,000
<u>Misc. Acquisition Expenditures/Encumbrances</u>					
2007 - Through 12/31/07	\$0	\$0	\$0	\$0	\$0
2008 - Through 12/31/08	\$142,429	\$0	\$0	\$0	\$0
2009 - Through 12/31/09	\$91,821	\$0	\$0	\$0	\$0
2010 - Through 12/31/10	\$15,750	\$0	\$225,000	\$107,012	\$0
2011 - Through 12/31/11	\$0	\$0	\$0	\$3,048	\$0
Total Miscellaneous Acquisition Expenditures/Encumbrances	\$250,000	\$0	\$225,000	\$110,060	\$0
Balance – Current	\$0	\$0	\$0	\$114,940	\$225,000
<u>Downtown Acquisitions Expenditures</u>					
2007 - Through 12/31/07	\$0	\$0	\$0	\$0	\$0
2008 - Through 12/31/08	\$0	\$0	\$0	\$0	\$0
2009 - Through 12/31/09	\$0	\$0	\$0	\$0	\$0
2010 - Through 12/31/10	\$0	\$0	\$0	\$0	\$0
2011 - Through 12/31/11	\$0	\$0	\$0	\$0	\$0
Total Downtown Acquisitions Expenditures	\$0	\$0	\$0	\$0	\$0
Balance – Current	\$0	\$0	\$0	\$0	\$0

* These amounts were authorized in the Capital Improvement Program

*KRA Holdings to Date as Requested by the Chairman
As of March 31, 2011*

<i>Date</i>	<i>Property</i>	<i>Address</i>	<i>Tax Key No.</i>	<i>Acquisition Price</i>	<i>Cost to Date</i>
10/28/10	Knight Barry	4702 36th Avenue	09-222-36-227-028	\$135,080.00	\$135,935.33
05/12/10	Labanowsky	4902 37 th Avenue	09-222-36-230-010	\$150,637.00	\$175,543.41
02/26/10	FNMA	4615 36 th Avenue	09-222-36-226-010	\$95,000.00	\$112,140.73
09/18/09	Lenz	4915 37 th Avenue	09-222-36-231-007	\$150,101.00	\$164,781.30
08/12/09	Fannie Mae	4609 36 th Avenue	09-222-36-226-009	\$112,665.00	\$129,493.86
09/26/08	Lentz	4901 37 th Avenue	09-222-36-231-005	\$180,093.00	\$194,162.03
06/25/08	Mattioli	5016 Sheridan Road	12-223-31-156-003	\$275,103.00	\$366,343.48
04/30/08	Abdelhamid	4621/4627 38 th Avenue	09-222-36-228-003 & 017	\$130,093.00	\$140,484.32
04/30/08	Iaquinta	1102/1200 52 nd Street	12-223-31-157-016	\$146,573.00	\$188,509.55
09/07/07	Labanowsky	4823 37 th Avenue	09-222-36-213-004	\$170,013.00	\$184,135.34
08/22/07	Kenosha County	1342 50 th Street	12-223-31-207-032	\$34,200.93	\$34,400.93
11/29/06	Crow Properties	1014 48th Street	12-223-31-133-003	\$88,500.00	\$92,437.24
		1015 48 th Street	12-223-31-134-002		\$0.00
		1021 46 th Street	12-223-31-130-003		\$0.00
03/28/02	Southport Bank	4913 13 th Avenue	12-223-31-154-005	\$45,011.00	
10/13/00	Bass	1022 50 th Street	12-223-31-154-007	\$55,000.00	\$64,615.10
09/28/00	Davison	5103 13 th Avenue	12-223-31-157-002	\$35,000.00	\$40,408.15
10/29/99	Kenosha County	5131 13 th Avenue	12-223-31-157-010	\$5,827.98	\$5,827.98
06/30/99	Fratrick	5002 Sheridan Road	12-223-31-156-001	\$123,000.00	\$133,410.00
06/10/99	AutoWiz	913 50 th Street	12-223-31-156-001	\$85,000.00	\$137,987.24
02/19/99	Kenosha County	1334 50 th Street	12-223-31-207-016	\$1.00	\$1.00
01/27/99	First Nations Bank	1104 50 th Street	12-223-31-154-006	\$45,000.00	\$56,018.29
12/18/98	Carreon	5143 13 th Avenue	12-223-31-157-013	\$30,800.00	\$37,653.00
11/13/98	Principe	1010 52 nd Street	12-223-31-157-019	\$62,100.00	\$74,501.41
02/27/98	Bauer	5139 13 th Avenue	12-223-31-157-012	\$19,000.00	\$28,290.05
02/18/98	Fogle	5109 13 th Avenue	12-223-31-157-003	\$35,000.00	\$45,120.47
08/29/97	Haarstick	5215 Sheridan Road	12-223-31-426-008	\$193,000.00	\$316,266.30
06/17/97	Kenosha Housing Authority	5115 13 th Avenue	12-223-31-157-005	\$0.00	\$0.00
06/17/97	Kenosha Housing Authority	5127 13 th Avenue	12-223-31-157-009	\$0.00	\$0.00
11/15/96	Executive Square	5400 8th Ave, South of Barr Furniture	12-223-31-426-011	\$115,000.00	\$118,010.61
04/26/95	Barr Furniture	5319 Sheridan Road	12-223-31-426-016	\$410,000.00	\$452,918.78
06/21/93	CNW Railroad	50 th Street to 45 th Street	12-223-31-501-001,002,003,004,007&008	\$31,000.00	\$31,250.00
06/15/93	CNW Railroad	Sheridan Road to 50 th Street	12-223-31-501-009 & 010	\$11,627.00	\$11,657.95
02/12/87	Reformation Church	1006 52 nd Street	12-223-31-157-020	\$0.00	\$0.00
<i>SUBTOTAL</i>				<i>\$2,969,425.91</i>	<i>\$3,472,303.85</i>

*Other Properties
As of March 31, 2011*

<i>Date</i>	<i>Property</i>	<i>Address</i>	<i>Tax Key No.</i>	<i>Acquisition Price</i>	<i>Cost to Date</i>
11/29/06	Crow Properties (Purchased by City)	1001 50 th Street 2916 Sheridan Road	12-223-31-155-002 10-223-19-453-002		\$0.00 \$0.00
		1515 52nd Street	12-223-31-303-005		\$0.00
01/04/95	Train Station (Metra)	5414 13 th Avenue	12-223-31-501-035 & 036	\$150,000.00	\$152,562.00
01/21/94	HUD	5818 Fifth Avenue	12-223-31-488-009	\$10,000.00	\$15,646.90
01/07/94	Senate Building (Leased to City Transit)	1204 – 10 56 th Street	12-223-31-436-006	\$220,000.00	\$336,772.66 \$0.00
05/15/92	CNW Railroad	Sixth Avenue to 52nd Street	12-223-31-501-037	\$26,000.00	\$31,596.75
03/07/90	Finishing & Plating (Stationside Village Parking Lot)	1003 53 rd Street	12-223-31-431-001	\$1,400,000.00	\$1,593,259.42 \$0.00
N/A	N/A (Public parking lot for City Transit)	5802 Fifth Avenue	12-223-31-488-001	\$0.00	\$0.00
<i>SUBTOTAL</i>				<i>\$1,806,000.00</i>	<i>\$2,129,837.73</i>
<i>GRAND TOTAL</i>				<i>\$4,775,425.91</i>	<i>\$5,602,141.58</i>

*Properties Previously Owned by Redevelopment Authority
As of March 31, 2011*

<i>Date</i>	<i>Property</i>	<i>Address</i>	<i>Tax Key No.</i>	<i>Acquisition Price</i>	<i>Selling Price</i>
12/05/05	Wolf (Sold to Kenosha Community Health Center)	6202 14 th Avenue		\$37,011.00	\$1.00
09/26/03	14 th Avenue Ventures (Sold to Kenosha Community Health Center)	6220 14 th Avenue		\$88,600.00	\$1.00
07/30/93	Ebner (Public parking lot transferred to City)	5802 Fifth Avenue	12-223-31-489-015	\$90,000.00	\$1.00
05/25/05	DOG Properties (Sold to Boys & Girls Club)	5129/5131 14 th Avenue	12-223-31-276-016	\$180,000.00	\$207,551.97
04/06/01	McKinley (Sold to Boys & Girls Club)	5021 14 th Avenue	12-223-31-276-009	\$71,400.00	\$93,993.54
04/06/01	McKinley (Sold to Boys & Girls Club)	5111 14 th Avenue	12-223-31-276-015	\$66,150.00	\$86,985.90
04/06/01	McKinley (Sold to Boys & Girls Club)	5133 14 th Avenue	12-223-31-276-017	\$62,160.00	\$78,891.39
08/13/99	Villegas (Sold to Boys & Girls Club)	5043 14 th Avenue	12-223-31-276-012	\$55,000.00	\$59,989.36
04/07/99	Shay (Sold to Boys & Girls Club)	5013 14 th Avenue	12-223-31-276-007	\$52,010.00	\$56,007.68
12/18/98	Boak (Sold to Boys & Girls Club)	5105 14 th Avenue	12-223-31-276-014	\$55,000.00	\$85,581.58
12/18/98	Villasenor (Sold to Boys & Girls Club)	5101 14 th Avenue	12-223-31-276-013	\$45,000.00	\$53,734.87
11/30/98	Bushnell (Sold to Boys & Girls Club)	5025 14 th Avenue	12-223-31-276-010	\$65,082.00	\$80,003.42
12/30/97	Vacant Lot (Sold to Boys & Girls Club)	5037 14 th Avenue	12-223-31-276-011	\$7,500.00	\$7,500.46
06/27/97	Stipek (Sold to Boys & Girls Club)	5007 14 th Avenue	12-223-31-276-006	\$49,900.00	\$61,507.46
06/17/97	Kenosha Housing Authority (Sold to Boys & Girls Club)	1346 52 nd Street	12-223-31-276-018	\$0.00	\$0.00
05/30/97	Laundromat (Sold to Boys & Girls Club)	1351 50 th Street	12-223-31-276-005	\$52,783.71	\$82,857.54
01/13/97	Kenosha County (Sold to Boys & Girls Club)	5015 14 th Avenue	12-223-31-276-008	\$14,377.71	\$15,398.78
07/31/96	Meyers	1339 50 th Street	12-223-31-276-002	\$25,000.00	\$33,200.32

*Properties Previously Owned by Redevelopment Authority
As of March 31, 2011*

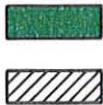
<i>Date</i>	<i>Property</i>	<i>Address</i>	<i>Tax Key No.</i>	<i>Acquisition Price</i>	<i>Selling Price</i>
	(Sold to Boys & Girls Club)				
08/28/09	Smith	1343 50 th Street	12-223-31-276-003	\$73,715.00	\$98,154.51
	(Sold to Boys & Girls Club)				
12/31/97	Warehouse	1347 50 th Street	12-223-31-276-004	\$30,000.00	\$40,009.16
	(Sold to Boys & Girls Club)				
<i>TOTAL</i>				\$1,120,689.42	\$1,141,370.94

*KRA Anticipated Expenditures
As of March 31, 2011*

<i>Property</i>	<i>Address</i>	<i>Tax Key No.</i>	<i>Activity</i>	<i>Anticipated Costs</i>
Smith	1343 50 th Street	12-223-31-276-003	Relocation	\$17,000.00
Knight Barry	4702 36th Avenue	09-222-36-337-028	Demolition	\$20,000.00
SUBTOTAL				\$37,000.00
TOTAL				\$37,000.00

CITY OF KENOSHA

Redevelopment Authority-Owned Properties



Redevelopment Authority-Owned Properties

Redevelopment Authority-Assembled Properties

NORTH



City of Kenosha

Redevelopment Authority-Owned Properties Wilson Neighborhood

