

**Municipal Building  
625 52nd Street – Room 204**

***Redevelopment Authority  
of the City of Kenosha  
Agenda***

**Tuesday, July 19, 2011  
5:00 p.m.**

*Alderman Katherine Marks - Chairperson and Bob Johnson - Vice Chairperson  
Alderman Michael Orth, Everett Butler, Eric Migrin, John Potente*

Call to Order and Roll Call

Approval of Minutes from April 19, 2011

1. Financial Report for June 30, 2011
2. To Urge the Redevelopment Authority for the City of Kenosha To Elect Michael J. Orth as Chair, as stated in Resolution #66-11.
3. Redevelopment Authority Presentation

Public Comments

Authority Comments

Staff Comments

*Adjournment*

**Redevelopment Authority of the City of Kenosha  
Minutes  
April 19, 2011**

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

**STAFF PRESENT:** Jeff Labahn and Zohrab Khaligian

**OTHERS PRESENT:** Alderman Bogdala and Alderman Kennedy

The meeting was called to order at 5:10 p.m. by Alderman Marks and roll call was taken.

**Approval of Minutes of March 8, 2011 Meeting**

***A motion was made by Mr. Potente and seconded by Mr. Migrin to approve the minutes of the March 8, 2011 meeting as written.***

Mr. Johnson made a change in the Closed Session portion of the minutes, page 2, paragraph 4. Sentence should read: *Mr. Johnson said this project has merit.*

***The amendment was accepted and the motion to approve passed unanimously. (4 ayes; 0 noes)***

Alderman Marks recognized Alderman Bogdala, Alderman Kennedy, John Antaramian, Jeff Cassidy and Jon Olson of the Kenosha News in attendance.

**1. Financial Report for March 31, 2011**

Zohrab Khaligian, Community Development Specialist, said the financial statements reflect where we are financially at this time. Alderman Marks said there are a number of lots that show as being sold to the Boys and Girls Club, can you explain. Mr. Khaligian said many of these properties were transferred to the City in exchange for other property. Alderman Marks asked that the language be changed to reflect this.

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

***A motion was made by Mr. Johnson and seconded by Mr. Migrin to convene into closed session. The motion passed unanimously. (4 ayes; 0 noes)***

*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*

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**2. Potential Real Estate Acquisitions of 4810 37th Avenue and 4907 37th Avenue, District #10.**

***A motion was made by Mr. Potente and seconded by Mr. Johnson to defer Item #2 until a later date. The motion passed unanimously. (4 ayes; 0 noes)***

**3. Potential Real Estate Acquisition of property at 2114 52nd Street, District #7.**

***A motion was made by Mr. Johnson and seconded by Mr. Migrin to approve the acquisition of 2114 52nd Street.***

Mr. Potente reiterated that this acquisition has nothing to do with the Redevelopment Authority and he will not support it.

Alderman Marks recognized Mr. Antaramian. Mr. Antaramian encouraged the Authority to approve acquisition of this property and to bank the land for a future 52nd Street expansion and reconstruction.

Mr. Johnson asked if there was a summary of the previous offer that shows the amount offered for each part of the acquisition at that time. Mr. Potente said there was no summary. Mr. Johnson asked if the Gochis family was in financial distress and is there any movement in the offer. Mr. Antaramian said he is unsure of their financial holdings and this property has been reduced from its current assessment of \$21,000 to the asking price of \$10,000.

Alderman Marks said the Redevelopment Authority is given different tasks to acquire properties. Mr. Antaramian added that 52nd Street is an area that needs to be redeveloped. Currently 75th Street is the entrance into the City. In the future the vision is to change the main entrance into Kenosha to 52nd Street. Some easements have been acquired from the interstate to Green Bay Road for future widening.

***The motion passed. (3 ayes; 1 no) Potente voted no.***

**Public Comments**

No public comments.

**Authority Comments**

Mr. Johnson said he looks forward to meeting with the sponsors of the Ordinance.

**Staff Comments**

Mr. Labahn noted that the Sparti's at the METRA is open for business. There will be a formal open house at a later date.

***A motion was made by Mr. Potente and seconded by Mr. Johnson to adjourn the meeting. The motion passed unanimously. (4 ayes; 0 noes) The meeting adjourned at 6:55 p.m.***

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

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Jeffrey B. Labahn, Secretary

Municipal Building 625 52nd Street – Room 204	<i>Redevelopment Authority of the City of Kenosha Fact Sheet</i>	Tuesday, July 19, 2011 5:00 p.m.	Item 1
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**Financial Report for June 30, 2011**

**LOCATION:**

N/A

**NOTIFICATIONS/PROCEDURES:**

N/A

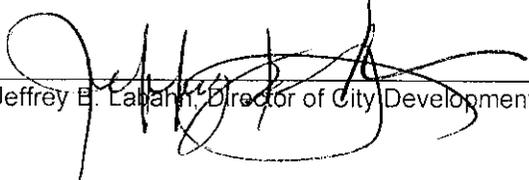
**ANALYSIS:**

- Attached is the Financial Report for the period ended June 30, 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. Latham, Director of City Development

**Redevelopment Authority Balance Sheet  
For The Period Ended June 30, 2011**

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<u>ASSETS</u>	<u>Redevelopment Authority (Fund 461)</u>
Cash	<u>\$111,099</u>
<b>Total Assets</b>	<b><u>\$111,099</u></b>

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

<u>FUND BALANCES</u>	
Resv for Encumbrances**	\$3,713
Fund Balance:	
Capital Improvement Program	\$107,386
Program Income	<u>\$0</u>
Total Fund Balance	<u>\$111,099</u>
Total Liabilities & Fund Balance	<b><u>\$111,099</u></b>

** Malsack, J PO 110685	<u>3,713</u>
Total Encumbrances	<b><u>\$3,713</u></b>



**Redevelopment Authority**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For The Period Ended June 30, 2011**

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	Redevelopment Authority	
	(Fund 461)	(Fund 461)
	Current Month	Year to Date
<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
Total Revenues	\$0	\$494
<u>Expenditures and Other Uses</u>		
Expenditures**	\$1,517	\$7,384
Total Expenditures	\$1,517	\$7,384
Revenues over (under) Expenditures	(1,517)	(6,889)
Fund Balance – 12/31/10-Unaudited		\$117,988
Fund Balance – 12/31/11		\$111,099

\*\* 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	
		<b>Total January</b>			<b>0.00</b>
<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 <sup>nd</sup> 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	
		<b>Total February</b>			<b>1,963.47</b>
<i>March</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 March		1,578.59	
		<b>Total March</b>			<b>3,542.06</b>
<i>April</i>					
04/05/11	104743	Malsack, J	3/11 Snow Proposal B	1,002.25	
		Total April		1,002.25	
		<b>Total April</b>			<b>4,544.31</b>
<i>May</i>					
05/25/11	105891	Kenosha Water Utility	1-3/11 Stormwater	727.72	
05/25/11	105897	Kenosha Water Utility	#2 5/1/11 Wtr/Strm	183.37	
05/25/11	105989	WE Energies	4702 36AV Utilities	110.36	
05/27/11	105994	Kenosha Water Utility	1102 52 <sup>nd</sup> St&5016 Sher. SWU	65.18	
05/27/11	106034	West Shore Management	4702 36AV Mgmt	235.94	
		Total May		1,322.57	
		<b>Total May</b>			<b>5,866.88</b>

**Redevelopment Authority  
2010 Expenditures**

<u>Date</u>	<u>Check #</u>	<u>Vendor</u>	<u>Function</u>	<u>Amount</u>	<u>Total</u>
<i>June</i>					
06/14/11	110685	Malsack, J	5/11 Weed/Grass-B	742.50	
06/17/11	106576	Kenosha Water Utility	03-04/11 Stormwater	529.54	
06/22/11	106661	WE Energies	4702 36AV-Utills	9.75	
06/22/11	106664	Kenosha Water Utility	5016 Sher-stormwater	8.74	
06/22/11	106685	Malsack, J	5/11 Grass & Spring Clean Up	<u>226.27</u>	
		Total June		1,516.80	
		<i>Total June</i>			<b>7,383.68</b>

**Redevelopment Authority**  
**Supplemental Statement of Authorizations, Expenditures and Encumbrances**  
**Balance of Authorizations**  
**For The Period Ended June 30, 2011**

	Redevelopment Authority (Fund 461)			
	2007	2008	2009	2010
<u>Authorization</u>				
Miscellaneous Acquisitions	\$250,000	\$0	\$225,000	\$225,000
Facility Relocation	\$0	\$0	\$0	\$0
Downtown Acquisitions	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Total Acquisitions *	\$250,000	\$0	\$225,000	\$225,000
<u>Misc. Acquisition Expenditures/Encumbrances</u>				
2007 - Through 12/31/07	\$0	\$0	\$0	\$0
2008 - Through 12/31/08	\$142,429	\$0	\$0	\$0
2009 - Through 12/31/09	\$91,821	\$0	\$0	\$0
2010 - Through 12/31/10	\$15,750	\$0	\$225,000	\$107,012
2011 - Through 12/31/11	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$6,889</u>
Total Miscellaneous Acquisition Expenditures/Encumbrances	\$250,000	\$0	\$225,000	\$113,901
Balance – Current	<u><u>\$0</u></u>	<u><u>\$0</u></u>	<u><u>\$0</u></u>	<u><u>\$111,099</u></u>
<u>Downtown Acquisitions Expenditures</u>				
2007 - Through 12/31/07	\$0	\$0	\$0	\$0
2008 - Through 12/31/08	\$0	\$0	\$0	\$0
2009 - Through 12/31/09	\$0	\$0	\$0	\$0
2010 - Through 12/31/10	\$0	\$0	\$0	\$0
2011 - Through 12/31/11	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Total Downtown Acquisitions Expenditures	\$0	\$0	\$0	\$0
Balance – Current	<u><u>\$0</u></u>	<u><u>\$0</u></u>	<u><u>\$0</u></u>	<u><u>\$0</u></u>

\* These amounts were authorized in the Capital Improvement Program

**KRA Holdings to Date as Requested by the Chairman  
As of June 30, 2011**

<b>Date</b>	<b>Property</b>	<b>Address</b>	<b>Tax Key No.</b>	<b>Acquisition Price</b>	<b>Cost to Date</b>
10/28/10	Knigh Barry	4702 36th Avenue	09-222-36-227-028	\$135,080.00	\$136,291.38
05/12/10	Labanowsky	4902 37 <sup>th</sup> Avenue	09-222-36-230-010	\$150,637.00	\$175,543.41
02/26/10	FNMA	4615 36 <sup>th</sup> Avenue	09-222-36-226-010	\$95,000.00	\$112,140.73
09/18/09	Lenz	4915 37 <sup>th</sup> Avenue	09-222-36-231-007	\$150,101.00	\$164,781.30
08/12/09	Fannie Mae	4609 36 <sup>th</sup> Avenue	09-222-36-226-009	\$112,665.00	\$129,493.86
09/26/08	Lentz	4901 37 <sup>th</sup> 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 <sup>th</sup> Avenue	09-222-36-228-003 & 017	\$130,093.00	\$140,484.32
04/30/08	Iaquinta	1102/1200 52 <sup>nd</sup> Street	12-223-31-157-016	\$146,573.00	\$188,509.55
09/07/07	Labanowsky	4823 37 <sup>th</sup> Avenue	09-222-36-231-004	\$170,013.00	\$184,135.34
08/22/07	Kenosha County	1342 50 <sup>th</sup> 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 <sup>th</sup> Street	12-223-31-134-002		\$0.00
		1021 46 <sup>th</sup> Street	12-223-31-130-003		\$0.00
03/28/02	Southport Bank	4913 13 <sup>th</sup> Avenue	12-223-31-154-005	\$45,011.00	\$45,011.00
10/13/00	Bass	1022 50 <sup>th</sup> Street	12-223-31-154-007	\$55,000.00	\$64,615.10
09/28/00	Davison	5103 13 <sup>th</sup> Avenue	12-223-31-157-002	\$35,000.00	\$40,408.15
10/29/99	Kenosha County	5131 13 <sup>th</sup> 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 <sup>th</sup> Street	12-223-31-156-002	\$85,000.00	\$137,987.24
02/19/99	Kenosha County	1334 50 <sup>th</sup> Street	12-223-31-207-016	\$1.00	\$1.00
01/27/99	First Nations Bank	1104 50 <sup>th</sup> Street	12-223-31-154-006	\$45,000.00	\$56,018.29
12/18/98	Carreon	5143 13 <sup>th</sup> Avenue	12-223-31-157-013	\$30,800.00	\$37,653.00
11/13/98	Principe	1010 52 <sup>nd</sup> Street	12-223-31-157-019	\$62,100.00	\$74,501.41
02/27/98	Bauer	5139 13 <sup>th</sup> Avenue	12-223-31-157-012	\$19,000.00	\$28,290.05
02/18/98	Fogle	5109 13 <sup>th</sup> 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 <sup>th</sup> Avenue	12-223-31-157-005	\$0.00	\$0.00
06/17/97	Kenosha Housing Authority	5127 13 <sup>th</sup> Avenue	12-223-31-157-009	\$0.00	\$0.00
11/15/96	Executive Square	5400 8th Ave, South of Barr Furniture	12-223-31-426-017	\$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 <sup>th</sup> Street to 45 <sup>th</sup> 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 <sup>th</sup> Street	12-223-31-501-009 & 010	\$11,627.00	\$11,657.95
02/12/87	Reformation Church	1006 52 <sup>nd</sup> Street	12-223-31-157-020	\$0.00	\$0.00
<b>SUBTOTAL</b>				<b>\$2,969,425.91</b>	<b>\$3,517,670.90</b>

*Other Properties  
As of June 30, 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	1001 50 <sup>th</sup> Street	12-223-31-155-002		\$0.00
	(Purchased by City)	2916 Sheridan Road	10-223-19-453-002		\$0.00
		1515 52nd Street	12-223-31-303-005		\$0.00
01/04/95	Train Station (Metra)	5414 13 <sup>th</sup> 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	1204 – 10 56 <sup>th</sup> Street	12-223-31-436-006	\$220,000.00	\$336,772.66
	(Leased to City Transit)				\$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	1003 53 <sup>rd</sup> Street	12-223-31-431-001	\$1,400,000.00	\$1,593,259.42
	(Stationside Village Parking Lot)				\$0.00
N/A	N/A	5802 Fifth Avenue	12-223-31-488-001	\$0.00	\$0.00
	(Public parking lot for City Transit)				
<b><i>SUBTOTAL</i></b>				<b><i>\$1,806,000.00</i></b>	<b><i>\$2,129,837.73</i></b>
<b><i>GRAND TOTAL</i></b>				<b><i>\$4,775,425.91</i></b>	<b><i>\$5,602,497.63</i></b>

*Properties Previously Owned by Redevelopment Authority  
As of June 30, 2011*

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

*Properties Previously Owned by Redevelopment Authority  
As of June 30, 2011*

<i>Date</i>	<i>Property</i>	<i>Address</i>	<i>Tax Key No.</i>	<i>Acquisition Price</i>	<i>Cost to Date</i>
	(Sold to Boys & Girls Club)				
08/28/09	Smith	1343 50 <sup>th</sup> Street	12-223-31-276-003	\$73,715.00	\$98,154.51
	(Sold to Boys & Girls Club)				
12/31/97	Warehouse	1347 50 <sup>th</sup> Street	12-223-31-276-004	\$30,000.00	\$40,009.16
	(Sold to Boys & Girls Club)				
<b>TOTAL</b>				<b>\$1,120,689.42</b>	<b>\$1,356,978.94</b>

*KRA Anticipated Expenditures  
As of June 30, 2011*

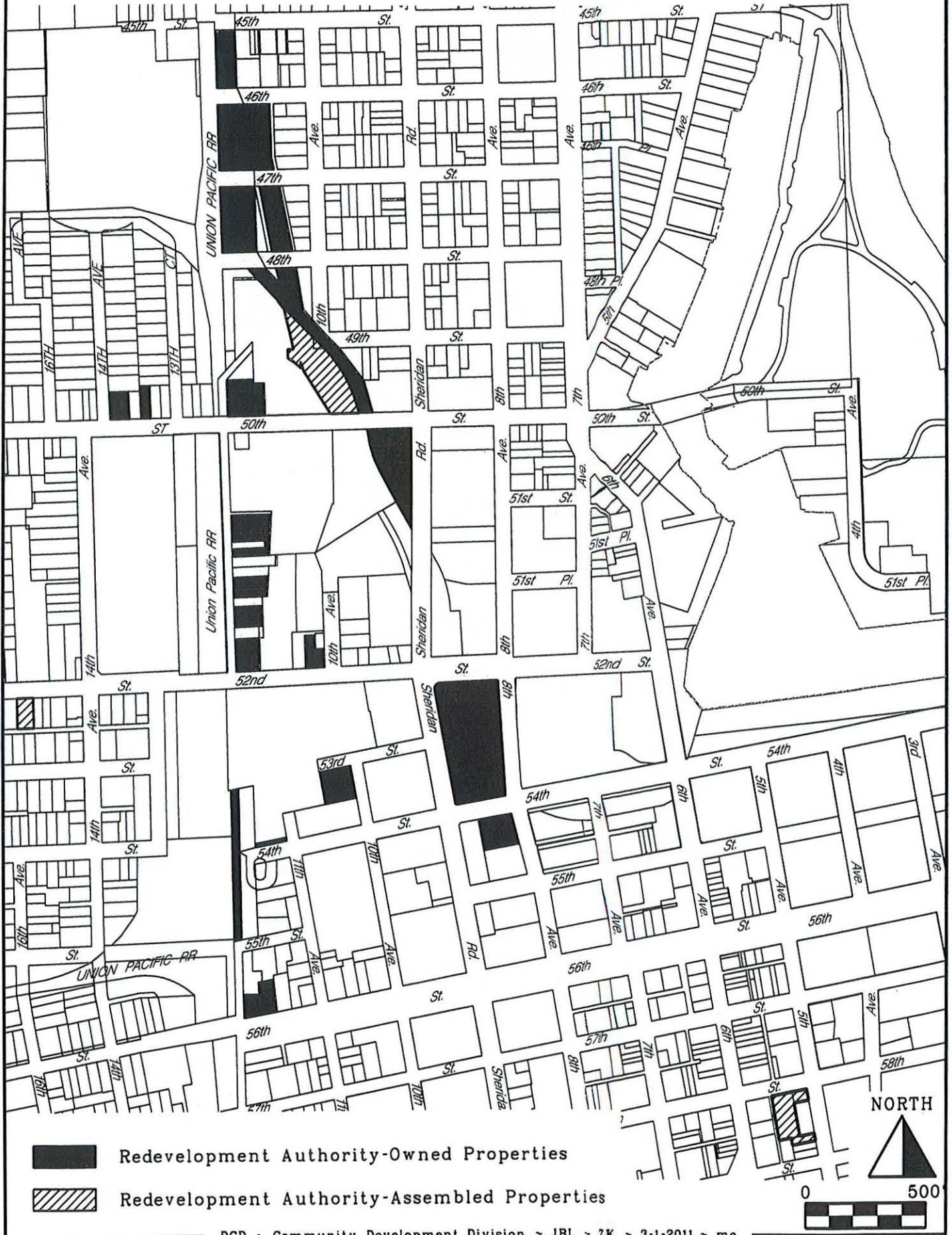
<i>Property</i>	<i>Address</i>	<i>Tax Key No.</i>	<i>Activity</i>	<i>Anticipated Costs</i>
Smith	1343 50 <sup>th</sup> Street	12-223-31-276-003	Relocation	\$17,000.00
Knight Barry	4702 36th Avenue	09-222-36-337-028	Demolition	\$20,000.00

**SUBTOTAL**      **\$37,000.00**

**TOTAL**      **\$37,000.00**

# CITY OF KENOSHA

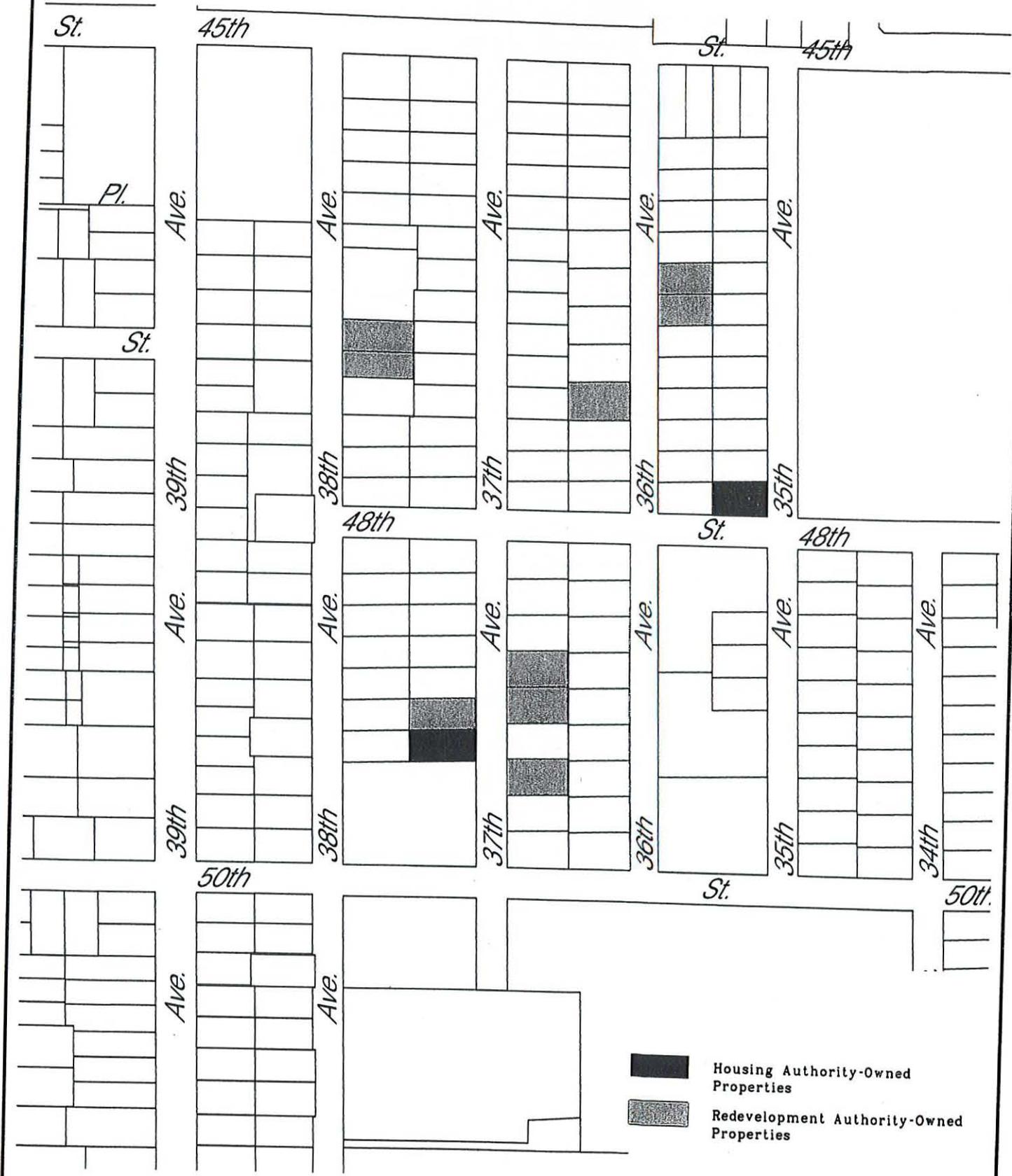
## Redevelopment Authority-Owned Properties



- Redevelopment Authority-Owned Properties
- Redevelopment Authority-Assembled Properties

# City of Kenosha

## Redevelopment Authority-Owned Properties Wilson Neighborhood



Municipal Building 625 52nd Street – Room 204	<i>Redevelopment Authority of the City of Kenosha Fact Sheet</i>	Tuesday, July 19, 2011 5:00 p.m.	Item 2
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To Urge the Redevelopment Authority for the City of Kenosha To Elect Michael J. Orth as Chair, as stated in Resolution #66-11.

**LOCATION:**

N/A

**NOTIFICATIONS/PROCEDURES:**

N/A

**ANALYSIS:**

- Attached is the Common Council Resolution #66-11 which was adopted June 6, 2011.

**RECOMMENDATION:**

A recommendation is made to receive and file Resolution #66-11.



A. Zohrab Khargjian, Community Development Specialist



Jeffrey B. Laban, Director of City Development

**RESOLUTION NO. 66-11**

**BY: ALDERPERSON ANTHONY NUDO  
ALDERPERSON RAY MISNER  
ALDERPERSON LAWRENCE F. GREEN**

**TO URGE THE REVELOPMENT AUTHORITY FOR THE CITY  
OF KENOSHA TO ELECT MICHAEL J. ORTH AS CHAIR**

**WHEREAS**, to eliminate blighted areas in the City of Kenosha, pursuant to Wisconsin Statute §66.1333 (3) the Redevelopment Authority for the City of Kenosha ("Redevelopment Authority") was created; and,

**WHEREAS**, pursuant to Wisconsin Statutes, the Redevelopment Authority consists of seven (7) commissioners, each of whom are appointed given "due consideration to the general interest of the appointee in a redevelopment, slum clearance or urban renewal program and shall, in so far as is possible, [include] representatives from the general public, labor, industry, finance or business groups, and civic organizations"; and,

**WHEREAS**, on May 17, 2011, the Common Council for the City of Kenosha confirmed the appointment of Michael J. Orth as a Commissioner to the Redevelopment Authority; and,

**WHEREAS**, Michael J. Orth is an Alderperson for the City of Kenosha duly elected from the 15<sup>th</sup> Aldermanic District, and serves the Common Council and the City of Kenosha as Chair of the Parks Commission and as a member of the Public Safety & Welfare Committee; and,

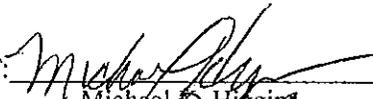
**WHEREAS**, given Alderperson Orth's experience from having served on both the Parks Commission and the Public Safety & Welfare Committee, he brings to the Redevelopment Authority a unique perspective.

**NOW THEREFORE, BE IT RESOLVED**, that the Common Council for the City of Kenosha does hereby urge the Redevelopment Authority for the City of Kenosha to elect Michael J. Orth as Chair of the Redevelopment Authority pursuant to its By-Laws.

**BE IT FURTHER RESOLVED**, that the Common Council for the City of Kenosha directs the City Clerk/Treasurer to send a copy of this resolution to the Secretary of the Redevelopment

Authority for the City of Kenosha.

Adopted this 6<sup>th</sup> day of June, 2011.

ATTEST:  City Clerk/Treasurer  
Michael K. Higgins

APPROVED:  Mayor  
Keith G. Bosman

Date: June 6, 2011

BYLAWS OF THE  
REDEVELOPMENT AUTHORITY OF THE CITY OF KENOSHA

ADOPTED THE 3RD DAY OF DECEMBER, 1981, as amended

ARTICLE I --- THE AUTHORITY

**Section 1. Name of Authority.** The name of the Authority shall be "Redevelopment Authority of the City of Kenosha".

**Section 2. Seal of Authority.** The Seal of the Authority shall be in the form of a circle and shall bear the name of the Authority.

**Section 3. Offices of the Authority.** The principal offices of the Authority shall be at the City Development Office, 812 - 56th Street, Kenosha, Wisconsin, 53140. The location of the Authority's principal offices may be changed by appropriate resolution of the Authority. In addition, the Authority may from time to time locate offices at such other place or places as it deems necessary.

ARTICLE II --- OFFICERS

**Section 1. Officers.** The officers of the Authority shall be a Chair, a Vice-Chair, and a Recording Secretary who shall be elected or appointed as hereinafter set forth.

**Section 2. Chair.** The Chair shall preside at all meetings of the Authority. At each meeting, the Chair shall submit such recommendations and information as that officer may consider proper concerning the business, affairs and policies of the Authority.

**Section 3. Vice-Chair.** The Vice-Chair shall perform the duties of the Chair in the absence or incapacity of the Chair. The Vice-Chair shall perform such duties as are imposed on the Chair in case of the resignation, removal or death of the Chair, until such time as the Authority shall appoint a new Chair.

**Section 4. Recording Secretary.** The Recording Secretary shall be appointed by the Chair and confirmed by a majority vote of the Authority and shall hold office until he or she resigns or is removed by a majority vote of the Authority. The Recording Secretary shall maintain the records of the Authority, shall act as secretary of the meetings of the Authority and shall cause all votes and proceedings of the Authority to be recorded in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to the office of Recording Secretary. The Recording Secretary shall keep in safe custody the Seal of the Authority and shall have power to affix such Seal to all contracts and instruments authorized to be executed by the Authority.

**Section 5. Officers Authorized to Execute Documents.** Whenever duly authorized by action of the membership of the Authority, any of the above-named officers are authorized to execute on behalf of the Authority all contracts, deeds, notes and other forms of obligations or instruments, provided that the signature of said officer is attested by the signature of one other officer.

**Section 6. Additional Duties.** The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Authority or by the Bylaws or rules and regulations of the Authority.

**Section 7. Election or Appointment.** The Chair and Vice-Chair shall be elected from among the membership of the Authority and the Recording Secretary appointed at the organizational meeting and thereafter at the first regular meeting or special meeting of the Authority held in the month of December in each calendar year and shall hold office until the next succeeding last day of November, or until their successors are elected and qualified.

**Section 8. Vacancies.** Should the offices of Chair and Vice-Chair become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office.

#### ARTICLE III --- MEETINGS

**Section 1. Regular Meetings.** Regular meetings shall be held by the Authority at least monthly and at a regular time set by the Authority by resolution. When the regular meeting falls on a legal holiday, a special meeting may be called in lieu of the regular meeting. All regular and special meetings of the Authority shall be held in the Kenosha City Hall, or in such other public place as the Authority deems appropriate. All regular and special meetings, hearings, records and accounts of the Authority shall be open to the public and in compliance with sections 19.21 and 19.81 through 19.98, Wisconsin Statutes.

**Section 2. Special Meetings.** The Chair of the Authority may, when it is deemed expedient, and shall, upon the written request of two members of the Authority, call a special meeting of the Authority for the purpose of transacting any business designated in the call of such meeting. The call for a special meeting may be delivered to each member of the Authority or may be mailed to the business or home address of each member of the Authority at least two days prior to the date of such special meeting. At such special meeting no business shall be considered other than as designated in the call.

~~**Section 3. Order of Business - Agenda.** The Secretary shall cause to be prepared an agenda for each meeting. The order of business shall be as follows:~~

1. Roll call.
2. Minutes of previous meeting.
3. Vouchers.

4. Hearings.
5. Communications.
6. Reports.
7. Unfinished, new and miscellaneous business.

**Section 4. Motions.** Motions shall be restated by the Chair before a vote is taken. The name of the maker of the motion and the second to the motion shall be duly recorded in the minutes of the meeting.

**Section 5. Voting.** The voting on all questions coming before the Authority shall be by voice vote unless a roll call vote is required by law or requested by a member of the Authority. The vote may, but need not, be recorded by "yeas" and "nays", unless requested by a member of the Authority, whereupon said vote shall be so recorded.

**Section 6. Parliamentary Procedure.** The rules of parliamentary practice comprised in "Robert's Rules of Order" shall govern the Authority in all cases in which the same are applicable and in which the same are not inconsistent with state laws and rules adopted by the Authority.

#### ARTICLE IV --- SUBCOMMITTEES

**Section 1. Creation.** The Chair, or the membership of the Authority by a majority vote of its members, may establish subcommittees to review certain matters or issues which come before the Authority from time to time. Such sub-committees shall be created, and the membership appointed, on an ad hoc basis for purpose of study and review of such matters or issues and such subcommittee shall have no authority to act except to report the matters and issues back to the entire Authority with recommendations for appropriate action to be taken by the entire Authority.

#### ARTICLE V --- AMENDMENTS

**Section 1. Amendment to Bylaws.** The Bylaws of the Authority may be amended after an amendment has been introduced at a regular meeting or special meeting and referred to the next regular meeting. Adoption of an amendment shall be by a two-thirds vote of the members of the Authority.

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#### ARTICLE VI --- MISCELLANEOUS

**Section 1. Suspension of Rules.** The Authority by unanimous vote may suspend any of its rules or bylaws except as otherwise provided under applicable provisions of the Wisconsin Statutes.

AMENDMENT TO BYLAWS

- Section 7: Delete words, "and Recording Secretary", part of an amendment to Resolution No. 2 approved at the December 3, 1981 meeting.
- Section 8: Delete words, "or Recording Secretary", part of an amendment to Resolution No. 2 approved at the December 3, 1981 meeting.
- Section 4: Begin paragraph, "The Recording Secretary shall be appointed by the Chair and confirmed by a majority vote of the Authority and shall hold office until he or she resigns or is removed by a majority vote of the Authority. Approved April 13, 1982 by Resolution No. 7.
- Section 7: Should read. Election or Appointment. The Chair and Vice-Chair shall be elected from among the membership of the Authority and the Recording Secretary appointed at the organizational meeting and thereafter at the first regular meeting or special meeting of the Authority held in the month of December in each calendar year and shall hold office until the next succeeding last day of November, or until their successors are elected and qualified. Approved November 13, 1984 by Resolution No. 22.
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Municipal Building 625 52nd Street – Room 204	<i>Redevelopment Authority of the City of Kenosha Fact Sheet</i>	Tuesday, July 19, 2011 5:00 p.m.	Item 3
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Redevelopment Authority Presentation

LOCATION:

N/A

NOTIFICATIONS/PROCEDURES:

N/A

ANALYSIS:

- Attached is an outline on the Redevelopment Authority that will be presented by City Development Staff.

RECOMMENDATION:

For discussion purposes.



A. Zohrab Khaligian, Community Development Specialist



Jeffrey B. Labahn, Director of City Development

## Redevelopment of the City of Kenosha

Created 1981 for blight elimination, slum clearance and urban renewal projects, the Redevelopment Authority is an independent, separate and distinct public body whose powers include the acquisition of real property by eminent domain and issuance of revenue bonds to fund its activities.

### 1. Why Redevelop?

- a. Eliminate blight  
poor property conditions, land use conflicts, general distress, opportunities for crime
- b. Stabilize neighborhoods  
improve conditions, correct conflicts, remove nuisances
- c. Revitalize neighborhoods  
new development to increase property values
- d. Address where private market does not go

### 2. Accomplishments

- a. Small sites
  - Downtown:  
South Harbor Professional Center, 55<sup>th</sup> Street Historic Buildings
  - Uptown:  
Kitchen Shoppe, PH&I, Family Dollar, Happenings Magazine
- b. Redevelopment areas
  - Civic Center I & II (Stationside Village)
  - Sheridan Road II (future redevelopment)
  - Brass (Uptown Brass)
  - 14<sup>th</sup> Avenue (Boys & Girls Club)
  - Wilson Neighborhood (see below)

### 3. Wilson Neighborhood Project Area

- a. Address 30 years of neglect
- b. Blight survey  
**no homeownership**, high density, general distress
- c. Cost of redevelopment  
original budget: \$235,000 – relocation: \$40,000 – demolition: \$15,000 x 60 fourplexes = \$17,400,000  
current budget: \$150,000 (assessed at \$143,900) – avoid relocation: \$0 – demolition: \$20,000 x 52 fourplexes = \$8,840,000
- d. Redevelopment priorities  
short term: remove nuisances, acquire “bargains”  
long term: assemble blocks, introduce homeownership

## ***Redevelopment Authority of the City of Kenosha Project Update - June 2011***

In accordance with Section 66.1333 of the Wisconsin Statutes, the City of Kenosha created the Redevelopment Authority of the City of Kenosha in 1981 because there was a need for blight elimination, slum clearance and urban renewal programs, and projects within the city. The following is a summary of the Redevelopment Authority's active and completed projects:

### **ACTIVE PROJECTS**

#### **1. *Wilson Redevelopment Project***

The Wilson Redevelopment Project area was created in December 2007. (See attached plan.)

The project area consists of 110 parcels and is roughly bounded by 45th Street, 35th Avenue, 50th Street and 38th Avenue. The short-term purpose of the redevelopment project is to acquire the fourplex apartments in an effort to minimize their blighting influence and reduce residential densities. The long-term purpose is to replace the fourplex's with single family homes in an effort to increase the owner occupancy rate in the project area.

#### **2. *Brass Redevelopment Project***

The Brass Redevelopment Project Area was created in June 2002.

The project area consists of 34 parcels and is roughly bounded by 62<sup>nd</sup> Street, 14<sup>th</sup> Avenue, 65<sup>th</sup> Street, and 20<sup>th</sup> Avenue. To date, the following projects have been completed:

- Acquisition of 5 blighted properties
- Construction of 12 affordable single family homes
- Sale and rehabilitation of the American Brass office building
- Construction of a new grocery store as part of a new shopping center
- Construction of a new bank building as part of a new shopping center
- Construction of a new mixed-use commercial/residential building
- Construction of a new elementary school
- Construction of a new community health center building

The remaining projects include the completion of the shopping center which will include construction of a second mixed-use building and a commercial building on the remaining outlet, construction of a multi-family residential development at the center of the Brass site, and construction of single family attached residential units on the eastern portion of the Brass Site and adjacent Frost Site.

#### **3. *14th Avenue Redevelopment Project***

The 14th Avenue Redevelopment Project Area was created in December 1998 and later amended in November 1999.

The original project area was roughly bounded by 50th Street, the railroad elevation, 52nd Street, and 14th Avenue. The project area boundaries were amended to exclude the Zizzo metal crusher facility. The Zizzo site was removed due to evidence of soil contamination. The new project area consists of 18 parcels, 17 of which have been acquired by the Redevelopment Authority and one (1) by the City of Kenosha. The purpose of the redevelopment project was the transfer of the site to the Boys and Girls Club of Kenosha for the construction of the new Boys and Girls Club facility.

#### **4. *Sheridan Road II Redevelopment Project Area***

The Sheridan Road II Redevelopment Project Area was created in September 1995.

The project area consists of five parcels and is roughly bounded by 52nd Street, Eighth Avenue, 55th Street, and Sheridan Road. The purpose of this redevelopment project is to create new office and/or commercial development.

The soil in the project area is contaminated. The source of the contamination was a manufactured gas facility which was located on the site of the former Haarstick Auto Body Shop. WE Energies accepted responsibility for the soil contamination and is funding the ongoing remediation.

#### **5. *Proposed Downtown Redevelopment Project Area***

The proposed Downtown Redevelopment Project Area was designated as a blighted area in January 1989. A redevelopment plan was not completed for this area.

The proposed project area is roughly bounded by 50th Street, Lake Michigan, 60th Street, and the railroad elevation. The blighted area designation has allowed the Redevelopment Authority to acquire blighted properties in the downtown area. These properties have been landbanked for future redevelopment projects.

#### **6. *Civic Center II Redevelopment Project Area***

The Civic Center II Redevelopment Project Area was created in July 1986.

The project area consisted of 41 parcels and is roughly bounded by 52nd Street, Sheridan Road, 56th Street, and the railroad elevation. To date, the following projects have been completed:

- Stationside Village
  - The construction of a 150 unit rental housing development
- 55th Street Historic Buildings (Pearl Street Historic District)
  - The rehabilitation of four historically significant buildings
- Stationside Streetscape
  - The redesign of the traffic pattern parking surrounding the commuter train station
- Overflow Parking Lot
  - The construction of a permanent overflow commuter train parking lot
- Train Station Building
  - The renovation of the building with a public waiting area and privately run restaurant.

## **Completed Projects**

### **1. HarborPark Redevelopment Project Area**

The HarborPark Redevelopment Project Area was created in June 1998.

The project area is roughly bounded by 52nd Street, Lake Michigan, 56th Street, and the railroad elevation. The purpose of this redevelopment project was to provide an alternative source of financing to implement the HarborPark Master Plan. The Redevelopment Authority has the ability to issue its own revenue bonds, which are tax exempt and do not count against the City's overall debt limit. The Redevelopment Authority has not issued any revenue bonds.

To date, the only involvement that the Redevelopment Authority has had in the actual HarborPark Development was in an advisory capacity for the 56th Street Widening project. The purpose of this project was to assemble six parcels of property in order to widen the 56th Street boulevard. All six parcels have since been acquired, the occupants relocated, and boulevard widened.

### **2. Uptown III Redevelopment Project Area**

The Uptown III Redevelopment Project Area was created in June 1989.

The project area consisted of four parcels located at the southwest corner of 22nd Avenue and 61st Place. The project resulted in the construction of Family Dollar, a one-story retail building, as well as a parking lot for the business.

### **3. Uptown II Redevelopment Project Area**

The Uptown II Redevelopment Project Area was created in 1987.

The project area consisted of four parcels located on the south side of 63rd Place east of 22nd Avenue. The project resulted in the expansion of PH&I, a plumbing supply company.

### **4. Uptown Redevelopment Project Area**

The Uptown Redevelopment Project Area was created in June 1987.

The project area consisted of two parcels located at the southeast corner of 22nd Avenue and 61st Street. The project resulted in the construction of the Kitchen Shoppe, a one-story retail building. The Kitchen Shoppe specializes in remodeling kitchens.

### **5. Sheridan Road Redevelopment Project Area**

The Sheridan Road Redevelopment Project Area was created in December 1985 and later amended in March 1988.

The project area consisted of four parcels located on the east side of Sheridan Road at 55th Street. The project resulted in the construction of the South Harbor Professional Center, a two-

story office building, as well as two parking lots for the building.

#### **6. 54th Street Redevelopment Project Area**

The 54th Street Redevelopment Project Area was created in June 1985.

The project area consisted of three parcels located between 11th and 13th Avenues and 54th Street. The project resulted in the creation of a parking lot which now serves the Stationside Village housing project.

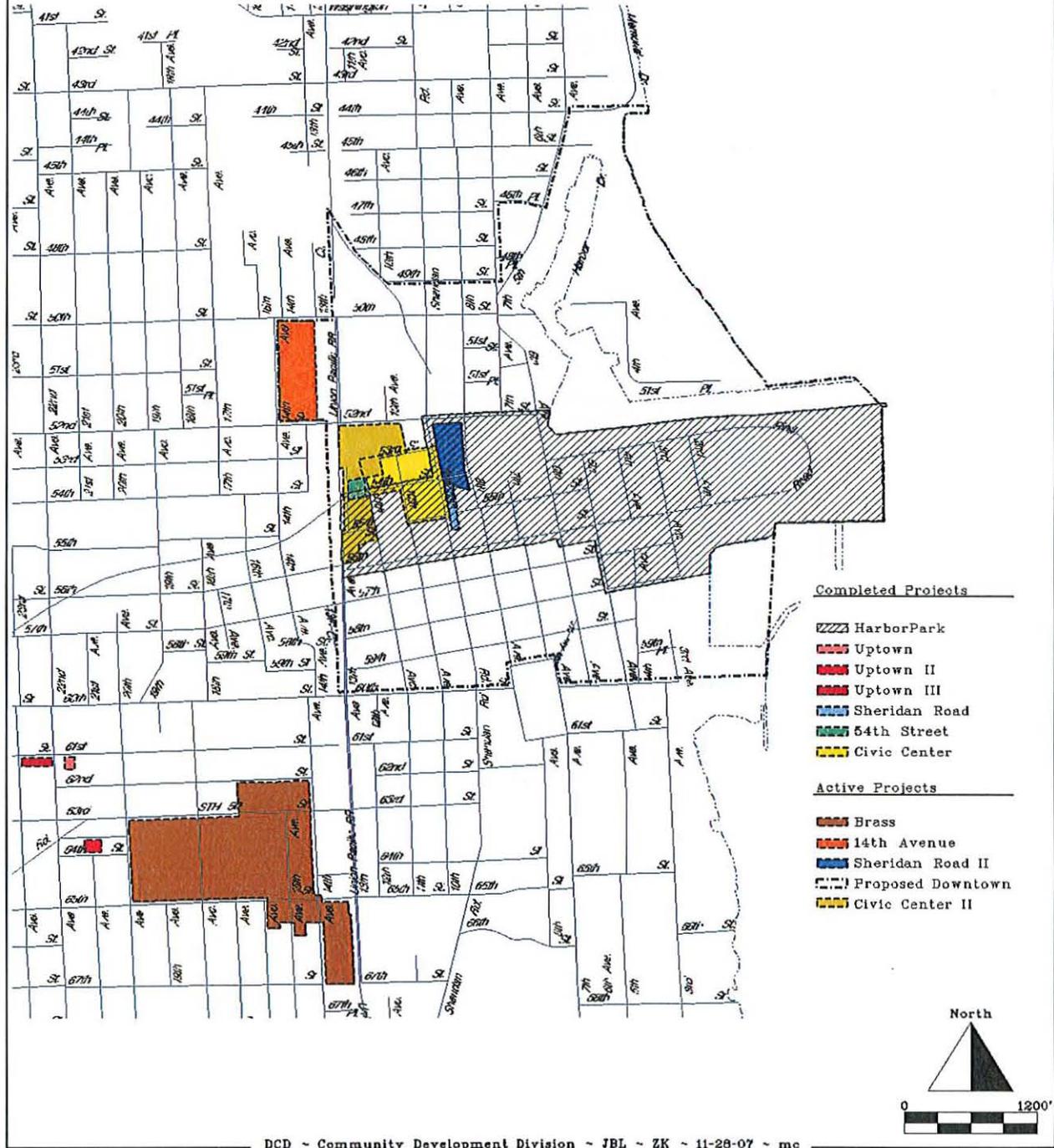
#### **7. Civic Center Redevelopment Project Area**

The Civic Center Redevelopment Project Area was created in March 1982.

The project area consisted of 26 parcels and was roughly bounded by 53rd Street, Sheridan Road, 54th Street, and Tenth and 11th Avenues. The following activities were completed in the project area:

- Widening of 54th Street
- Installation of a pedestrian mall on 55th Street
- The creation of two parking lots which now serve the County and Public Safety Buildings, one of which is now the location of the County's parking ramp

# City of Kenosha Vicinity Map Redevelopment Project Areas



**II. GENERAL FINDINGS**  
**PROPOSED WILSON NEIGHBORHOOD REDEVELOPMENT PROJECT**  
**BLIGHT SURVEY**

Summary

1. A total of 110 parcels were inspected within the proposed project area, which includes Parcels 09-222-36-226-001 to 09-222-36-226-028, 09-222-36-227-002 to 09-222-36-227-028, 09-222-36-228-001 to 09-222-36-228-018, 09-222-36-229-001, 09-222-36-229-007, 09-222-36-229-022, 09-222-36-229-023, 09-222-36-230-001 to 09-222-36-230-015, 09-222-36-231-001 to 09-222-36-231-018, 09-222-36-232-001 to 09-222-36-232-006, 09-222-36-251-001, 09-222-36-252-009 to 09-222-36-252-010, and 09-222-36-254-002 to 09-222-36-254-003.

The total land area of the proposed project area (not including right-of-ways) is 26.92 acres.

2. 105 parcels have buildings on them. The average age of these buildings is 45 years.

Four (4) buildings are in sound condition, 58 buildings are in need of minor repairs, and 43 buildings are in need of major repairs.

The total land area of the parcels that had buildings in sound condition is 4.71 acres (19%), in need of minor repairs 11.91 acres (47%) and in need of major repairs is 8.51 acres (34%).

Of the 100 residential buildings, 19% are single family, 19% are two family and 62% are four family or more. Twenty (20%) percent of these buildings are owner-occupied and 80% are tenant-occupied.

3. Five parcels do not have any structures on them.

Three (3) parcels are improved but not maintained or unimproved and well maintained, underutilized and in fair condition, and two (2) parcels are improved but deteriorating or unimproved and not maintained, underutilized and in poor condition.

The total land area of vacant parcels in fair to poor condition is approximately less than 1.78 acres.

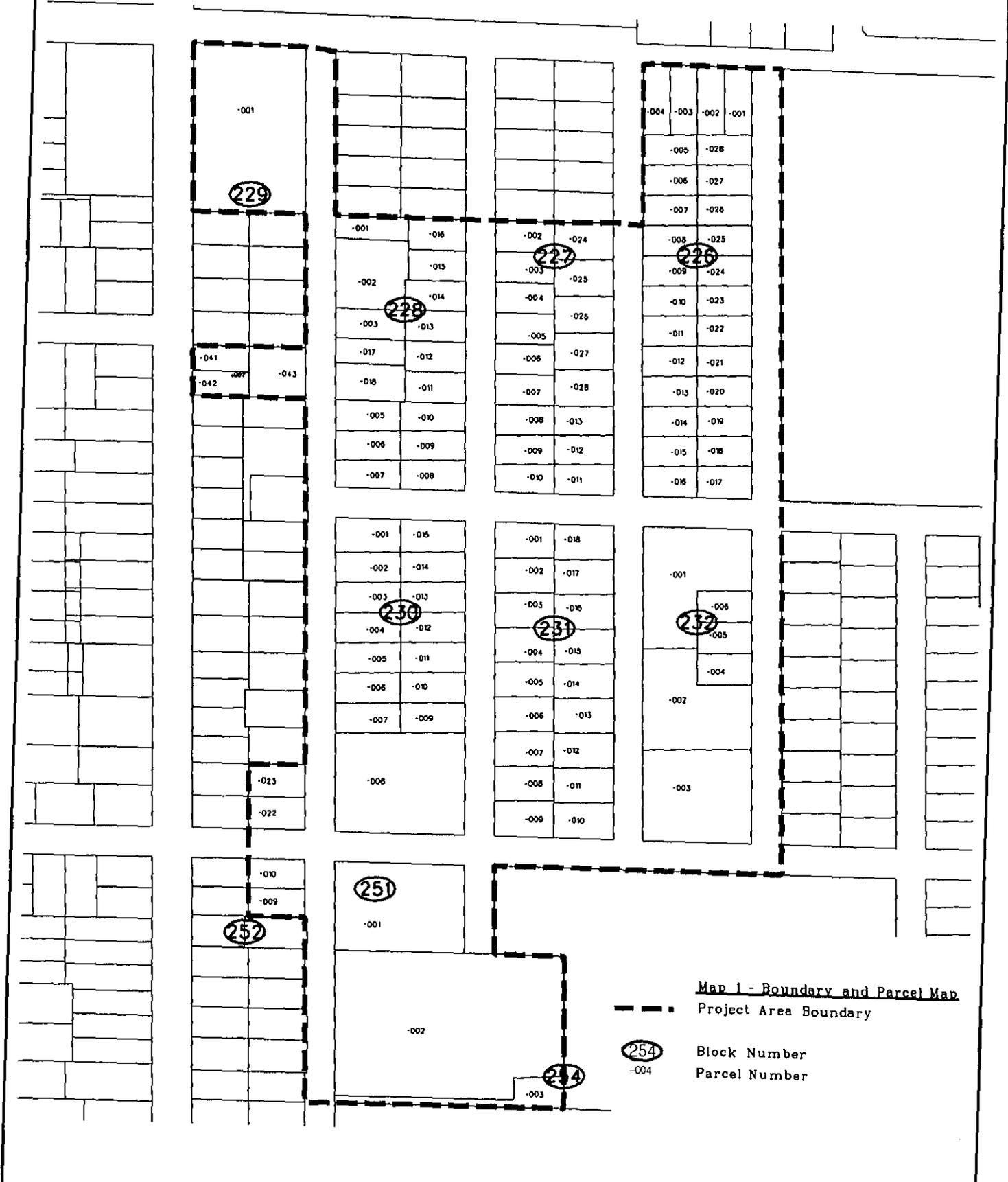
4. The records of the Kenosha County Health Department, City of Kenosha Fire Prevention Bureau and City of Kenosha Building Inspections Department were reviewed for potential code violations.

There are no properties cited with fire violations. There are 47 properties cited with health violations. There are no properties currently cited with building code violations, however, 39 properties were cited with more than 3 building code violations over the past 9 years.

5. *Police calls to the neighborhood were 1,003 in 2007, 1,159 in 2008 and 173 so far in 2009*

# City of Kenosha

## Wilson Neighborhood Redevelopment Project Area



**Map 1 - Boundary and Parcel Map**  
Project Area Boundary

Block Number  
Parcel Number

Parcel Number	Name	O/T	U	Address	Land-Value	Bldg-Value	Total-Value	Acre
<b>226-001</b>	<b>Antero &amp; Gloria Delgado</b>	<b>T</b>	<b>1</b>	<b>4506-35<sup>th</sup> Avenue</b>	<b>30300</b>	<b>84000</b>	<b>114300</b>	<b>0.17</b>
226-002	Frank Frederick	O	1	3509-45 <sup>th</sup> Street	30500	80300	110800	0.17
226-003	Leonel Nunez	O	1	3515-45 <sup>th</sup> Street	30700	79700	110400	0.17
226-004	Jimmie & Carrie Young	O	1	4505-36 <sup>th</sup> Avenue	30900	89100	120000	0.18
226-005	Efren Ibarra & Martina Payan	O	1	4515-36 <sup>th</sup> Avenue	28700	67300	96000	0.15
226-006	Linda Mitchell	O	1	4521-36 <sup>th</sup> Avenue	28700	73400	102100	0.15
226-007	Barbara Crain	O	1	4527-36 <sup>th</sup> Avenue	28700	77300	106000	0.15
226-008	Edgar Perez & Tara Ziglinski	T	4	4603-36 <sup>th</sup> Avenue	28000	115900	143900	0.15
<b>226-009</b>	<b>Redevelopment Authority</b>	<b>O</b>	<b>VL</b>	<b>4609-36<sup>th</sup> Avenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.15</b>
<b>226-010</b>	<b>Redevelopment Authority</b>	<b>O</b>	<b>VL</b>	<b>4615-36<sup>th</sup> Avenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.15</b>
226-011	ARK Apartments LLC	T	4	4621-36 <sup>th</sup> Avenue	28000	115900	143900	0.15
226-012	ARK Apartments LLC	T	4	4627-36 <sup>th</sup> Avenue	28000	115900	143900	0.15
226-013	ARK Apartments LLC	T	4	4705-36 <sup>th</sup> Avenue	28000	115900	143900	0.15
226-014	ARK Apartments LLC	T	4	4711-36 <sup>th</sup> Avenue	28000	115900	143900	0.15
226-015	Randy Lund	T	4	4717-36 <sup>th</sup> Avenue	28000	115900	143900	0.15
226-016	Randy Lund	T	4	4723-36 <sup>th</sup> Avenue	28000	115900	143900	0.15
226-017	Kenosha Housing Authority	O	VL	4720/22- 35 <sup>th</sup> Ave	0	0	0	0.15
226-018	Belwood Ltd	T	2	4714/4716-35 <sup>th</sup> Ave	28700	89800	118500	0.15
226-019	Noe Jaimes	T	2	4708/4710-35 <sup>th</sup> Ave	28700	97100	125800	0.15
<b>226-020</b>	<b>Shane Frazier</b>	<b>O</b>	<b>2</b>	<b>4702/4704-35<sup>th</sup> Ave</b>	<b>28700</b>	<b>90200</b>	<b>118900</b>	<b>0.15</b>
<b>226-021</b>	<b>Hipolito Raygoza</b>	<b>O</b>	<b>2</b>	<b>4624/4626-35<sup>th</sup> Ave</b>	<b>28700</b>	<b>96400</b>	<b>125100</b>	<b>0.15</b>
226-022	Brad & Kimberly Minton	T	2	4618/4620-35 <sup>th</sup> Ave	28700	92200	120900	0.15
226-023	Rene & Silvia Contreras	O	2	4612/4614-35 <sup>th</sup> Ave	28700	93300	122000	0.15
226-024	Brad & Kimberly Minton	T	2	4606/4608-35 <sup>th</sup> Ave	28700	96500	125200	0.15
226-025	Brad & Kimberly Minton	T	2	4602/4604-35 <sup>th</sup> Ave	28700	87400	116100	0.15
226-026	Leroy Brantley	O	1	4528-35 <sup>th</sup> Avenue	28700	80500	109200	0.15
226-027	Carrie Lee Jackson	O	1	4522-35 <sup>th</sup> Avenue	28700	74700	103400	0.15
<b>226-028</b>	<b>Tag Group LLC</b>	<b>T</b>	<b>1</b>	<b>4516-35<sup>th</sup> Avenue</b>	<b>28700</b>	<b>73200</b>	<b>101900</b>	<b>0.15</b>
	Total Parcels	28	100%			Avg. 2007	Avg. Value	
	Owners	14	50%					
	Tenants	14	50%					
	Single Family	10	36%			124960	107410	
	Two Family	8	29%			144900	121562.5	
	Four Family	7	25%			235000	143900	
	Multi Family	0	0%					
	Other	3	11%					
				<b>TOTAL</b>	<b>720200</b>	<b>2333700</b>	<b>3053900</b>	<b>4.29</b>

Parcel Number	Name	O/T	U	Address	Land-Value	Bldg-Value	Total-Value	
227-002	Chris & Glenda Bracken	T	4	4603-37 <sup>th</sup> Avenue	28000	129000	157000	0.17
<b>227-003</b>	<b>Enrique Rodriguez</b>	<b>O</b>	<b>4</b>	<b>4609-37<sup>th</sup> Avenue</b>	<b>28000</b>	<b>115900</b>	<b>143900</b>	<b>0.17</b>
227-004	Raymond Torres Jr.	O	4	4615-37 <sup>th</sup> Avenue	28000	115900	143900	0.17
<b>227-005</b>	<b>MT Homes LLC</b>	<b>T</b>	<b>4</b>	<b>4621-37<sup>th</sup> Avenue</b>	<b>28000</b>	<b>115900</b>	<b>143900</b>	<b>0.17</b>
<b>227-006</b>	<b>Segundo &amp; Lydia Lopez</b>	<b>T</b>	<b>4</b>	<b>4627-37<sup>th</sup> Avenue</b>	<b>28000</b>	<b>115900</b>	<b>143900</b>	<b>0.17</b>
<b>227-007</b>	<b>Hari Om Racine LLC</b>	<b>T</b>	<b>4</b>	<b>4705-37<sup>th</sup> Avenue</b>	<b>28000</b>	<b>115900</b>	<b>143900</b>	<b>0.17</b>
227-008	4711-37 <sup>th</sup> Land Trust	T	4	4711-37 <sup>th</sup> Avenue	28000	115900	143900	0.16
227-009	4717-37 <sup>th</sup> Land Trust	T	4	4717-37 <sup>th</sup> Avenue	28000	115900	143900	0.16
227-010	4723-37 <sup>th</sup> Land Trust	T	4	4723-37 <sup>th</sup> Avenue	28000	115900	143900	0.15
<b>227-011</b>	<b>Hari Om Racine LLC</b>	<b>T</b>	<b>4</b>	<b>4722-36<sup>th</sup> Avenue</b>	<b>28000</b>	<b>115900</b>	<b>143900</b>	<b>0.16</b>
<b>227-012</b>	<b>Hari Om Racine LLC</b>	<b>T</b>	<b>4</b>	<b>4716-36<sup>th</sup> Avenue</b>	<b>28000</b>	<b>115900</b>	<b>143900</b>	<b>0.16</b>
227-013	Ron & Renee Macik	T	4	4710-36 <sup>th</sup> Avenue	28000	115900	143900	0.16
227-024	ARK Apartments LLC	T	4	4602-36 <sup>th</sup> Avenue	28000	115900	143900	0.2
227-025	ARK Apartments LLC	T	4	4610-36 <sup>th</sup> Avenue	28000	115900	143900	0.2
227-026	David & Olga Ortiz	T	4	4616-36 <sup>th</sup> Avenue	28000	115900	143900	0.2
227-027	William & Gloria Madsen	T	4	4624-36 <sup>th</sup> Avenue	28000	115900	143900	0.2
<b>227-028</b>	<b>Redevelopment Authority</b>	<b>O</b>	<b>VL</b>	<b>4702-36<sup>th</sup> Avenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.2</b>
	Total Parcels	17	100%			Avg. 2007	Avg. Value	
	Owners	3	18%					
	Tenants	14	82%					
	Four Family	16	94%			235000	144718.75	
	Other	1	6%					
				TOTAL	448000	1867500	2315500	2.97
Parcel Number	Name	O/T	U	Address	Land-Value	Bldg-Value	Total-Value	
228-001	Brian Lareu	O	1	4605-38 <sup>th</sup> Avenue	28600	33800	62400	0.15
228-002	Community Baptist Church	O	i	4609-38 <sup>th</sup> Avenue	0	0	0	0.45
<b>228-003</b>	<b>Redevelopment Authority</b>	<b>O</b>	<b>VL</b>	<b>4621-38<sup>th</sup> Avenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.19</b>
228-005	Arthur Daniel & Brenda Hunter	T	4	4711-38 <sup>th</sup> Avenue	28000	115900	143900	0.18
228-006	Arthur Daniel & Brenda Hunter	T	4	4717-38 <sup>th</sup> Avenue	28000	115900	143900	0.17
228-007	Richard Lentz	T	4	4723-38 <sup>th</sup> Avenue	28000	115900	143900	0.17
228-008	ARK Apartments LLC	T	4	4722-37 <sup>th</sup> Avenue	28000	115900	143900	0.18
228-009	ARK Apartments LLC	T	4	4716-37 <sup>th</sup> Avenue	28000	115900	143900	0.17
228-010	ARK Apartments LLC	T	4	4710-37 <sup>th</sup> Avenue	28000	115900	143900	0.17
228-011	ARK Apartments LLC	T	4	4704-37 <sup>th</sup> Avenue	28000	115900	143900	0.17
<b>228-012</b>	<b>Wells Fargo Bank</b>	<b>T</b>	<b>4</b>	<b>4628-37<sup>th</sup> Avenue</b>	<b>28000</b>	<b>115900</b>	<b>143900</b>	<b>0.17</b>
228-013	Jong Pong Chang	T	4	4624-37 <sup>th</sup> Avenue	28000	115900	143900	0.17
228-014	Marian Tucker	O	1	4614-37 <sup>th</sup> Avenue	30000	83100	113100	0.17
228-015	Harry McKinley	T	1	4608-37 <sup>th</sup> Avenue	29200	76800	106000	0.16
<b>228-016</b>	<b>Brenda Plasky-Burton</b>	<b>O</b>	<b>1</b>	<b>4604-37<sup>th</sup> Avenue</b>	<b>29800</b>	<b>83800</b>	<b>113600</b>	<b>0.16</b>
<b>228-017</b>	<b>Redevelopment Authority</b>	<b>O</b>	<b>VL</b>	<b>4627-38<sup>th</sup> Avenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.15</b>
<b>228-018</b>	<b>Rob &amp; Shelley Hacker</b>	<b>T</b>	<b>1</b>	<b>4701-38<sup>th</sup> Avenue</b>	<b>35600</b>	<b>49100</b>	<b>84700</b>	<b>0.23</b>
	Total Parcels	17	100%			Avg. 2007	Avg. Value	
	Owners	6	35%					
	Tenants	11	65%					
	Single Family	5	29%			116120	95960	
	Two Family	0	0%					
	Four Family	9	53%			234311	143900	
	Multi Family	0	0%					
	Other	3	18%					
				TOTAL	405200	1369700	1774900	3.21

Parcel Number	Name	O/T	U	Address	Land-Value	Bldg-Value	Total-Value	
229-001	Milton & Dorothy Hagopian	O	c	3801-45 <sup>th</sup> Street	143600	26100	169700	1.71
229-022	Michael & Rose Thome	T	2	4928-38 <sup>th</sup> Avenue	30100	104500	134600	0.17
<b>229-023</b>	<b>Enoch Mitchell</b>	<b>O</b>	<b>2</b>	<b>4922-38<sup>th</sup> Avenue</b>	<b>30100</b>	<b>94300</b>	<b>124400</b>	<b>0.17</b>
229-041	BLM Properties XIV LLC	T	VL	0-39 <sup>th</sup> Avenue	26800	0	26800	0.13
229-042	BLM Properties XIV LLC	T	VL	0-39 <sup>th</sup> Avenue	26800	0	26800	0.13
229-043	BLM Properties XIV LLC	T	1	4700 38 <sup>th</sup> Avenue	38100	61100	99200	0.26
	Total Parcels	6	100%			Avg. 2007	Avg. Value	
	Owners	2	33%					
	Tenants	4	67%					
	Single Family	1	17%			134600	99200	
	Two Family	2	33%			152150	129500	
	Four Family	0	0%					
	Multi Family	0	0%					
	Other	3	50%					
				TOTAL	295500	286000	581500	2.57
Parcel Number	Name	O/T	U	Address	Land-Value	Bldg-Value	Total-Value	
230-001	Michael Thome	T	2	4803/4805-38 <sup>th</sup> Ave	33500	87000	120500	0.21
230-002	Michael Thome	T	2	4809/4811-38 <sup>th</sup> Ave	31100	86000	117100	0.18
230-003	Michael & Rose Thome	T	2	4815/4817-38 <sup>th</sup> Ave	31100	87100	118200	0.18
230-004	Michael Thome	T	2	4821/4823-38 <sup>th</sup> Ave	31100	79600	110700	0.18
230-005	Jorge DeJesus	O	2	4827/4829-38 <sup>th</sup> Ave	31100	90200	121300	0.18
<b>230-006</b>	<b>FNMA</b>	<b>T</b>	<b>2</b>	<b>4903/4905-38<sup>th</sup> Ave</b>	<b>31100</b>	<b>90300</b>	<b>121400</b>	<b>0.18</b>
230-007	Michael & Rose Thome	T	2	4909/4911-38 <sup>th</sup> Ave	31100	87500	118600	0.18
230-008	Boys & Girls Club of Kenosha	O	i	3712-50 <sup>th</sup> Street	0	0	0	1.16
230-009	Kenosha Housing Authority	O	VL	4908-37 <sup>th</sup> Avenue	0	0	0	0.18
<b>230-010</b>	<b>Redevelopment Authority</b>	<b>O</b>	<b>VL</b>	<b>4902-37<sup>th</sup> Avenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.18</b>
230-011	Lentz Partners	T	4	4828-37 <sup>th</sup> Avenue	28000	115900	143900	0.18
230-012	Lentz Partners	T	4	4822-37 <sup>th</sup> Avenue	28000	115900	143900	0.18
230-013	Lentz Partners	T	4	4816-37 <sup>th</sup> Avenue	28000	115900	143900	0.18
230-014	Lentz Partners	T	4	4810-37 <sup>th</sup> Avenue	28000	115900	143900	0.18
230-015	Lentz Partners	T	4	4804-37 <sup>th</sup> Avenue	28000	115900	143900	0.18
	Total Parcels	15	100%			Avg. 2007	Avg. Value	
	Owners	4	27%					
	Tenants	11	73%					
	Single Family	0	0%					
	Two Family	7	47%			144071	118257	
	Four Family	5	33%			235000	143900	
	Multi Family	0	0%					
	Other	3	20%				0	
				TOTAL	360100	1187200	1547300	3.71

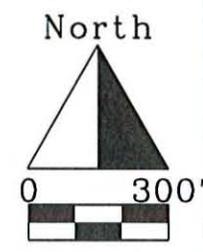
Parcel Number	Name	O/T	U	Address	Land-Value	Bldg-Value	Total-Value	
231-001	<i>Piyush Patel</i>	T	4	3619-48 <sup>th</sup> Street	28000	135500	163500	0.19
231-002	<i>Aryan Investments LLC</i>	T	4	4811-37 <sup>th</sup> Avenue	28000	115900	143900	0.19
231-003	<i>Tom &amp; Suzanne Watring</i>	T	4	4817-37 <sup>th</sup> Avenue	28000	115900	143900	0.19
231-004	<i>Redevelopment Authority</i>	O	4	4823-37 <sup>th</sup> Avenue	0	0	0	0.19
231-005	<i>Redevelopment Authority</i>	O	4	4901-37 <sup>th</sup> Avenue	0	0	0	0.19
231-006	Lentz Daniel & Associates LLC	T	4	4907-37 <sup>th</sup> Avenue	28000	115900	143900	0.19
231-007	<i>Redevelopment Authority</i>	O	4	4915-37 <sup>th</sup> Avenue	0	0	0	0.19
231-008	Lentz Daniel & Associates LLC	T	4	4921-37 <sup>th</sup> Avenue	28000	115900	143900	0.19
231-009	Lentz Daniel & Associates LLC	T	4	3620-50 <sup>th</sup> Street	28000	135500	163500	0.19
231-010	<i>MD Properties LLC</i>	T	4	3606-50 <sup>th</sup> Street	28000	135500	163500	0.2
231-011	<i>MD Properties LLC</i>	T	4	4920-36 <sup>th</sup> Avenue	28000	115900	143900	0.19
231-012	<i>MD Properties LLC</i>	T	4	4914-36 <sup>th</sup> Avenue	28000	115900	143900	0.19
231-013	<i>MD Properties LLC</i>	T	4	4908-36 <sup>th</sup> Avenue	28000	115900	143900	0.19
231-014	<i>MD Properties LLC</i>	T	4	4902-36 <sup>th</sup> Avenue	28000	120000	148000	0.19
231-015	<i>MD Properties LLC</i>	T	4	4824-36 <sup>th</sup> Avenue	28000	115900	143900	0.19
231-016	<i>MD Properties LLC</i>	T	4	4816-36 <sup>th</sup> Avenue	28000	115900	143900	0.19
231-017	<i>MD Properties LLC</i>	T	4	4810-36 <sup>th</sup> Avenue	28000	115900	143900	0.19
231-018	<i>MD Properties LLC</i>	T	4	3605-48 <sup>th</sup> Street	28000	135500	163500	0.19
	Total Parcels	18	100%			Avg. 2007	Avg. Value	
	Owners	3	17%					
	Tenants	15	83%					
	Single Family	0	0%					
	Two Family	0	0%					
	Four Family	15	83%			242439	149400	
	Multi Family	0	0%					
	Other	3	17%					
				TOTAL	420000	1821000	2241000	3.43
Parcel Number	Name	O/T	U	Address	Land-Value	Bldg-Value	Total-Value	
232-001	Triple J Investments	T	20	3515-48 <sup>th</sup> Street	100000	507500	607500	0.61
232-002	ICCL Enterprises LLC	T	36	4901-36 <sup>th</sup> Avenue	180000	770000	950000	0.18
232-003	Manuel & Margarita Jimenez	T	20	3514-50 <sup>th</sup> Street	100000	507500	607500	0.93
232-004	Morris Hix	O	1	4826-35 <sup>th</sup> Avenue	29300	74500	103800	0.16
232-005	<i>John Savaglio</i>	T	1	4820-35 <sup>th</sup> Avenue	29300	80600	109900	0.16
232-006	Rafael & Isabel Castenada	O	1	4814-35 <sup>th</sup> Avenue	29300	75000	104300	0.16
	Total Parcels	6	100%			Avg. 2007	Avg. Value	
	Owners	2	33%					
	Tenants	4	67%					
	Single Family	3	50%			124667	106000	
	Two Family	0	0%					
	Four Family	0	0%					
	Multi Family	3	50%			889200	721666.67	
	Other	0	0%					
				Total	467900	2015100	2483000	2.2

Parcel Number	Name	O/T	U	Address	Land-Value	Bldg-Value	Total-Value	
252-009	5008-38 <sup>th</sup> Land Trust	T	2	5008-38 <sup>th</sup> Avenue	28400	105900	134300	0.15
252-010	Michael & Rose Thome	T	2	5002-38 <sup>th</sup> Avenue	28400	96200	124600	0.15
	Total Parcels	2	100%			Avg. 2007	Avg. Value	
	Owners	0	0%					
	Tenants	2	100%					
	Single Family	0	0%					
	Two Family	2	100%			152300	129450	
	Four Family	0	0%					
	Multi Family	0	0%					
	Other	0	0%					
	Total				56800	202100	258900	0.3
Parcel Number	Name	O/T	U	Address	Land-Value	Bldg-Value	Total-Value	
251-001	Central Transport	O	c	5103-38 <sup>th</sup> Avenue	106700	0	106700	1.05
254-002	Central Transport	O	c	5015/5025-38 <sup>th</sup> Ave	205100	318900	524000	2.93
254-003	Crown Enterprises	O	c	5101-38 <sup>th</sup> Avenue	1900	0	1900	0.25
	Total Parcels	3	100%					
	Owners	3	100%					
	Tenants	0	0%					
	Single Family	0	0%					
	Two Family	0	0%					
	Four Family	0	0%					
	Multi Family	0	0%					
	Other	3	100%					
	Total				313700	318900	632600	4.23
	<b>Total Parcels</b>	<b>112</b>				<b>Avg. 2007</b>	<b>Avg. Value</b>	
	<b>Owners</b>	<b>37</b>	<b>33%</b>					
	<b>Tenants</b>	<b>75</b>	<b>67%</b>					
	<b>Single Family</b>	<b>19</b>	<b>17%</b>			<b>123095</b>	<b>103742</b>	
	<b>Two Family</b>	<b>19</b>	<b>17%</b>			<b>146137</b>	<b>122010</b>	
	<b>Four Family</b>	<b>52</b>	<b>46%</b>			<b>237164</b>	<b>145738</b>	
	<b>Multi Family</b>	<b>3</b>	<b>3%</b>			<b>889200</b>	<b>721667</b>	
	<b>Other</b>	<b>19</b>	<b>17%</b>					
	<b>TOTAL</b>				<b>3487400</b>	<b>11401200</b>	<b>14888600</b>	<b>26.91</b>

### Potential Redevelopment Project Area Wilson Neighborhood

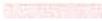


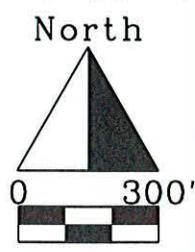
-  4-unit Apartment Buildings
-  Single Family
-  Two Family
-  Apartments
-  Non-residential



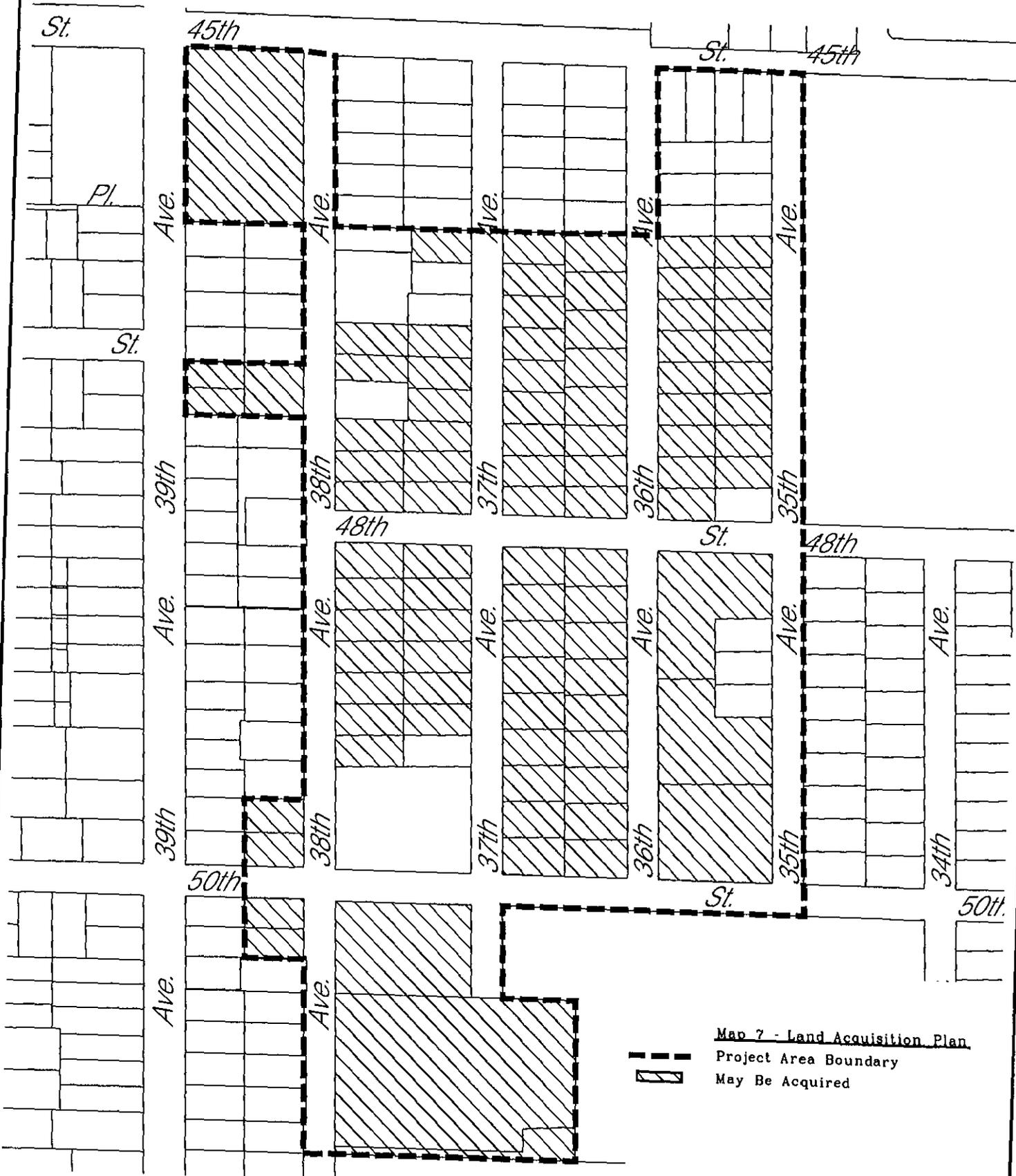
### Potential Redevelopment Project Area Wilson Neighborhood



-  4-unit Apartment Buildings
-  Owner Occupied
-  Tenant Occupied



City of Kenosha  
Wilson Neighborhood  
Redevelopment Project Area



**Map 7 - Land Acquisition Plan**  
- - - - - Project Area Boundary  
▨ May Be Acquired

