

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

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

**Tuesday, September 20, 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 August 16, 2011

- 1. Financial Report for August 31, 2011**
- 2. Wilson Redevelopment Project - Vision Statement**
- 3. Wilson Redevelopment Project - Redevelopment Options**

Public Comments

Authority Comments

Staff Comments

Adjournment

Department of City Development
625 52nd Street – Room 308
Kenosha, WI 53140
262.653.4030 phone / 262.653.4045 fax
www.kenosha.org

if you are disabled in need of assistance, please call 262.653.4030 at least 72 hours before this meeting.

*Notice is hereby given that a majority of the members of the Common Council may be present at the meeting.
Although this may constitute a quorum of the Common Council, the Council will not take any action at this meeting.*

REDEVELOPMENT AUTHORITY OF THE CITY OF KENOSHA
Minutes
August 16, 2011

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

STAFF PRESENT: Zohrab Khaligian and Jeffrey B. Labahn

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

A motion was made by Alderman Orth and seconded by Mr. Butler to approve the July 19, 2011 meeting minutes. The motion passed unanimously. (Ayes-6, Noes-0)

1. Financial Report for July 31, 2011

Mr. Johnson asked who J. Malsack was. Mr. Khaligian said he is the person who does the grass cutting, snow removal and any maintenance issues for the City properties.

Alderman Orth said there were additional items added to the report, what is the reasoning? Mr. Khaligian said this is for information only. Alderman Orth asked for information regarding the return of properties that were sold. Mr. Khaligian clarified that a better term would be that the properties were *transferred*, not *sold*. The report will be revised to reflect this. A correction will also be made to pages 3 and 4 of the Financial report. This should read *2011 Expenditures*, not *2010 Expenditures*.

A motion was made by Mr. Potente and seconded by Mr. Migrin to receive and file the report. The motion passed unanimously. (Ayes-6, Noes-0)

2. Election of Chairperson

Alderman Orth nominated Alderman Marks as Chairperson. Alderman Marks accepted.

A motion was made by Alderman Orth and seconded by Mr. Potente to nominate Alderman Marks as Chairperson. The motion passed unanimously. (Ayes-6, Noes-0)

3. Wilson Redevelopment Project

Alderman Marks suggested we create a strategy plan and obtain a vision for the Wilson Neighborhood. Alderman Marks suggested wording for the agenda to be:

*"The vision of the Redevelopment Authority of the
City of Kenosha is to create a viable, stable
Wilson Heights Neighborhood and create opportunities for home ownership."*

Mr. Potente suggested to add language referring to a cleaner, safer and more inhabitable neighborhood.

Alderman Orth said he would like to incorporate language referring to reduce density.

Alderman Marks said she would work with Staff to revise the language and have a final version for approval at the next meeting.

Discussion included:

Alderman Orth suggested not to replace existing buildings with more big buildings. Instead we want single family homes.

Mr. Khaligian added there is no home ownership in the center of the neighborhood. The areas outside the fourplexes are a more stable neighborhood. We need to have some home ownership properties interspersed, we need diversity.

Mr. Johnson said the reduction of density is the pillar of accomplishing our goal. After meeting with various people, I believe we need 3 elements: 1) We need a Vision; 2) We need a collaborative effort with other departments, and 3) With the departure of the real estate person, is City Development now the best tool to look for perspective properties. We have limited resources and want to show progress in Wilson Heights area. What is our best opportunity to show progress?

Alderman Marks said we have shown progress when we opened 37th Avenue to 45th Street, this made a big difference. We need some new buildings and a more stable area. We need to introduce more single family homes.

Alderman Marks said when we have a plan in place we can begin to implement and enforce that plan. Alderman Marks asked Staff if they had any plans for the Madrigano site. Jeffrey B. Labahn, City Planner, said no plans at this time, but the Comprehensive Plan calls for single family residential.

Mr. Johnson suggested when we raze a fourplex, could we build one single family home and then have more green space and a garage.

Alderman Orth asked if the property could be rezoned in that area. Mr. Labahn said we would have to look into this, we currently have a plan in place for a preferred land use. A rezoning can be initiated by the property owner, the City Plan Commission or the Common Council. Alderman Orth said we want to slow down the turnover of properties.

Alderman Orth said a private entity could find the properties for us and they could make their commission. Alderman Marks said if the Council wants us to contract with someone, we need more funding. Mr. Khaligian said we need a plan before they will approve. Alderman Orth said you must have a deal on the table before the Common Council will approve the funding. The Common Council is not opposed to taking deferred funds and putting them back into the RACK account, if you have a plan. Before the next meeting you could work on 1) Find what mechanisms are out there to have someone watch these properties and submit offers when they are in foreclosure; and 2) trying to negotiate a package of acquisitions with Mr. Labanowsky.

Mr. Butler was excused.

Alderman Marks said she would try to make contact with Mr. Labanowsky. Alderman Marks said she would like a joint meeting with the HOME Commission, the CDBG Commission and the Administration. Alderman Orth suggested to have this meeting prior to the next RACK meeting.

Mr. Khaligian reminded the Authority that when Federal Funds are used, the cost and rules are changed. The funding should be used in the building of the new properties.

Public Comments

No public comments.

Authority Comments

No Authority comments.

Staff Comments

No Staff comments.

A motion was made by Mr. Potente and seconded by Mr. Migrin to adjourn the meeting. The motion passed unanimously. (5 ayes; 0 noes) The meeting adjourned at 6:12 p.m.

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

Jeffrey B. Labahn, Secretary

Meeting Minutes Prepared by: Kay Schueffner

Municipal Building 625 52nd Street – Room 204	<i>Redevelopment Authority of the City of Kenosha Fact Sheet</i>	Tuesday, August 16, 2011 5:00 p.m.	Item 1
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Financial Report for August 31, 2011

LOCATION:

N/A

NOTIFICATIONS/PROCEDURES:

N/A

ANALYSIS:

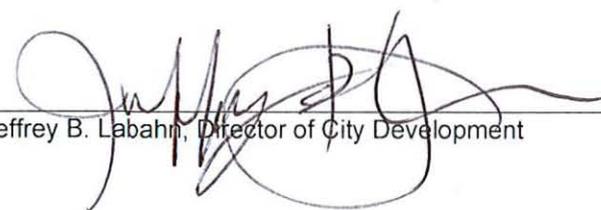
- Attached is the Financial Report for the period ended August 31, 2011
- The report includes the:
 - 1) Balance Sheet - A statement of revenues, expenditures and changes in fund balance.
 - 2) Statement of Authorizations and Expenditures
 - 3) List of Holdings - A list of anticipated expenditures
 - 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 August 31, 2011**

<u>ASSETS</u>	Redevelopment Authority (Fund 461)
Cash	<u>\$105,887</u>
Total Assets	<u>\$105,887</u>

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

<u>FUND BALANCES</u>	
Resv for Encumbrances**	\$2,228
Fund Balance:	
Capital Improvement Program	\$103,659
Program Income	<u>\$0</u>
Total Fund Balance	<u>\$105,887</u>
Total Liabilities & Fund Balance	<u>\$105,887</u>

** Malsack, J PO 110685	<u>2,228</u>
Total Encumbrances	<u>\$2,228</u>


 9/9/11

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

	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**	\$3,376	\$12,596
Total Expenditures	\$3,376	\$12,596
Revenues over (under) Expenditures	(3,376)	(12,101)
Fund Balance -- 12/31/10-Unaudited		\$117,988
Fund Balance -- 12/31/11		\$105,887

** 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	
		Total January			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	
		Total February			1,963.47
<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	
		Total March			3,542.06
<i>April</i>					
04/05/11	104743	Malsack, J	3/11 Snow Proposal B	1,002.25	
		Total April		1,002.25	
		Total April			4,544.31
<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 nd St&5016 Sher. SWU	65.18	
05/27/11	106034	West Shore Management	4702 36AV Mgmt	235.94	
		Total May		1,322.57	
		Total May			5,866.88

**Redevelopment Authority
2010 Expenditures**

<u>Date</u>	<u>Check #</u>	<u>Vendor</u>	<u>Function</u>	<u>Amount</u>	<u>Total</u>
June					
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	226.27	
		Total June		1,516.80	
		Total June			7,383.68
July					
07/06/11	107071	WE Energies	4702 36AV-Utills	23.14	
07/06/11	107071	WE Energies	2702 36AV-Utills	19.73	
07/08/11	107133	Kenosha Water Utility	1102 52 nd St-SWU	56.44	
07/13/11	107223	Kenosha Water Utility	04-05/11 Stormwater	198.18	
07/20/11	107408	Kenosha Water Utility	# 7/1/11 WTR/STRM	187.57	
07/27/11	107593	WE Energies	4702 36AV-Utills	9.22	
07/27/11	107593	WE Energies	4702 36AV Utills	48.14	
07/27/11	107624	West Shore Management	4702 36AV Mgmt	489.01	
07/26/11	107622	Malsack, J	7/11 Weed/Grass-B	742.50	
07/29/11	107681	WE Energies	4702 36AV-Utills	9.18	
07/29/11	107681	WE Energies	4702 36AV-Utills	52.93	
		Total June		1,836.04	
		Total July			9,219.72
August					
08/03/11	107804	Malsack, J	6/11 Grass	112.50	
08/03/11	107804	Malsack, J	1200 52 ST-Tree	155.00	
08/03/11	107804	Malsack, J	5115 13 AVE-Tree	155.00	
08/03/11	107804	Malsack, J	1515 52 ST-Tree	75.00	
08/03/11	107804	Malsack, J	5815 5 AVE-Branches	40.00	
08/11/11	108104	WE Energies	7/11 Weed/Grass-B	705.37	
08/19/11	108253	Malsack, J	4702 36 Av Utills	24.16	
08/19/11	108253	Malsack, J	4702 36 Av Utills	8.61	
08/19/11	108256	Kenosha Water Utility	5016 SHER RD-SWU	8.74	
08/19/11	108287	Malsack, J	7/11 Grass	112.50	
08/19/11	108287	Malsack, J	5103 13 th AVE Tree	1,450.00	
08/19/11	108252	Kenosha Water Utility	505-06/11 Stormwater	529.54	
		Total June		3,376.42	
		Total August			12,596.14

Redevelopment Authority
Supplemental Statement of Authorizations, Expenditures and Encumbrances
Balance of Authorizations
For The Period Ended August 31, 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	\$0	\$0	\$0	\$0
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	\$0	\$0	\$0	\$12,101
Total Miscellaneous Acquisition Expenditures/Encumbrances	\$250,000	\$0	\$225,000	\$119,113
Balance – Current	\$0	\$0	\$0	\$105,887
<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	\$0	\$0	\$0	\$0
Total Downtown Acquisitions Expenditures	\$0	\$0	\$0	\$0
Balance – Current	\$0	\$0	\$0	\$0

* These amounts were authorized in the Capital Improvement Program

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

Date	Property	Address	Tax Key No.	Acquisition Price	Cost to Date
10/28/10	Knight Barry	4702 36th Avenue	09-222-36-227-028	\$135,080.00	\$136,975.50
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	09-222-36-231-004	\$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	\$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	\$41,858.15
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	12-223-31-156-002	\$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	\$155.00
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	12-223-31-426-017	\$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 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
SUBTOTAL				\$2,969,425.91	\$3,519,960.02

Other Properties
As of August 31, 2011

Date	Property	Address	Tax Key No.	Acquisition Price	Cost to Date
11/29/06	Crow Properties	1001 50 th 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		\$75.00
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	\$15,686.90
01/07/94	Senate Building	1204 – 10 56 th 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 rd 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)				
SUBTOTAL				\$1,806,000.00	\$2,129,952.73
GRAND TOTAL				\$4,775,425.91	\$5,649,912.75

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

Date	Property	Address	Tax Key No.	Acquisition Price	Cost to Date
12/05/05	Wolf (Transferred to Kenosha Community Health Center)	6202 14 th Avenue		\$37,011.00	\$37,011.00
09/26/03	14 th Avenue Ventures (Transferred to Kenosha Community Health Center)	6220 14 th 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 (Transferred to Boys & Girls Club)	5129/5131 14 th Avenue	12-223-31-276-016	\$180,000.00	\$207,551.97
04/06/01	McKinley (Transferred to Boys & Girls Club)	5021 14 th Avenue	12-223-31-276-009	\$71,400.00	\$93,993.54
04/06/01	McKinley (Transferred to Boys & Girls Club)	5111 14 th Avenue	12-223-31-276-015	\$66,150.00	\$86,985.90
04/06/01	McKinley (Transferred to Boys & Girls Club)	5133 14 th Avenue	12-223-31-276-017	\$62,160.00	\$78,891.39
08/13/99	Villegas (Transferred to Boys & Girls Club)	5043 14 th Avenue	12-223-31-276-012	\$55,000.00	\$59,989.36
04/07/99	Shay (Transferred to Boys & Girls Club)	5013 14 th Avenue	12-223-31-276-007	\$52,010.00	\$56,007.68
12/18/98	Boak (Transferred to Boys & Girls Club)	5105 14 th Avenue	12-223-31-276-014	\$55,000.00	\$85,581.58
12/18/98	Villasenor (Transferred to Boys & Girls Club)	5101 14 th Avenue	12-223-31-276-013	\$45,000.00	\$53,734.87
11/30/98	Bushnell (Transferred to Boys & Girls Club)	5025 14 th Avenue	12-223-31-276-010	\$65,082.00	\$80,003.42
12/30/97	Vacant Lot (Transferred to Boys & Girls Club)	5037 14 th Avenue	12-223-31-276-011	\$7,500.00	\$7,500.46
06/27/97	Stipek (Transferred 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 (Transferred to Boys & Girls Club)	1346 52 nd Street	12-223-31-276-018	\$0.00	\$0.00
05/30/97	Laundromat (Transferred to Boys & Girls Club)	1351 50 th Street	12-223-31-276-005	\$52,783.71	\$82,857.54
01/13/97	Kenosha County (Transferred 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 August 31, 2011**

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

**KRA Anticipated Expenditures
As of August 31, 2011**

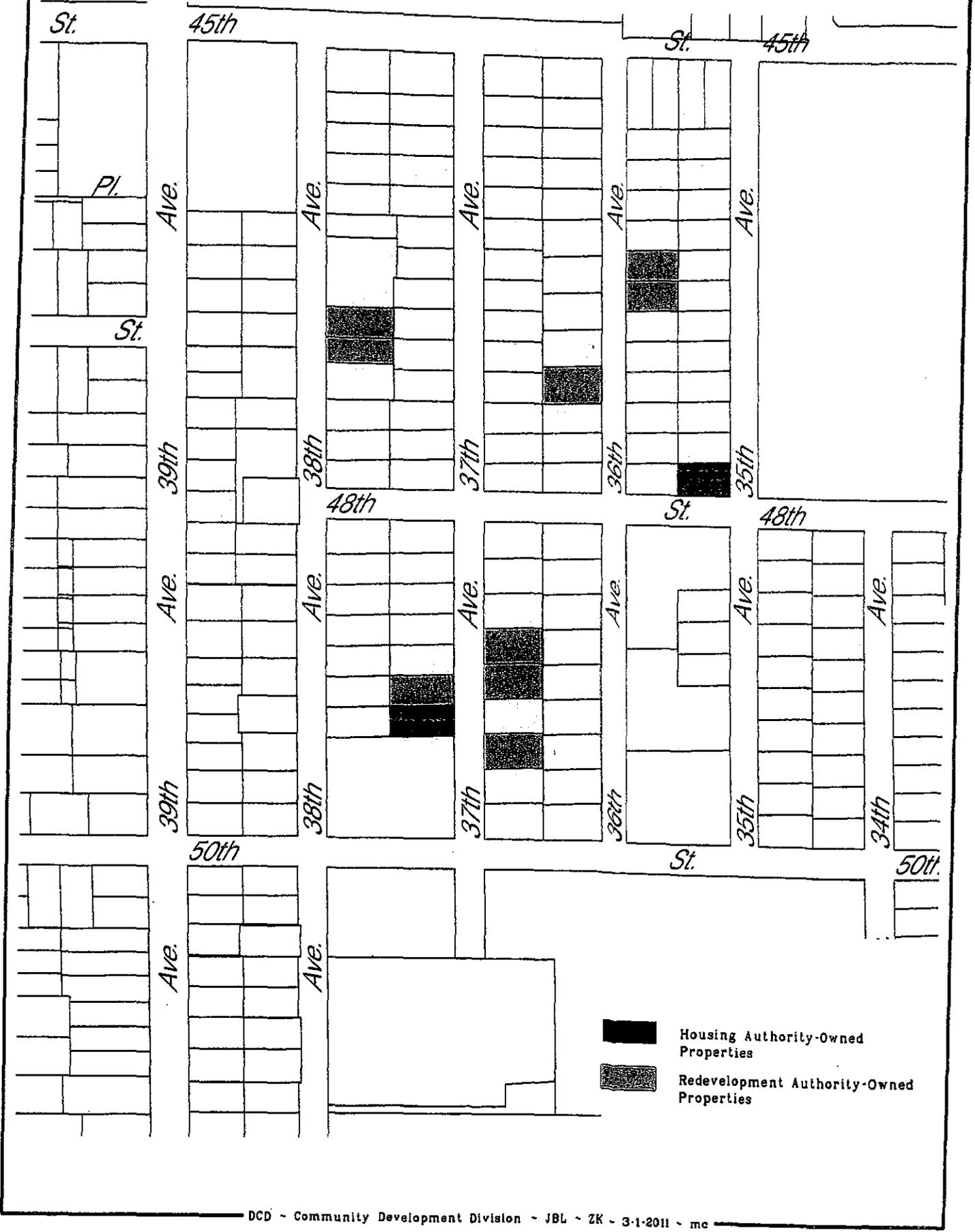
Property	Address	Tax Key No.	Activity	Anticipated Costs
Smith	1343 50 th Street	12-223-31-276-003	Relocation	\$17,000.00
Knight Barry	4702 36th Avenue	09-222-36-337-028	Demolition	\$20,000.00

SUBTOTAL **\$37,000.00**

TOTAL **\$37,000.00**

City of Kenosha

Redevelopment Authority-Owned Properties Wilson Neighborhood



Municipal Building 625 52nd Street – Room 204	Redevelopment Authority of the City of Kenosha Fact Sheet	Tuesday, September 20, 2011 5:00 p.m.	Item 2
Wilson Redevelopment Project - Vision Statement			

PURPOSE/PROGRAM:

Blight Elimination

LOCATION:

45th Street on the north, 50th Street on the south, 35th Avenue on the east, and 38th Avenue on the west

ANALYSIS:

- During the previous meeting, the Redevelopment Authority began to formulate a vision statement for the Wilson Redevelopment Project. Based on these comments, the following statement was drafted:

“The vision of the Redevelopment Authority is to work with the City of Kenosha to create a viable, stable, clean, safe and more habitable Wilson Heights Neighborhood by reducing residential density and creating opportunities for home ownership”

RECOMMENDATION:

A recommendation is made to adopt the Vision Statement.



 A. Zohrab Khaligian, Community Development Specialist



 Jeffrey B. Labahn, Director of City Development

Municipal Building 625 52nd Street – Room 204	<i>Redevelopment Authority of the City of Kenosha Fact Sheet</i>	Tuesday, September 20, 2011 5:00 p.m.	Item 3
<i>Wilson Redevelopment Project - Redevelopment Options</i>			

PURPOSE/PROGRAM:

Blight Elimination

LOCATION:

45th Street on the north, 50th Street on the south, 35th Avenue on the east, and 38th Avenue on the west

ANALYSIS:

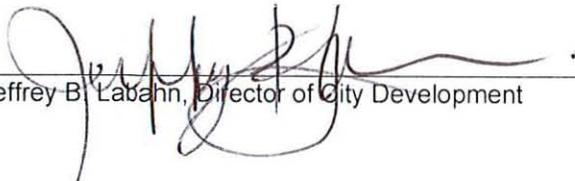
- The Redevelopment Authority also discussed two redevelopment options:
 1. The first is to target potential foreclosures in order to assemble the least expensive fourplex units.
 - a. This would require securing a real estate broker/agent who could "bird-dog" potential foreclosures.
 - b. Since the last Redevelopment Authority meeting, the Common Council approved the acquisition of a foreclosed fourplex unit located at 4628 37th Avenue for \$70,000. The acquisition was secured by Alderman Anthony Nudo and a local real estate broker.
 2. The second is to assemble a block of properties, starting with the west side of 37th Avenue between 48th Street & 50th Street.
 - a. Charlie Labanowsky, a representative of the partners that owns the five remaining fourplex units on this block, was contacted and asked if he and his partners would negotiate a package of acquisitions at an average unit price of less than the current assessed value of \$143,900.
 - b. Mr. Labanowsky responded that he and his partners are willing to negotiate a package of acquisitions but not at a average price substantially less than the current assessed value.

RECOMMENDATION:

For discussion purposes.



 A. Zohrab Khaligian, Community Development Specialist

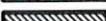


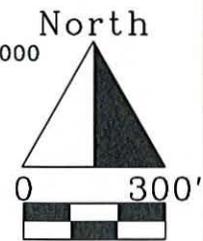
 Jeffrey B. Labahn, Director of City Development

City of Kenosha

Potential Redevelopment
Project Area
Wilson Neighborhood



-  4-unit Apartment Buildings
-  Single Family
-  Two Family
-  Apartments
-  Non-residential
-  Purchased for more than \$150,000
-  Purchased for \$150,000 or less
-  4628 37th Avenue
-  Lentz properties
-  MD Properties
-  ARK Apartments



Parcel Number	Name	O/T	U	Address	Land-Value	Bldg-Value	Total-Value	Acq. Price	Date	Acre
226-001	Antero & Gloria Delgado	O	1	4506-35 th Ave	30300	84000	114300	150000	2007	0.17
226-002	Frank Frederick	O	1	3509-45 th St	30500	80300	110800	115900	2004	0.17
226-003	Leonel Nunez	O	1	3515-45 th St	30700	79700	110400	112900	2004	0.17
226-004	Jimmie & Carrie Young	O	1	4505-36 th Ave	30900	89100	120000	--	--	0.18
226-005	Efren Ibarra & Martina Payan	O	1	4515-36 th Avenue	28700	67300	96000	74000	2000	0.15
226-006	Linda Mitchell	O	1	4521-36 th Avenue	28700	73400	102100	25000	1995	0.15
226-007	Barbara Crain	O	1	4527-36 th Avenue	28700	77300	106000	113000	2005	0.15
226-008	Edgar Perez & Tara Zigiński	T	4	4603-36 th Avenue	28000	115900	143900	242000	2006	0.15
226-009	Redevelopment Authority	O	VL	4609-36 th Avenue	0	0	0	112600	2009	0.15
226-010	Redevelopment Authority	O	VL	4615-36 th Avenue	0	0	0	95000	2010	0.15
226-011	ARK Apartments LLC	T	4	4621-36 th Avenue	28000	115900	143900	221142	2001	0.15
226-012	ARK Apartments LLC	T	4	4627-36 th Avenue	28000	115900	143900	221142	2001	0.15
226-013	ARK Apartments LLC	T	4	4705-36 th Avenue	28000	115900	143900	221142	2001	0.15
226-014	ARK Apartments LLC	T	4	4711-36 th Avenue	28000	115900	143900	221142	2001	0.15
226-015	Randy Lund	T	4	4717-36 th Avenue	28000	115900	143900	248000	2006	0.15
226-016	Randy Lund	T	4	4723-36 th Avenue	28000	115900	143900	248000	2006	0.15
226-017	Kenosha Housing Authority	O	VL	4720/22- 35 th Ave	0	0	0	125000	2006	0.15
226-018	Belwood Ltd	T	2	4714/4716-35 th Ave	28700	89800	118500	45750	1990	0.15
226-019	Noe Jaimes	T	2	4708/4710-35 th Ave	28700	97100	125800	156400	2007	0.15
226-020	Shane Frazier	O	2	4702/4704-35 th Ave	28700	90200	118900	37000	2010	0.15
226-021	Hipolito Raygoza	O	2	4624/4626-35 th Ave	28700	96400	125100	99000	2010	0.15
226-022	Brad & Kimberly Minton	T	2	4618/4620-35 th Ave	28700	92200	120900	145933	2007	0.15
226-023	Rene & Silvia Contreras	O	2	4612/4614-35 th Ave	28700	93300	122000	90000	2008	0.15
226-024	Brad & Kimberly Minton	T	2	4606/4608-35 th Ave	28700	96500	125200	145933	2007	0.15
226-025	Brad & Kimberly Minton	T	2	4602/4604-35 th Ave	28700	87400	116100	145933	2007	0.15
226-026	Leroy Brantley	O	1	4528-35 th Avenue	28700	80500	109200	100000	2002	0.15
226-027	Carrie Lee Jackson	O	1	4522-35 th Avenue	28700	74700	103400	--	--	0.15
226-028	TAB Group LLC	T	1	4516-35 th Avenue	28700	73200	101900	37000	2008	0.15
	Total Parcels	28	100%			Avg. 2007	Avg. Value			
	Owners	15	54%							
	Tenants	13	46%							
	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%							
				TOTAL	720200	2333700	3053900			4.29

Parcel Number	Name	O/T	U	Address	Land-Value	Bldg-Value	Total-Value	Acq. Price	Date	Acre
227-002	Chris & Glenda Bracken	T	4	4603-37 th Avenue	28000	129000	157000	190000	2004	0.17
227-003	Enrique Rodriguez	O	4	4609-37th Avenue	28000	115900	143900	114900	2010	0.17
227-004	Raymond Torres Jr.	T	4	4615-37 th Avenue	28000	115900	143900	87500	2003	0.17
227-005	MT Homes LLC	T	4	4621-37th Avenue	28000	115900	143900	92000	2010	0.17
227-006	Segundo & Lydia Lopez	T	4	4627-37th Avenue	28000	115900	143900	205000	2007	0.17
227-007	Hari Om Racine LLC	T	4	4705-37th Avenue	28000	115900	143900	110000	2009	0.17
227-008	4711-37 th Land Trust	T	4	4711-37 th Avenue	28000	115900	143900	232000	2005	0.16
227-009	4717-37 th Land Trust	T	4	4717-37 th Avenue	28000	115900	143900	230000	2005	0.16
227-010	4723-37 th Land Trust	T	4	4723-37 th Avenue	28000	115900	143900	230000	2005	0.15
227-011	Hari Om Racine LLC	T	4	4722-36th Avenue	28000	115900	143900	128000	2008	0.16
227-012	Hari Om Racine LLC	T	4	4716-36th Avenue	28000	115900	143900	137000	2008	0.16
227-013	Ron & Renee Macik	T	4	4710-36 th Avenue	28000	115900	143900	252000	2005	0.16
227-024	ARK Apartments LLC	T	4	4602-36 th Avenue	28000	115900	143900	221142	2003	0.2
227-025	ARK Apartments LLC	T	4	4610-36 th Avenue	28000	115900	143900	221142	2003	0.2
227-026	David & Olga Ortiz	T	4	4616-36 th Avenue	28000	115900	143900	221142	2004	0.2
227-027	William & Gloria Madsen	T	4	4624-36 th Avenue	28000	115900	143900	42000	1989	0.2
227-028	Redevelopment Authority	O	VL	4702-36th Avenue	0	0	0	135000	2010	0.2
	Total Parcels	17	100%			Avg. 2007	Avg. Value			
	Owners	2	12%							
	Tenants	15	88%							
	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	Acq. Price	Date	Acre
228-001	Brian Lareu	O	1	4605-38 th Avenue	28600	33800	62400	21900	1991	0.15
228-002	Community Baptist Church	O	i	4609-38 th Avenue	0	0	0	60000	1999	0.45
228-003	Redevelopment Authority	O	VL	4621-38th Avenue	0	0	0	65000	2008	0.19
228-005	Arthur Daniel & Brenda Hunter	T	4	4711-38 th Avenue	28000	115900	143900	89000	1997	0.18
228-006	Arthur Daniel & Brenda Hunter	T	4	4717-38 th Avenue	28000	115900	143900	89000	1997	0.17
228-007	Richard Lentz	T	4	4723-38 th Avenue	28000	115900	143900	70000	1981	0.17
228-008	ARK Apartments LLC	T	4	4722-37 th Avenue	28000	115900	143900	130000	2002	0.18
228-009	ARK Apartments LLC	T	4	4716-37 th Avenue	28000	115900	143900	130000	2002	0.17
228-010	ARK Apartments LLC	T	4	4710-37 th Avenue	28000	115900	143900	130000	2002	0.17
228-011	ARK Apartments LLC	T	4	4704-37 th Avenue	28000	115900	143900	130000	2002	0.17
228-012	Wells Fargo Bank	T	4	4628-37th Avenue	28000	115900	143900	85900	2011	0.17
228-013	Jong Pong Chang	T	4	4624-37 th Avenue	28000	115900	143900	77000	2000	0.17
228-014	Marian Tucker	O	1	4614-37 th Avenue	30000	83100	113100	145000	2007	0.17
228-015	Harry McKinley	T	1	4608-37 th Avenue	29200	76800	106000	26070	1990	0.16
228-016	Brenda Plasky-Burton	O	1	4604-37th Avenue	29800	83800	113600	72000	2009	0.16
228-017	Redevelopment Authority	O	VL	4627-38th Avenue	0	0	0	65000	2008	0.15
228-018	Rob & Shelley Hacker	T	1	4701-38th Avenue	35600	49100	84700	85000	2007	0.23
	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	Acq. Price	Date	Acre
229-001	Milton & Dorothy Hagopian	O	c	3801-45 th Street	143600	26100	169700	--	--	1.71
229-022	Michael & Rose Thome	T	2	4928-38 th Avenue	30100	104500	134600	45000	1990	0.17
229-023	Enoch Mitchell	O	2	4922-38th Avenue	30100	94300	124400	31000	2009	0.17
229-041	BLM Properties XIV LLC	T	VL	0-39 th Avenue	26800	0	26800	--	--	0.13
229-042	BLM Properties XIV LLC	T	VL	0-39 th Avenue	26800	0	26800	--	--	0.13
229-043	BLM Properties XIV LLC	T	1	4700 38 th 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	Acq. Price	Date	Acre
230-001	Michael Thome	T	2	4803/4805-38 th Ave	33500	87000	120500	--	--	0.21
230-002	Michael Thome	T	2	4809/4811-38 th Ave	31100	86000	117100	--	--	0.18
230-003	Michael & Rose Thome	T	2	4815/4817-38 th Ave	31100	87100	118200	102000	2003	0.18
230-004	Michael Thome	T	2	4821/4823-38 th Ave	31100	79600	110700	--	--	0.18
230-005	Jorge DeJesus	O	2	4827/4829-38 th Ave	31100	90200	121300	165000	2006	0.18
230-006	FNMA	T	2	4903/4905-38th Ave	31100	90300	121400	157700	2010	0.18
230-007	Michael & Rose Thome	T	2	4909/4911-38 th Ave	31100	87500	118600	43000	1988	0.18
230-008	Boys & Girls Club of Kenosha	O	i	3712-50 th Street	0	0	0	--	--	1.16
230-009	Kenosha Housing Authority	O	VL	4908-37 th Avenue	0	0	0	158400	2006	0.18
230-010	Redevelopment Authority	O	VL	4902-37th Avenue	0	0	0	150000	2010	0.18
230-011	Lentz Partners	T	4	4828-37 th Avenue	28000	115900	143900	150000	2009	0.18
230-012	Lentz Partners	T	4	4822-37 th Avenue	28000	115900	143900	150000	2009	0.18
230-013	Lentz Partners	T	4	4816-37 th Avenue	28000	115900	143900	150000	2009	0.18
230-014	Lentz Partners	T	4	4810-37 th Avenue	28000	115900	143900	150000	2009	0.18
230-015	Lentz Partners	T	4	4804-37 th Avenue	28000	115900	143900	150000	2009	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	Acq. Price	Date	Acre
231-001	Piyush Patel	T	4	3619-48 th Street	28000	135500	163500	185000	2008	0.19
231-002	Aryan Investments LLC	T	4	4811-37 th Avenue	28000	115900	143900	120000	2009	0.19
231-003	Tom & Suzanne Watring	T	4	4817-37 th Avenue	28000	115900	143900	150000	2009	0.19
231-004	Redevelopment Authority	O	4	4823-37 th Avenue	0	0	0	170000	2007	0.19
231-005	Redevelopment Authority	O	4	4901-37 th Avenue	0	0	0	180000	2008	0.19
231-006	Lentz Daniel & Associates LLC	T	4	4907-37 th Avenue	28000	115900	143900	150000	2009	0.19
231-007	Redevelopment Authority	O	4	4915-37 th Avenue	0	0	0	150000	2009	0.19
231-008	Lentz Daniel & Associates LLC	T	4	4921-37 th Avenue	28000	115900	143900	150000	2009	0.19
231-009	Lentz Daniel & Associates LLC	T	4	3620-50 th Street	28000	135500	163500	150000	2009	0.19
231-010	MD Properties LLC	T	4	3606-50 th Street	28000	135500	163500	106666	2011	0.2
231-011	MD Properties LLC	T	4	4920-36 th Avenue	28000	115900	143900	106666	2011	0.19
231-012	MD Properties LLC	T	4	4914-36 th Avenue	28000	115900	143900	106666	2011	0.19
231-013	MD Properties LLC	T	4	4908-36 th Avenue	28000	115900	143900	106666	2011	0.19
231-014	MD Properties LLC	T	4	4902-36 th Avenue	28000	120000	148000	106666	2011	0.19
231-015	MD Properties LLC	T	4	4824-36 th Avenue	28000	115900	143900	106666	2011	0.19
231-016	MD Properties LLC	T	4	4816-36 th Avenue	28000	115900	143900	106666	2011	0.19
231-017	MD Properties LLC	T	4	4810-36 th Avenue	28000	115900	143900	106666	2011	0.19
231-018	MD Properties LLC	T	4	3605-48 th Street	28000	135500	163500	106666	2011	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	Acq. Price	Date	Acre
232-001	Triple J Investments	T	20	3515-48 th Street	100000	507500	607500	487500	2000	0.61
232-002	ICCL Enterprises LLC	T	36	4901-36 th Avenue	180000	770000	950000	205200	2009	0.18
232-003	Manuel & Margarita Jimenez	T	20	3514-50 th Street	100000	507500	607500	480000	1999	0.93
232-004	Morris Hix	O	1	4826-35 th Avenue	29300	74500	103800	51900	1990	0.16
232-005	John Savaglio	T	1	4820-35 th Avenue	29300	80600	109900	32400	2009	0.16
232-006	Rafael & Isabel Castenada	O	1	4814-35 th Avenue	29300	75000	104300	72000	1998	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	Acq. Price	Date	Acre
252-009	5008-38 th Land Trust (Patel)	T	2	5008-38 th Avenue	28400	105900	134300	145000	2006	0.15
252-010	Michael & Rose Thome	T	2	5002-38 th Avenue	28400	96200	124600	450000	1990	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	Acq. Price	Date	Acre
251-001	Central Transport	O	c	5103-38 th Avenue	106700	0	106700	--	--	1.05
254-002	Central Transport	O	c	5015/5025-38 th Ave	205100	318900	524000	--	--	2.93
254-003	Crown Enterprises	O	c	5101-38 th Avenue	1900	0	1900	1	1998	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
	Total Parcels	112				Avg. 2007	Avg. Valu			
	Owners	37	33%							
	Tenants	75	67%							
	Single Family	19	17%			123095	103742			
	Two Family	19	17%			146137	122010			
	Four Family	52	46%			237164	145738			
	Multi Family	3	3%			889200	721667			
	Other	19	17%							
	TOTAL				3487400	11401200	14888600			26.91