

Agenda
Redevelopment Authority of the City of Kenosha Meeting
Municipal Building, 625 52nd Street - Room 204
Tuesday, September 20, 2016
5:00 pm

Authority Member Katherine Marks, Chairperson
Authority Member Bob Johnson, Vice-Chairperson
Authority Member Veronica Flores
Authority Member Patricia Gasser

Authority Member Eric Migrin
Authority Member John Potente
Authority Member Doug Williams

Call to Order
Roll Call
Citizens Comments

Approval of the Minutes from the meeting held July 19, 2016

1. Financial Report
2. Project Evaluation and Data Collection for WIS 32, Sheridan Road between 50th Street to 7th Avenue, Kenosha County. (Districts 1 and 2)
3. Potential Acquisitions in Wilson Redevelopment Project Area (District 10)

CLOSED SESSION: The Redevelopment Authority may go into Closed Session, pursuant to §19.85 (1)(e), Wisconsin Statutes, for the purpose of deliberating or negotiating the investing of public funds for the purchase of this property. The Authority may or may not reconvene into open session.

Authority Members Comments

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

REDEVELOPMENT AUTHORITY OF THE CITY OF KENOSHA
Minutes
July 19, 2016

MEMBERS PRESENT: Katherine Marks, Bob Johnson, Veronica Flores, John Potente and Doug Williams

MEMBERS EXCUSED: Patricia Gasser, Eric Migrin

STAFF PRESENT: Zohrab Khaligian

The meeting was called to order at 5:00 pm by Bob Johnson, roll call was taken.

Ms. Marks arrived.

Citizens Comments - No Citizens comments.

A motion was made by Mr. Potente and seconded by Mr. Williams to approve the minutes of May 17, 2016. The motion passed. (Ayes 5, Noes 0)

1. Financial Report

A motion was made by Mr. Williams and seconded by Ms. Flores to receive and file the Financial Report. The motion passed. (Ayes 5, Noes 0)

2. Transfer of property at 4621 38th Avenue and 4627 38th Avenue from the Redevelopment Authority to Habitat for Humanity of Kenosha. (District 10)

Zohrab Khaligian, Community Development Specialist, noted that Fran Hansen, representing Habitat for Humanity was available for questions. Mr. Khaligian said this is a great way for the City to test the market and also help Habitat to construct a home for their clientele.

Ms. Flores asked Ms. Hansen how many applicants they currently had and if they know where the site is located. Ms. Hansen said twelve (12) applicants, and they know the location.

Mr. Potente said he supports Habitat and this idea, but will it affect how we market the area in the future - he would like to discuss this question.

Mr. Williams supports the transfer, it fits what we are doing in the area.

Mr. Johnson asked how much funding Habitat is receiving from the City. Ms. Hansen said they get HUD funding. Mr. Johnson supports the transfer.

Ms. Marks asked how many homes can Habitat construct in a year. Ms. Hansen said approximately five (5), depending on the size.

Mr. Khaligian added that Habitat works with City Staff to construct homes that compliment the neighborhood.

Mr. Johnson asked what is the income ceiling? Ms. Hansen said 50-60% of median income of Kenosha County (\$35,000 - \$40,000 for a family of 4).

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

3. Offer to Purchase property at 3004 60th Street from Donald Perry for \$69,100. (District 11)

Mr. Khaligian explained the Mayor would like the Authority to purchase and land bank the property.

Mr. Johnson asked if is the intent of Administration to reimburse the Authority for this purchase. Mr. Khaligian said that discussion has not taken place. Mr. Johnson asked what is the implication for the Budget if this money is not reimbursed? Mr. Khaligian said the Chairperson could ask for reimbursement, but we would probably get the money faster if we had properties that we were looking to buy.

Ms. Flores said this site has alot of potential, because of its location it is valuable for future use, it is probably worth more.

Mr. Potente said offering the assessed value is good, we are setting a precedent.

Ms. Marks said we are being asked by Administration to acquire the property and we will have the opportunity to negotiate for more money at budget time.

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

Committee Comments

Mr. Williams asked if Staff receives any update from Habitat, please forward it to the Authority members.

A motion was made by Mr. Williams and seconded by Mr. Johnson to adjourn. The meeting adjourned at 5:32 pm.

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

Tuesday, September 20, 2016 at 5:00 pm

Municipal Building
625 52nd Street - Room 204 - Kenosha, WI 53140

Financial Report

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

N/A

LOCATION AND ANALYSIS:

1. Attached is the Financial Report for July 31, 2016.
2. The report includes the following items:
 - a. DRAFT Balance Sheet - A Statement of Revenues, expenditures and changes in fund balance as of 7/31/16.
 - b. DRAFT Statement of Authorizations and Expenditures as of 7/31/16.
 - c. List of KRA Holdings and anticipated expenditures as of 8/31/16.
 - d. Map of Redevelopment Authority owned properties as of 8/31/16.
 - e. Map of Wilson Neighborhood Property Ownership as of 8/31/16.

RECOMMENDATION:

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



Zohrab Khaligian, Community Dev Specialist

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Jeffrey B. Labahn, Director

**Redevelopment Authority Balance Sheet
For The Period Ended July 31, 2016**

	<u>Redevelopment Authority (Fund 461)</u>
<u>ASSETS</u>	
Cash	<u>\$329,770</u>
Total Assets	<u>\$329,770</u>
<u>LIABILITIES</u>	
Account Payable	<u>\$0</u>
Total Liabilities	<u>\$0</u>
<u>FUND BALANCES</u>	
Resv for Encumbrances**	\$7,481
Fund Balance:	
Capital Improvement Program	\$321,143
Program Income	<u>\$1,146</u>
Total Fund Balance	<u>\$329,770</u>
Total Liabilities & Fund Balance	<u>\$329,770</u>
**PO #160641-Malsack	\$7,481
Total Encumbrances	<u>\$7,481</u>

Redevelopment Authority
Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ended July 31, 2016

	<u>Redevelopment Authority</u> <u>(Fund 461)</u>	<u>Redevelopment Authority</u> <u>(Fund 461)</u>
	<u>Current Month</u>	<u>Year to</u> <u>Date</u>
<u>Revenues and Other Sources</u>		
Miscellaneous Revenue	\$0	\$0
Rent Revenue	\$0	\$0
Grant Revenue	\$0	\$0
Interest Income	\$0	\$0
Note Proceeds	\$280,000	\$280,000
Interfund transfer in	\$0	\$0
	<u>\$280,000</u>	<u>\$280,000</u>
<u>Expenditures and Other Uses</u>		
Expenditures**	<u>\$14,958</u>	<u>\$112,996</u>
	<u>\$14,958</u>	<u>\$112,996</u>
Revenues over (under) Expenditures	265,042	167,004
Fund Balance 12/31/15 – unaudited		<u>\$162,766</u>
Fund Balance – 7/31/16		<u><u>\$329,770</u></u>

** Expenditure amounts do not include encumbrances.

**Redevelopment Authority
2016 Expenditures**

January, 2016

01/15/16	155267	WE ENERGIES	4822 37 th Ave-Gas	<u>610.00</u>
		Total January		610.00

Total thru January

610.00

February, 2016

02/10/16	155966	J Malsack	4702 36 Av-Debris	55.00
02/10/16	155966	J Malsack	1334 50 St-Trees	55.00
02/16/16	156182	J Malsack	1/16 Proposal "C" Snow	1,588.00
02/19/16	156245	Kenosha Water Utility	10/30-12/31/15 SWU	611.54
02/19/16	156276	Menards	Water Disconnect	164.95
02/23/16	156391	Menards	1/16 Merchandise	32.68
02/25/16	156419	Ace Hardware	1/16 Merchandise	<u>11.97</u>
		Total February		2,519.14

Total thru February

3,129.14

March, 2016

03/18/16	156966	Kenosha Water Utility	11/16-1/21 Water/SWU	204.00
03/18/16	156998	J Malsack	4615 36 Av-Debris	110.00
03/17/16	156998	J Malsack	2/16 Snow Removal "C"	1,588.00
03/24/16	157100	Kenosha Water Utility	11/30-1/31/16 SWU	263.72
03/29/16	157280	Professional Service	4822 37 Ave	<u>2,558.00</u>
		Total March		4,723.72

Total thru March

7,852.86

April, 2016

04/15/16	157689	Safe Abatement	4822 37 th Ave	875.00
04/20/16	157769	Kenosha Water Utility	12/31/15-2/29/16 SWU	611.54
04/27/16	158021	Re/Max Elite Trust	Earnest 4907 37 th Ave	1,000.00
04/26/16	158021	J Malsack	3/16 Proposal "C" Snow	<u>1,588.00</u>
		Total April		4,074.54

Total thru April

11,927.40

May, 2016

05/10/16	158326	J Malsack	Spring Clean-Up	242.25
05/20/16	158546	Landmark Title	Acquisition 4907 37 th Ave	73,117.70
05/25/16	158672	Kenosha Water Utility	1/31/16-3/31/16 SWU	263.72
05/27/16	158763	Kenosha Water Utility	Storm Water & FireLine-4822 37 th Ave	<u>57.09</u>
		Total May		73,680.76

Total thru May

85,608.16

June, 2016

06/07/16	159022	J Malsack	5/16 Cutting "C"	1,782.19
06/09/16	159087	Waste Management	Debris Removal	6,914.72
06/09/16	159089	J Malsack	6/16 5818 5 th Ave-Tree Cutting	156.75
06/17/16	159250	Kenosha Water Utility	2/28-4/30/16 SWU	611.54
06/28/16	159553	Menards	6/16 Merchandise	95.96
04/30/16	JE 4103	City of Kenosha	Tax 4822-37 th Avenue	<u>2,867.98</u>
		Total June		12,429.14

Total thru June

98,037.30

July, 2016

07/08/16	159768	J Malsack	8 th Av E 5319 Sheridan	110.00
07/07/16	159745	Three T's Trucking	Trucking Services	7,912.50
07/13/16	159981	J Malsack	6/16 Cutting "C"	1,782.19
07/13/16	159981	J Malsack	6/16 cutting 4907 37 th Ave	21.53
07/15/16	160016	WE ENERGIES	4907 37 th Ave Gas	621.42

Redevelopment Authority

2016 Expenditures

07/19/16	160104	Menards	6/16 Merchandise	47.98
07/19/16	160104	Menards	6/16 Merchandise	349.90
07/20/16	160121	Re/Max Elite Trust	Acquisition-3004 60 th Street	1,000.00
07/20/16	160064	Kenosha Water Utility	3/31-5/31 SWU	263.72
07/22/16	160147	Kenosha Water Utility	3/31-5/31 SWU	16.01
07/28/16	160362	Professional Service	6/16 Asbestos Test	<u>2,833.00</u>
		Total July		14,958.25

Total thru July

112,995.55

Redevelopment Authority
Supplemental Statement of Authorizations, Expenditures and Encumbrances
Balance of Authorizations
For The Period Ended July 31, 2016

	Redevelopment Authority (Fund 461)			
	2013	2014	2015	2016
<u>Authorization</u>				
Property Maintenance	\$12,000	\$12,000	\$30,000	\$30,000
Foreclosure Acquisition	\$0	\$0	\$0	\$0
Fourplex Acquisition	\$0	\$0	\$0	\$0
Planned Acquisition	<u>\$400,000</u>	<u>\$250,000</u>	<u>\$250,000</u>	<u>\$250,000</u>
Total *	\$412,000	\$262,000	\$280,000	\$280,000
<u>Property Maintenance Expenditures/Encumbrances</u>				
2012 - Through 12/31/12	\$0	\$0	\$0	\$0
2013 - Through 12/31/13	\$12,000	\$0	\$0	\$0
2014 - Through 12/31/14	\$0	\$7,725	\$0	\$0
2015 - Through 12/31/15/15	\$0	\$1,784	\$17,498	\$0
2016 - Through 07/31/16	<u>\$0</u>	<u>\$0</u>	<u>\$12,502</u>	<u>\$0</u>
Total Property Maintenance Expenditures	\$12,000	\$9,509	\$30,000	\$0
<u>Foreclosure Acquisitions Expenditures/encumbrances</u>				
2012 - Through 12/31/12	n/a	n/a	n/a	n/a
2013 - Through 12/31/13	n/a	n/a	n/a	n/a
Total Foreclosure Acquisitions Expenditures	n/a	n/a	n/a	n/a
<u>Fourplex Acquisitions Expenditures/Encumbrances</u>				
2012 - Through 12/31/12	n/a	n/a	n/a	n/a
2013 - Through 12/31/13	n/a	n/a	n/a	n/a
Total Fourplex Acquisitions Expenditures	n/a	n/a	n/a	n/a
<u>Planned Acquisitions Expenditures/Encumbrances</u>				
2013 - Through 12/31/13	\$400,000	\$0	\$0	\$0
2014 - Through 12/31/14	\$0	\$174,798	\$0	\$0
2015 - Through 12/31/15	\$0	\$77,044	\$105,013	\$0
2016 - Through 07/31/16	<u>\$0</u>	<u>\$649</u>	<u>\$102,701</u>	<u>\$0</u>
Total Planned Acquisitions Expenditures	\$400,000	\$252,491	\$207,714	\$0
Balance - Current	<u>\$0</u>	<u>\$0</u>	<u>\$42,286</u>	<u>\$280,000</u>

* These amounts were authorized in the Capital Improvement Program

**KRA Holdings to Date as Requested by the Chairman
As of August 31, 2016**

Date	Property	Address	Tax Key No.	Acquisition Price	Cost to Date
08/18/16	Perry, Donald	3004 60th Street	09-222-36-383-014	\$68,036.24	\$68,036.24
05/23/16	Lentz Daniels Associates	4907 37th Avenue	09-222-36-231-006	\$74,117.70	\$77,647.12
12/03/15	Lentz Partners	4822 37th Avenue	09-222-36-230-012	\$72,675.67	\$94,566.92
01/23/15	Lentz Partners	4828 37th Avenue	09-222-36-230-011	\$79,965.37	\$101,076.24
10/15/14	Brackeen	4603 37th Avenue	09-222-36-227-002	\$78,958.14	\$95,323.47
03/03/14	Lentz Partners	4816 37th Avenue	09-222-36-230-013	\$82,541.59	\$100,180.59
11/13/13	Alostar Bank	4627 37th Avenue	09-222-36-227-006	\$80,495.94	\$99,564.46
06/26/13	Watring	4817 37th Avenue	09-222-36-231-003	\$89,919.66	\$117,800.08
02/14/13	Lund	4723 36th Avenue	09-222-36-226-016	\$79,702.25	\$100,211.81
01/15/13	Lund	4717 36th Avenue	09-222-36-226-015	\$78,970.75	\$97,896.32
01/25/13	Lentz Partners	4810 37th Avenue	09-222-36-230-014	\$114,690.18	\$136,607.49
05/09/12	Lentz Partners	4804 37th Avenue	09-222-36-230-015	\$123,798.31	\$149,006.68
10/28/10	Piyush Patel	4702 36th Avenue	09-222-36-227-028	\$135,080.00	\$155,194.63
05/12/10	Labanowsky	4902 37th Avenue	09-222-36-230-010	\$150,637.00	\$175,543.41
02/26/10	FNMA	4615 36th Avenue	09-222-36-226-010	\$95,000.00	\$112,250.73
09/18/09	Lentz	4915 37th Avenue	09-222-36-231-007	\$150,101.00	\$164,781.30
08/12/09	Fannie Mae	4609 36th Avenue	09-222-36-226-009	\$112,665.00	\$129,493.86
09/26/08	Lentz	4901 37th 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 38th Avenue	09-222-36-228-003 & 017	\$130,093.00	\$140,484.32
04/30/08	Iaquinta	1102/1200 52nd Street	12-223-31-157-016	\$146,573.00	\$188,509.55
09/07/07	Labanowsky	4823 37th Avenue	09-222-36-231-004	\$170,013.00	\$184,135.34
08/22/07	Kenosha County	1342 50th 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 48th Street	12-223-31-134-002		\$0.00
		1021 46th Street	12-223-31-130-003		\$0.00
03/28/02	Southport Bank	4913 13th Avenue	12-223-31-154-005	\$45,011.00	\$45,011.00
10/13/00	Bass	1022 50th Street	12-223-31-154-007	\$55,000.00	\$64,615.10
09/28/00	Davison	5103 13th Avenue	12-223-31-157-002	\$35,000.00	\$41,858.15
10/29/99	Kenosha County	5131 13th 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 50th Street	12-223-31-156-002	\$85,000.00	\$137,987.24
02/19/99	Kenosha County	1334 50th Street	12-223-31-207-016	\$1.00	\$56.00
01/27/99	First Nations Bank	1104 50th Street	12-223-31-154-006	\$45,000.00	\$56,018.29
12/18/98	Carreon	5143 13th Avenue	12-223-31-157-013	\$30,800.00	\$37,653.00
11/13/98	Principe	1010 52nd Street	12-223-31-157-019	\$62,100.00	\$74,501.41

**KRA Holdings to Date as Requested by the Chairman
As of August 31, 2016**

Date	Property	Address	Tax Key No.	Acquisition Price	Cost to Date
02/27/98	Bauer	5139 13th Avenue	12-223-31-157-012	\$19,000.00	\$28,290.05
02/18/98	Fogle	5109 13th Avenue	12-223-31-157-003	\$35,000.00	\$45,170.47
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 13th Avenue	12-223-31-157-005	\$0.00	\$155.00
06/17/97	Kenosha Housing Authority	5127 13th 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	50th Street to 45th 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 50th Street	12-223-31-501-009 & 010	\$11,627.00	\$11,657.95
02/12/87	Reformation Church	1006 52nd Street	12-223-31-157-020	\$0.00	\$0.00
SUBTOTAL – KRA HOLDINGS				\$3,993,297.71	\$4,776,311.57

Other Properties
As of August 31, 2016

Date	Property	Address	Tax Key No.	Acquisition Price	Cost to Date
11/04/11	Wells Fargo	4628 37th Avenue	09-222-36-228-012	\$65,388.56	\$84,937.56
11/29/06	Crow Properties (Purchased by City)	1001 50th Street 2916 Sheridan Road 1515 52nd Street	12-223-31-155-002 10-223-19-453-002 12-223-31-303-005		\$0.00 \$0.00 \$75.00
01/04/95	Train Station (METRA)	5414 13th 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	\$15,941.15
01/07/94	Senate Building (Leased to City Transit)	1204/1210 56th Street	12-223-31-436-006	\$220,000.00	\$336,772.66
05/15/92	CNW Railroad	Sixth Avenue to 52nd Street	12-223-31-501-037	\$26,000.00	\$31,596.75
03/07/90	Finishing & Plating (Stationside Village Parking Lot)	1003 53rd Street	12-223-31-431-001	\$1,400,000.00	\$1,593,259.42
N/A	N/A (Public parking lot for City Transit)	5802 Fifth Avenue	12-223-31-488-001	\$0.00	\$0.00
SUBTOTAL – OTHER PROPERTIES				\$1,871,388.56	\$2,215,144.54
SUBTOTAL – KRA HOLDINGS				\$3,993,297.71	\$4,776,311.57
TOTAL – PROPERTIES				\$5,864,686.27	\$6,991,456.11

**Properties Previously Owned by Redevelopment Authority
As of August 31, 2016**

Date	Property	Address	Tax Key No.	Acquisition Price	Cost to Date
12/05/05	Wolf (Transferred to Kenosha Community Health Center)	6202 14th Avenue		\$37,011.00	\$37,011.00
09/26/03	14th Avenue Ventures (Transferred to Kenosha Community Health Center)	6220 14th 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 14th Avenue	12-223-31-276-016	\$180,000.00	\$207,551.97
04/06/01	McKinley (Transferred to Boys & Girls Club)	5021 14th Avenue	12-223-31-276-009	\$71,400.00	\$93,993.54
04/06/01	McKinley (Transferred to Boys & Girls Club)	5111 14th Avenue	12-223-31-276-015	\$66,150.00	\$86,985.90
04/06/01	McKinley (Transferred to Boys & Girls Club)	5133 14th Avenue	12-223-31-276-017	\$62,160.00	\$78,891.39
08/13/99	Villegas (Transferred to Boys & Girls Club)	5043 14th Avenue	12-223-31-276-012	\$55,000.00	\$59,989.36
04/07/99	Shay (Transferred to Boys & Girls Club)	5013 14th Avenue	12-223-31-276-007	\$52,010.00	\$56,007.68
12/18/98	Boak (Transferred to Boys & Girls Club)	5105 14th Avenue	12-223-31-276-014	\$55,000.00	\$85,581.58
12/18/98	Villasenor (Transferred to Boys & Girls Club)	5101 14th Avenue	12-223-31-276-013	\$45,000.00	\$53,734.87
11/30/98	Bushnell (Transferred to Boys & Girls Club)	5025 14th Avenue	12-223-31-276-010	\$65,082.00	\$80,003.42
12/30/97	Vacant Lot (Transferred to Boys & Girls Club)	5037 14th Avenue	12-223-31-276-011	\$7,500.00	\$7,500.46
06/27/97	Stipek (Transferred to Boys & Girls Club)	5007 14th Avenue	12-223-31-276-006	\$49,900.00	\$61,507.46
06/17/97	Kenosha Housing Authority (Transferred to Boys & Girls Club)	1346 52nd Street	12-223-31-276-018	\$0.00	\$0.00
05/30/97	Laundromat (Transferred to Boys & Girls Club)	1351 50th Street	12-223-31-276-005	\$52,783.71	\$82,857.54
01/13/97	Kenosha County (Transferred to Boys & Girls Club)	5015 14th Avenue	12-223-31-276-008	\$14,377.71	\$15,398.78
07/31/96	Meyers (Transferred to Boys & Girls Club)	1339 50th Street	12-223-31-276-002	\$25,000.00	\$33,200.32
08/28/09	Smith (Transferred to Boys & Girls Club)	1343 50th Street	12-223-31-276-003	\$73,715.00	\$98,154.51

Properties Previously Owned by Redevelopment Authority
As of August 31, 2016

Date	Property	Address	Tax Key No.	Acquisition Price	Cost to Date
12/31/97	(Transferred to Boys & Girls Club) Warehouse	1347 50th Street	12-223-31-276-004	\$30,000.00	\$40,009.16
	(Transferred to Boys & Girls Club)				
	TOTAL – PREVIOUSLY OWNED			\$1,120,689.42	\$1,356,978.94

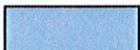
**KRA Anticipated Expenditures
As of August 31, 2016**

Property	Address	Tax Key No.	Activity	Anticipated Costs
Lentz Partners	4822 37th Avenue	09-222-36-230-012	Demolition	\$5,000.00
Lentz Daniels & Associates	4907 37th Avenue	09-222-36-231-006	Demolition	\$22,000.00
Donald Perry	3004 60th Street	09-222-36-383-014	Demolition	\$25,000.00
TOTAL – ANTICIPATED EXPENDITURE				\$52,000.00

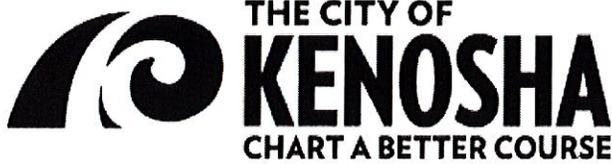
City of Kenosha

Wilson Neighborhood Property Ownership



-  City-Owned Properties
-  Kenosha Housing Authority-Owned Properties
-  Redevelopment Authority-Owned Properties





REDEVELOPMENT AUTHORITY
Staff Report - Item 2

Tuesday, September 20, 2016 at 5:00 pm

Municipal Building
625 52nd Street - Room 204 - Kenosha, WI 53140

Project Evaluation and Data Collection for WIS 32, Sheridan Road between 50th Street to 7th Avenue, Kenosha County. (Districts 1 and 2)

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Haugaard and Aldersperson Fox, Districts 1 and 2, have been notified.

LOCATION AND ANALYSIS:

Site: WIS 32, Sheridan Road between 50th Street and 7th Avenue

1. Attached is letter from WisDot and the City of Kenosha Public Works informing the Redevelopment Authority, as a property owner, of data collection and evaluation for a road maintenance project along Sheridan Road, between 50th Street and 7th Avenue. A public information meeting will be held in early 2017.
2. The Redevelopment Authority owns a number of parcels at the southwest corner of Sheridan Road and 50th Street, as well as additional parcels along the railroad evaluation that runs parallel with Sheridan Road.

RECOMMENDATION:

A recommendation is made to receive and file the letter.

Zohrab Khalligian, Community Dev Specialist

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Jeffrey B. Labahn, Director



Division of Transportation
System Development
Southeast Regional Office
141 N.W. Barstow Street
P.O. Box 798
Waukesha, WI 53187-0798

Scott Walker, Governor
Mark Gottlieb, P.E., Secretary
Internet: www.dot.wisconsin.gov

Telephone: (262) 548-5903
Facsimile (FAX): (262) 548-5662
E-Mail: waukesha.dtd@dot.wi.gov

Wednesday, August 17, 2016

CITY OF KENOSHA REDEVELOPMENT
OR CURRENT RESIDENT
625 52ND ST
KENOSHA, WI 53140-3480

Subject: Project Evaluation and Data Collection
WIS 32 (50th Street to 7th Avenue)
Kenosha County

This notice is to inform property owners that data collection and evaluation is ongoing for the Wisconsin Department of Transportation and City of Kenosha road maintenance project along WIS 32 between 50th Street and 7th Avenue to prepare for a road maintenance project.

The intent of the project is to improve the ride of the road and may include storm sewer, sidewalk and driveway improvements and there may be minor impacts to right of way along the corridor. We are currently in the preliminary phases of our design, and the specific impact locations are yet to be determined. Public input is a vital and critical component in shaping this project and we plan to hold an initial public involvement meeting in early 2017. Improvements are not anticipated to begin for another 5 to 7 years dependent on schedule, so there will be ample time for you to ask questions and assist us with our design process.

Data collection will be continuing through summer and fall of 2016 and will be ongoing throughout the design of the project. Residents and property owners may see workers and survey crews collecting information for environmental surveys, pavement cores, traffic counts, utility locations and other design purposes along this corridor on the right-of-way and property lines. Right of entry for this purpose is authorized under Section 84.01 (10) of the Wisconsin Statutes.

The field investigations and surveys will be performed by representatives of the Wisconsin Department of Transportation (WisDOT), City of Kenosha, and our design consultants. If staff needs to enter upon or across private property, they will make every effort to contact property owners prior to entry. If flags are placed on your property, please protect them for a few weeks prior to removing or mowing them.

If you have questions or would like more information about this and other potential or current State Highway projects, please visit <http://wisconsindot.gov/Pages/projects/by-region/se/>

Sincerely,

Cynthia R. Flower

Cindy Flower, P.E.
Project Manager
Southeast Region, WisDOT
141 NW Barstow Street
Waukesha, WI 53187
262-548-5695

Greg Holverson

Greg Holverson
Assistant City Engineer
City of Kenosha
625 - 52nd Street
Kenosha, WI 53140
262-653-4152

CITY OF KENOSHA

Sheridan Road (STH 32) Reconstruction Project 7th Avenue to 50th Street





REDEVELOPMENT AUTHORITY
Staff Report - Item 3

Tuesday, September 20, 2016 at 5:00 pm

Municipal Building
625 52nd Street - Room 204 - Kenosha, WI 53140

Potential Acquisitions in Wilson Redevelopment Project Area (District 10)

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Kennedy, District 10, has been notified. The Redevelopment Authority is the final review authority.

LOCATION AND ANALYSIS:

Site: Wilson Redevelopment Project Area is roughly bounded by 45th Street on the north, 35th Avenue on the east, 50th Street on the south and 38th Avenue on the west.

CLOSED SESSION: The Redevelopment Authority may go into Closed Session, pursuant to §19.85 (1)(e), Wisconsin Statutes, for the purpose of deliberating or negotiating the investing of public funds for the purchase of this property. The Authority may or may not reconvene into open session.

RECOMMENDATION:

This item is for discussion purposes.

Zohrab Khaligian, Community Dev Specialist

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Jeffrey B. Labahn, Director