

Agenda
Redevelopment Authority of the City of Kenosha Meeting
Municipal Building, 625 52nd Street - *Room 308*****
Tuesday, October 18, 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 September 20, 2016

1. Financial Report
2. 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
September 20, 2016

MEMBERS PRESENT: Katherine Marks, Veronica Flores, Patricia Gasser, Eric Migrin, John Potente and Doug Williams

MEMBERS EXCUSED: Bob Johnson

STAFF PRESENT: Zohrab Khaligian

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

Citizens Comments - No Citizens comments

A motion was made by Mr. Potente and seconded by Mr. Williams to approve the minutes of July 19, 2016. The motion passed. (Ayes 6, Noes 0)

1. Financial Report

Ms. Marks asked Staff if they have ever placed a value on all of the assets (properties) that the Redevelopment Authority owns. Staff has not.

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

2. Property Evaluation and Data Collection for WIS 32 Sheridan Road, between 50th Street and 7th Avenue, Kenosha County.

Mr. Khaligian explained the Redevelopment Authority received the attached letter because the Authority owns property that abuts the project area. As additional communications are received, particularly announcements of public hearings, Staff will forward them to the Authority members.

A motion was made by Ms. Gasser and seconded by Ms. Flores to receive and file the letter. The motion passed. (Ayes 6, Noes 0)

3. Potential Acquisitions in Wilson Redevelopment Project Area

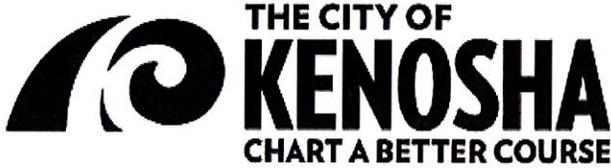
A motion was made by Mr. Potente and seconded by Mr. Migrin to go into Closed Session. On roll call vote, motion carried. (Ayes 6, Noes 0)

A motion was made by Mr. Williams and seconded by Mr. Potente to return to Open Session. On roll call vote, motion carried. (Ayes 6, Noes 0)

Committee Comments - No Committee comments.

A motion was made by Mr. Williams and seconded by Mr. Migrin to adjourn. The motion passed. (Ayes 6, Noes 0) the meeting adjourned at 5:49 pm.

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



REDEVELOPMENT AUTHORITY
Staff Report - Item 1

Tuesday, October 18, 2016 at 5:00 pm

Municipal Building
625 52nd Street - Room 308 - Kenosha, WI 53140

Financial Report

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

N/A

LOCATION AND ANALYSIS:

1. Attached is the Financial Report for September 30, 2016.
2. The report includes the following items:
 - a. DRAFT Balance Sheet - A Statement of Revenues, expenditures and changes in fund balance as of 9/30/16.
 - b. DRAFT Statement of Authorizations and Expenditures as of 9/30/16.
 - c. List of KRA Holdings and anticipated expenditures as of 9/30/16.
 - d. Map of Redevelopment Authority owned properties as of 9/30/16.
 - e. Map of Wilson Neighborhood Property Ownership as of 9/30/16.

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 September 30, 2016**

	<u>Redevelopment Authority (Fund 461)</u>
<u>ASSETS</u>	
Cash	<u>\$253,786</u>
Total Assets	<u>\$253,786</u>
<u>LIABILITIES</u>	
Account Payable	<u>\$0</u>
Total Liabilities	<u>\$0</u>
<u>FUND BALANCES</u>	
Resv for Encumbrances**	\$3,666
Fund Balance:	
Capital Improvement Program	\$248,974
Program Income	<u>\$1,146</u>
Total Fund Balance	<u>\$253,786</u>
Total Liabilities & Fund Balance	<u>\$253,786</u>
**PO #160641-Malsack	\$3,666
Total Encumbrances	<u>\$3,666</u>

Redevelopment Authority
Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ended September 30, 2016

	Redevelopment Authority (Fund 461)	Redevelopment Authority (Fund 461)
<u>Current Month</u>	<u>Year to</u>	<u>Date</u>

Revenues and Other Sources

Miscellaneous Revenue	\$0	\$0
Rent Revenue	\$0	\$0
Grant Revenue	\$0	\$0
Interest Income	\$0	\$0
Note Proceeds	\$0	\$280,000
Interfund transfer in	\$0	\$0
	<hr/>	<hr/>
Total Revenues	\$0	\$280,000

Expenditures and Other Uses

Expenditures**	<hr/> \$3,377	<hr/> \$188,980
	<hr/>	<hr/>
Total Expenditures	\$3,377	\$188,980
	<hr/>	<hr/>
Revenues over (under) Expenditures	(3,377)	91,020
	<hr/>	<hr/>
Fund Balance 12/31/15 – unaudited		\$162,766
		<hr/>
Fund Balance – 9/30/16		\$253,786
		<hr/> <hr/>

** 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
		<i>Total thru January</i>		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
		<i>Total thru February</i>		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
		<i>Total thru March</i>		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
		<i>Total thru April</i>		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
		<i>Total thru May</i>		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 4822-37th Avenue	<u>2,867.98</u>
		Total June		12,429.14
		<i>Total thru June</i>		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

August, 2016

08/09/16	160602	J Malsack	Cutting "C"	1,782.19
08/09/16	160602	J Malsack	Cutting "C"	60.29
08/12/16	160718	Landmark Title	Acquisition 3004 60 th Street	67,036.24
08/19/16	160742	Kenosha Water Utility	CYC 4/30-6/30	611.54
08/19/16	160763	J Malsack	Tree-5319 Sheridan Road	120.00
08/23/16	160867	Bindelli Construction	8/16 4907 37 Avenue	75.00
08/26/16	160988	J Malsack	Debris Removal-4615 36 Avenue	20.62
07/31/16	JE 7101	City of Kenosha	Special Assessments-4603-37 Ave	710.00
07/31/16	JE 7101	City of Kenosha	Special Assessments-4828-37 Ave	<u>2,191.00</u>
		Total August		72,606.88

Total thru August

185,602.43

09/09/16	161270	Kenosha Water Utility	5/31-7/31/16 SWU	263.72
09/16/16	161471	Kenosha Water Utility	5/16-7/31/16 Water & SW	68.66
09/22/16	161673	J Malsack	8/16 Cutting C	1,875.99
09/22/16	161673	J Malsack	8/16 4907 37 th Ave	22.66
09/28/16	161779	WE ENERGIES	3004 60 th Street Removal	<u>1,146.00</u>
		Total September		3,377.03

Total thru September

188,979.46

Redevelopment Authority
Supplemental Statement of Authorizations, Expenditures and Encumbrances
Balance of Authorizations
For The Period Ended September 30, 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	\$400,000	\$250,000	\$250,000	\$250,000
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 09/30/16	\$0	\$0	\$12,502	\$0
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 09/30/16	\$0	\$577	\$141,942	\$33,000
Total Planned Acquisitions Expenditures	\$400,000	\$252,419	\$246,955	\$33,000
Balance - Current	\$0	\$72	\$3,045	\$247,000

* These amounts were authorized in the Capital Improvement Program

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	\$0	\$0	\$12,502	\$0
Total Property Maintenance Expenditures	<u>\$12,000</u>	<u>\$9,509</u>	<u>\$30,000</u>	<u>\$0</u>
<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	\$0	\$649	\$102,701	\$0
Total Planned Acquisitions Expenditures	<u>\$400,000</u>	<u>\$252,491</u>	<u>\$207,714</u>	<u>\$0</u>
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 September 30, 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	\$69,182.24
05/23/16	Lentz Daniels Associates	4907 37th Avenue	09-222-36-231-006	\$74,117.70	\$77,669.78
12/03/15	Lentz Partners	4822 37th Avenue	09-222-36-230-012	\$72,675.67	\$96,757.92
01/23/15	Lentz Partners	4828 37th Avenue	09-222-36-230-011	\$79,965.37	\$101,786.24
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	\$112,271.35
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	laquinta	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	\$0.00
		1021 46th Street	12-223-31-130-003	\$0.00	\$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	Fratrik	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 September 30, 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	\$453,038.78
06/21/93	CNW Railroad	50th Street to 45th Street	12-223-31-501-001 001,002,003,004,007&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	\$4,780,521.85

Other Properties
As of September 30, 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	\$4,780,521.85
TOTAL – PROPERTIES	\$5,864,686.27	\$6,995,666.39

**Properties Previously Owned by Redevelopment Authority
As of September 30, 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

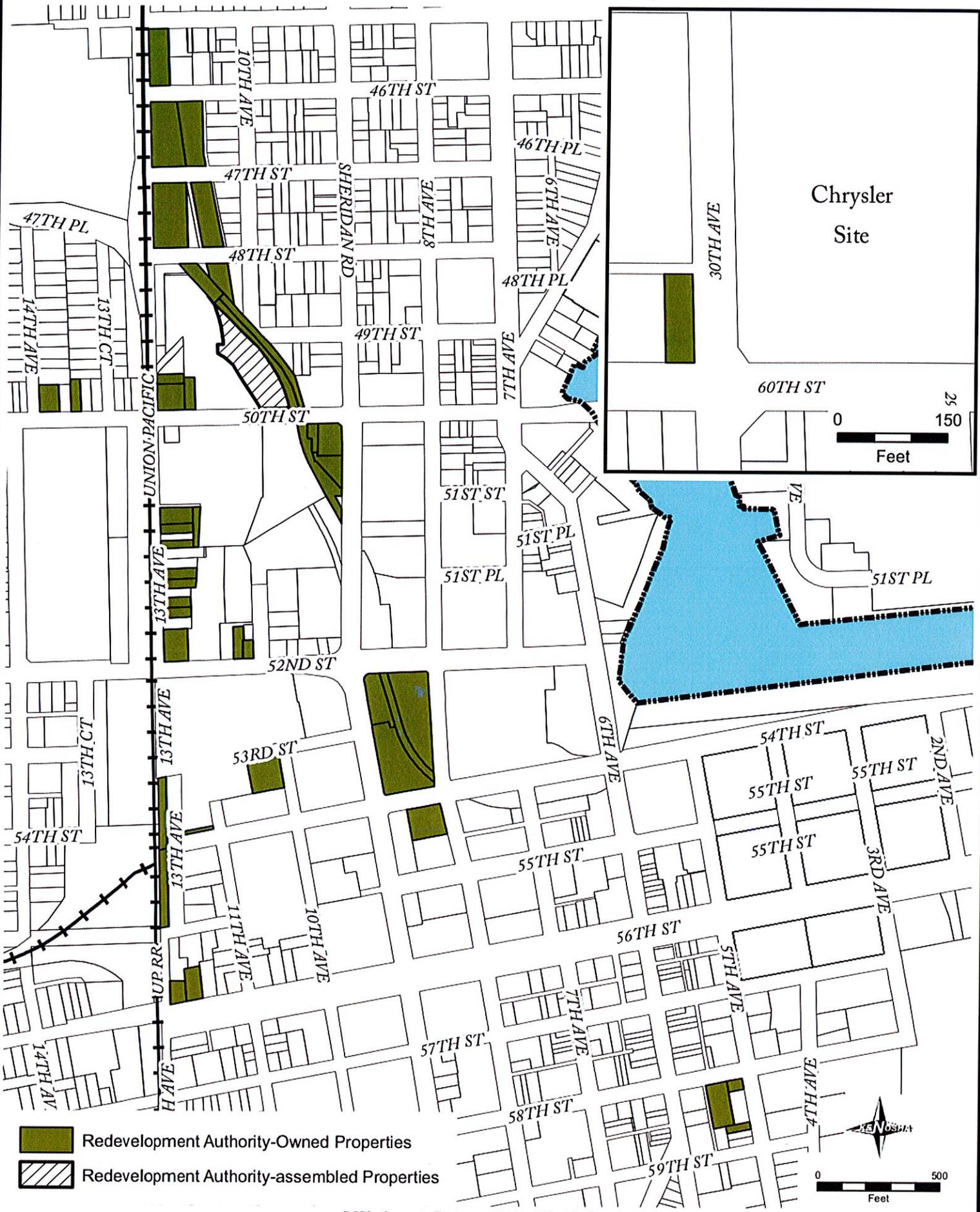
**Properties Previously Owned by Redevelopment Authority
As of September 30, 2016**

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 September 30, 2016**

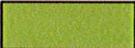
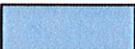
Property	Address	Tax Key No.	Activity	Anticipated Costs
Lentz Partners	4822 37th Avenue	09-222-36-230-012	Demolition	\$5,000.00
Lentz Daniels & Associates	4907 37th Avenue	09-222-36-231-006	Demolition	\$22,000.00
Donald Perry	3004 60th Street	09-222-36-383-014	Demolition	\$25,000.00
<u>TOTAL – ANTICIPATED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

Redevelopment Authority-Owned Properties



Wilson Neighborhood Property Ownership



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





REDEVELOPMENT AUTHORITY
Staff Report - Item 2

Tuesday, October 18, 2016 at 5:00 pm

Municipal Building
625 52nd Street - **Room 308** - 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

Jeffrey B. Labahn, Director