



REDEVELOPMENT AUTHORITY
Agenda

Tuesday, November 17, 2015 at 4:30 pm

Municipal Building

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

Katherine Marks - Chairperson, Alderperson Bob Johnson - Vice-Chairperson
Everett Butler, Eric Migrin, John Potente, Doug Williams

Call to Order and Roll Call

Approval of Minutes from October 20, 2015

1. Offer to Purchase property at 4822 37th Avenue. (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.**

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*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
October 20, 2015

MEMBERS PRESENT: Katherine Marks, Eric Migrin, John Potente and Doug Williams

EXCUSED: Alderperson Bob Johnson and Everett Butler

STAFF PRESENT: Zohrab Khaligian

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

A motion was made by Mr. Migrin and seconded by Mr. Potente to approve the minutes of the September 21, 2015 meeting. The motion passed. (Ayes 4; Noes 0)

1. Financial Report for September 30, 2015

Zohrab Khaligian, Community Development Specialist, explained we will get a more detailed financial report from Finance in the future, they are currently short-staffed. Mr. Khaligian compiled the current report.

A motion was made by Mr. Potente and seconded by Mr. Williams to receive and file this report. The motion passed. (Ayes 4, Noes 0)

2. Wilson Redevelopment Update. (District #10)

Mr. Khaligian gave an overview of the project.

A motion was made by Mr. Williams and seconded by Mr. Migrin to receive and file the report. The motion passed. (Ayes 4, Noes 0)

3. Offer to Purchase property at 4822 37th Avenue. (District #10)

Mr. Khaligian said that after an inspection this afternoon, there are two (2) conditions that were not met by the seller. They are: a) The garbage/personal property outside of the building is not cleaned up; and b) The exterior doors are not secure.

Mr. Khaligian recommends the following revisions to the Offer:

- Revise the approval dates from October 20th to November 17th.
- Revise the visual inspection date from October 20th to November 17th.
- Revise the closing date to on or before December 4, 2015.

Mr. Williams asked if we could approve the Offer contingent that the Seller complies with the items noted. Mr. Khaligian suggested that we just make the seller do the conditions.

Mr. Potente asked if there is any worry the seller will back out. Mr. Khaligian said no.

Ms. Marks asked if the property was vacant. Mr. Khaligian said yes, however, one door is nailed shut from the inside.

A motion was made by Mr. Potente and seconded by Mr. Williams to amend the Offer with the following revisions:

- Revise the approval dates from October 20th to November 17th.
- Revise the visual inspection date from October 20th to November 17th.
- Revise the closing date to on or before December 4, 2015.

The motion passed. (Ayes 4, Noes 0)

Public Comments

No Public comments.

Authority Comments

Ms. Marks asked if there were any other potential properties for sale. Mr. Khaligian said there have been a few inquiries, but no one has come forward.

Staff Comments

No Staff comments.

A motion was made by Mr. Potente and seconded by Mr. Migrin to adjourn the meeting. The motion passed. (Ayes 4; Noes 0) The meeting adjourned at 5:16 p.m.

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

Tuesday, November 17, 2015 at 4:30 pm

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

Offer to Purchase property at 4822 37th Avenue. (District 10)

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Kennedy, District 10, has been notified.

LOCATION AND ANALYSIS:

Site: 4822 37th Avenue

1. Attached is the amended Offer, which was approved by the Redevelopment Authority at their last meeting on Tuesday, October 20, 2015. The following changes were made:
 - a. Change to the Closing date from October 31 to December 4, 2015.
 - b. Change to the Inspection date from October 20 to November 17, 2015.
 - c. Change to the date of final approval of the Offer by the Redevelopment Authority from October 20 to November 17, 2015.
2. At the time this report was written, the property owner has complied with all inspection conditions, specifically:
 - a. Debris surrounding the building has been removed and/or placed in a dumpster.
 - b. All exterior doors to the building have been secured.
3. A final visual inspection to confirm these conditions is scheduled for Friday, November 13, 2015.

RECOMMENDATION:

A recommendation is made to approve the Offer of \$75,000 to Purchase the property at 4822 37th Avenue, pending a visual inspection.



Zohrab Khaligian, Community Dev Specialist



Jeffrey B. Labarr, Director

Tuesday, October 20, 2015 at 5:00 pm

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

Offer to Purchase property at 4822 37th Avenue. (District 10)

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Kennedy, District 10, has been notified.

LOCATION AND ANALYSIS:

Site: 4822 37th Avenue

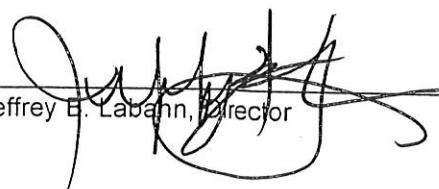
1. Late this summer, a representative of Lentz Partners contacted the City's real estate agent, Michelle Volkmar, and informed her that 4822 37th Avenue was vacant and the owners were ready to sell. This is the last building located on the west side of 37th Avenue between 48th and 50th Streets.
2. After conferring with the Redevelopment Authority Chairperson, our agent informed Lentz Partners that the Redevelopment Authority's offer would be \$75,000 and subject to the following conditions:
 - a. Redevelopment Authority approval of the Offer of Purchase on or before October 20, 2015.
 - b. The Seller represents and warrants that all rental units are vacant
 - c. A visual inspection by Seller and Buyer on or before October 20, 2015 to confirm the following:
 - i. All units are vacant.
 - ii. Exterior doors are secured with at least one (1) key.
 - iii. First floor windows are secured.
 - iv. All personal property outside of the building is removed.
 - d. The Seller agrees to indemnify and hold the Buyer harmless from any claims of tenant(s).
 - e. The Seller agrees to cooperate with Buyer to file the Waiver of Rental Unit Energy Efficiency Standards of the Department of Safety & Professional Services.
 - f. The Seller agrees to pay the co-broke fee to the Buyers agent in the amount of 2.4% of the purchase price.
3. A copy of the signed Offer to Purchase is attached.
4. Per the previous Wilson Redevelopment Project Update, the Redevelopment Authority's 2015 Capital Improvement Plan budget balance is approximately \$203,619.73. The total cost of acquisition, demolition and lot restoration for this property is \$100,000.

RECOMMENDATION:

A recommendation is made to approve the Offer of \$75,000 to Purchase the property at 4822 37th Avenue.



Zohrab Khaligian, Community Dev Specialist



Jeffrey E. Labahn, Director

WB-40 AMENDMENT TO OFFER TO PURCHASE

**CAUTION: Use a WB-40 Amendment if both Parties will be agreeing to modify the terms of the Offer.
Use a WB-41 Notice if a Party is giving a Notice which does not require the other Party's agreement.**

1 Buyer and Seller agree to amend the Offer dated September 23, 2015, and accepted September 23, 2015, for
2 the purchase and sale of real estate at 4822 37th Ave. Kenosha, WI

3 _____, Wisconsin as follows:
4 Closing date is changed from October 31, 2015, to December 4, 2015.

5 Purchase price is changed from \$ _____ to \$ _____.

6 Other: _____

7 _____
8 1. Buyer to have access to the property on or before November 17, 2015 for a visual
9 inspection to insure the terms of the Addendum Z of the Offer to Purchase are met
10 prior to closing.

11 _____
12 2. Redevelopment Authority to have approval by November 17, 2015.
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27 _____

28 The attached _____ is/are made part of this Amendment.

29 ALL OTHER TERMS OF THE OFFER TO PURCHASE AND ANY PRIOR AMENDMENTS REMAIN THE SAME.

30 This Amendment is binding upon Seller and Buyer only if a copy of the accepted Amendment is delivered to the Party
31 offering the Amendment on or before October 30, 2015 (Time is of the Essence). Delivery
32 of the accepted Amendment may be made in any manner specified in the Offer to Purchase, unless otherwise provided
33 in this Amendment.

34 **NOTE: The Party offering this Amendment may withdraw the offered Amendment prior to acceptance and**
35 **delivery as provided at lines 30-33.**

36 This Amendment was drafted by Michelle Volkmar Remax Elite on 10/21/2015
37 Licensee and Firm ▲ Date ▲

38 This Amendment was presented by Michelle Volkmar Re/Max on 10-22-15
39 Licensee and Firm ▲ Date ▲

40 (x) William K. Richardson 10/21/15 (x) Richard Lentz 10/22/15
41 Buyer's Signature ▲ Date ▲ Seller's Signature ▲ Date ▲

42 Print name ▶ Redevelopment Authority COK Print name ▶ Richard Lentz

43 (x) _____ (x) _____
44 Buyer's Signature ▲ Date ▲ Seller's Signature ▲ Date ▲

45 Print name ▶ _____ Print name ▶ _____

46 This Amendment was rejected _____
47 Party Initials ▲ Date ▲ Party Initials ▲ Date ▲

RE/MAX Elite

ADDENDUM Z ATTACHED TO AND MADE PART OF THE OFFER TO PURCHASE DATED 9/23/2015 WITH RESPECT TO THE PROPERTY 4822 37TH AVE KENOSHA WI

1. OFFER IS CONTINGENT UPON APPROVAL OF OFFER BY REDEVELOPMENT AUTHORITY ON OR BEFORE 10/20/15.
2. SELLER REPRESENTS AND WARRANTS THAT ALL RENTAL UNITS ARE VACANT.
3. VISUAL INSPECTION BY SELLER & BUYER ON OR BEFORE 10/20/15 TO CONFIRM:
 - A. ALL RENTAL UNITS ARE VACANT
 - B. ALL EXTERIOR DOORS ARE LOCKED & SECURED WITH AT LEAST 1 KEY FOR THE FRONT DOOR.
 - C. ALL FIRST FLOOR WINDOW OPENINGS ARE LOCKED AND SECURED.
 - D. ALL PERSONAL PROPERTY, AUTOMOBILES & DEBRIS ARE REMOVED FROM THE PROPERTY SURROUNDING THE BUILDING.
4. SELLER AGREES TO INDEMNIFY & HOLD THE BUYER HARMLESS FROM ANY CLAIMS OF TENANT(S), BUT NOT LIMITED TO CLAIMS FOR RENTAL ASSISTANCE. THIS OBLIGATION SHALL SURVIVE CLOSING.
5. SELLER AGREES TO COOPERATE WITH BUYER WITH THE FILING OF THE WAIVER OF RENTAL UNIT ENERGY EFFICIENCY STANDARDS OF THE DEPT OF SAFETY & PROFESSIONAL SERVICES.
6. THIS IS A CASH OFFER.
7. SELLER TO PAY CO-BROKE FEE TO BUYERS AGENT RE/MAX ELITE IN AMOUNT OF 2.4% OF THE PURCHASE PRICE.
8. SELLER TO KEEP EXTERIOR DOORS & FIRST FLOOR WINDOWS LOCKED & SECURED UNTIL CLOSING.

EACH OF THE UNDERSIGNED HEREBY REPRESENTS AND WARRANTS THAT: (A) SUCH PARTY HAS ALL REQUISITE POWER AND AUTHORITY TO EXECUTE THIS AGREEMENT AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE AGREEMENT; (B) THE EXECUTION AND DELIVERY OF THIS AGREEMENT BY THE UNDERSIGNED, AND PERFORMANCE OF ITS TERMS THEREBY HAVE BEEN DULY AND VALIDLY AUTHORIZED AND APPROVED BY ALL REQUISITE ACTION REQUIRED BY LAW, AND (C) THIS AGREEMENT CONSTITUTES THE VALID AND BINDING AGREEMENT OF THE UNDERSIGNED, ENFORCEABLE AGAINST EACH OF THEM IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT.

RE/MAX Elite, 7520 39th Ave. Kenosha, WI 53140
Phone: 262-455-1810

Fax: 262-694-3231

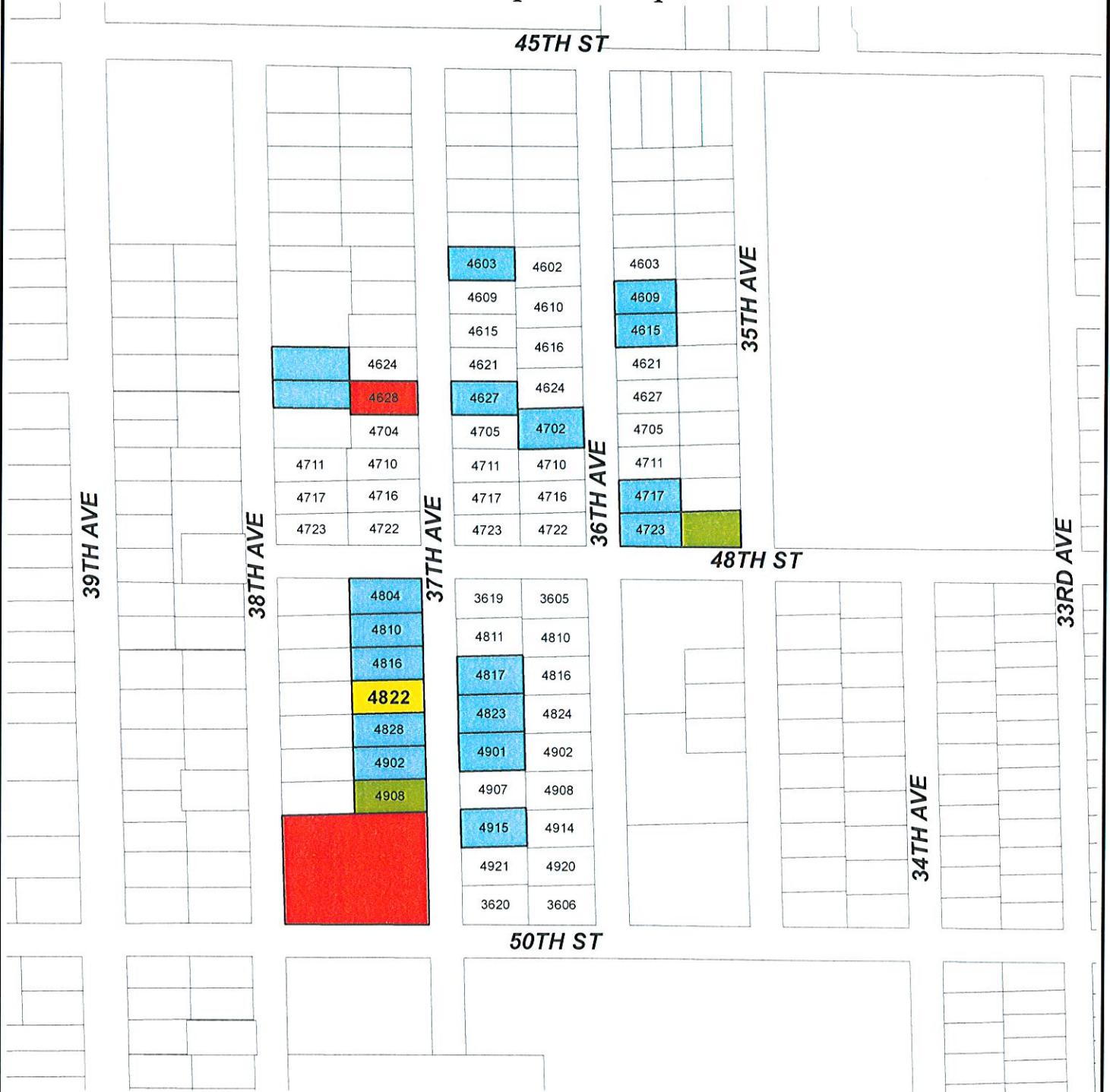
Michelle Volkmar

Produced with ZipForm® by ZipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplook.com

COK

City of Kenosha

Wilson Neighborhood
Redevelopment Options



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

