

**Redevelopment Authority of the City of Kenosha
Minutes
September 22, 2009**

MEMBERS PRESENT: Tom Carls, Larry Keating, John Potente and Adelaide Swartz

EXCUSED: Alderman Katherine Marks and Bruce McCurdy

STAFF PRESENT: Jeff Labahn, Zohrab Khaligian and Sharon Krewson

The meeting was called to order at 5:30 p.m. by Larry Keating and roll was taken.

Approval of Minutes of August 18, 2009 Meeting

A motion was made by Mr. Potente and seconded by Ms. Swartz to approve the minutes of the August 18, 2009 meeting as written. The motion passed unanimously (4 ayes; 0 noes).

1. METRA Train Station Lease Agreement

Sharon Krewson, Real Estate Agent for the City of Kenosha, said the agreement is for 25 years. Transit has made their revisions. The lease was on the Transit Commission agenda last evening. Mr. Carls asked if the previous lease was for 25 years. Ms. Krewson stated there was no previous lease, but usually the City of Kenosha enters into 25 year leases. Mr. Keating said the "Informal Conflict Rules" clause is a very good way to handle any type of conflict that may arise. He was glad to see that in the lease.

Ms. Krewson said they hope to send out the Request for Proposals for the architectural/engineering aspect of the project this week or next so they can have someone in place by the end of the year.

A motion was made by Ms. Swartz and seconded by Mr. Potente to approve the METRA Train Station Lease Agreement between the Redevelopment Authority and the Transit Authority and to have the Transit Authority enter into a Sub-lease Agreement on the building with the current tenant. The motion passed unanimously (4 ayes; 0 noes).

2. Wilson Neighborhood Update

Ms. Krewson said she has closed on two (2) fourplexes, 4609 36th Avenue and 4915 37th Avenue. Asbestos abatement and demolition will be completed by the end of the year. Mr. Keating asked why such a large difference in price between the two (2) properties. Ms. Krewson said the property purchased for \$112,500 was a foreclosure obtained from a bank and the other closing was from an owner directly. Mr. Potente asked how many properties the Authority currently owns. Ms. Krewson said including the two (2) we properties we just closed on, we have acquired eight (8) out of 60 properties identified for acquisition in the Wilson Neighborhood Redevelopment Plan. Mr. Carls asked about

trying to purchase properties from Sheriff's sales. Ms. Krewson said she is not sure if the banks would even consider low bids. Mr. Carls said the banks might consider low bids. Ms. Krewson said she might offer \$112,500 and see what happens. Mr. Carls said he knows of a law firm in Milwaukee handling foreclosures like an assembly line making it difficult to get a local contact. Mr. Carls suggested going to a Sheriff's sale and then wait for the bank to respond.

Mr. Potente asked what is the City's tax liability for properties we purchase. Ms. Krewson said the taxes are prorated. The owners also are responsible for any back taxes and special assessments. Mr. Carls suggested trying to purchase homes via short sale or by contacting the owners directly. Ms. Krewson said she tried short sale, but was unsuccessful.

3. Any Other Business as Authorized by Law

Ms. Krewson said she just closed on the house at 1343 50th Street and gave 90-day notice to the occupants. Mr. Keating asked if there were any additional costs. Ms. Krewson said the additional costs are relocation and demolition.

Jeffrey Labahn, Director of City Development, said there was no financial report because Finance is currently working on the budget. As soon as an updated report is received, it will be forwarded to the committee.

Mr. Labahn also noted that final approval was granted on the sale and amendment to the agreement for the Boys & Girls Club by the Finance Committee and Common Council. Ms. Swartz asked what role the Authority still has with the Boys & Girls Club. Ms. Krewson said the Authority is finished except for closing transaction and the current Boys & Girls Club properties are transferred to the Authority at the end of the project.

4. Public Comments will be limited to subjects within the jurisdiction and responsibilities of the Authority

Public hearing opened.

Louis Rugani, 4526 29th Avenue, Kenosha, thanked the Authority for taking down the ugly houses.

Public hearing closed.

A motion was made by Mr. Potente and seconded by Mr. Carls to adjourn the meeting. The motion passed unanimously (4 ayes; 0 noes). The meeting adjourned at 5:43 p.m.

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

Jeffrey B. Labahn, Secretary