



Agenda

Special Meeting

Finance Committee

Kenosha Municipal Building, 625 52nd Street

Room 204

Thursday, January 25, 2024

5:00 PM

Please note date and time of meeting

Chairperson Daniel Prozanski Jr.
Aldersperson Keith Rosenberg
Aldersperson Ruth Dyson

Vice-Chairperson Curt Wilson
Aldersperson Holly Kangas
Aldersperson Brandi Ferree

Call to Order
Roll Call

1. Proposed Resolutions by the Committee on Finance – To Levy Special Charges (upon Various Parcels of Property Located in the City Per List on File in the Office of the City Clerk):
 - a. Boarding and Securing - \$3,059.48
 - b. Trash and Debris Removal - \$4,226.47
 - c. Grass and Weed Cutting - \$3,591.26
 - d. Property Maintenance Reinspection Fees - \$62,422.00

[Pages 1-39](#)
2. Option to Purchase between City of Kenosha and Impact Seven, Inc. for a City owned site at 6523 14th Avenue, (Tax Key 05-123-06-282-001). (District 3) [Pages 40-45](#)

ALDERPERSONS' COMMENTS

City Hall is handicapped accessible. If you have other special needs, please contact the City Clerk's Office at 262-653-4020 by Noon before this meeting.

RESOLUTION NO. _____

BY: FINANCE COMMITTEE

**To Impose a Special Charge on Certain
Parcels of Property for
Boarding and Securing**

BE IT RESOLVED, that special charges for boarding and securing during 2023, in the total amount of **\$3,059.48**, be levied against the respective parcels of property as shown by a report by the Department of City Inspections and filed in the office of the City Clerk of the City of Kenosha.

Passed this _____ day of _____, 2024

Approved:

_____, Mayor
John M. Antaramian

Date signed _____

Attest:

_____, City Clerk-Treasurer
Michelle Nelson

Date signed _____

Drafted by:
Department of City Inspections

/LWC

Parcel #:01-122-01-353-006**7023 37TH AVE****Owner of Record**JEANNE D DIEDRICH
7023 37TH AVE
KENOSHA, WI 53142-7109Admin. Fee
100.00Charge
72.12Total
172.12**Parcel #:01-122-01-353-006****7023 37TH AVE****Owner of Record**JEANNE D DIEDRICH
7023 37TH AVE
KENOSHA, WI 53142-7109Admin. Fee
100.00Charge
440.00Total
540.00**Parcel #:04-122-12-405-033****8128 22ND AVE****Owner of Record**DENNIS A MAROTZ
8128 22ND AVE
KENOSHA, WI 53143Admin. Fee
100.00Charge
120.00Total
220.00**Parcel #:05-123-06-205-016****1610 62ND ST****Owner of Record**WILLIAM BRANTLEY JONES
1722 HAMILTON CT
REDLANDS, CA 92374Admin. Fee
100.00Charge
168.12Total
268.12**Parcel #:07-222-25-325-001****3825 39TH AVE****Owner of Record**SMMFLP LIMITED PARTNERSHIP
4011 80TH ST
KENOSHA, WI 53142Admin. Fee
100.00Charge
256.00Total
356.00**Parcel #:09-222-36-154-004****5119 30TH AVE****Owner of Record**ANJANETTE I OLSON
5119 30TH AVE
KENOSHA, WI 53144Admin. Fee
100.00Charge
60.00Total
160.00

Parcel #:	Address:	Admin. Fee	Charge	Total
Parcel #:11-223-30-234-012	2001 34TH ST			
Owner of Record AARON K TRAUTWEIN 2001 34TH ST KENOSHA, WI 53140-5225		Admin. Fee 100.00	Charge 179.12	Total 279.12
Parcel #:12-223-31-155-003	1105 50TH ST			
Owner of Record ROBERT PITTS OLA MAE BRYANT PO BOX 2122 KENOSHA, WI 53141		Admin. Fee 100.00	Charge 462.00	Total 562.00
Parcel #:12-223-31-359-008	1822 58TH ST			
Owner of Record KAJA HOLDINGS 2 LLC 1822 58TH ST KENOSHA, WI 53140		Admin. Fee 100.00	Charge 402.12	Total 502.12
RESOLUTION TOTAL				3,059.48

RESOLUTION NO. _____

BY: FINANCE COMMITTEE

**To Impose a Special Charge on Certain
Parcels of Property for
Trash and Debris Removal**

BE IT RESOLVED, that special charges for trash and debris removal during 2023, in the total amount of **\$4,226.47**, be levied against the respective parcels of property as shown by a report by the Department of City Inspections and filed in the office of the City Clerk of the City of Kenosha.

Passed this _____ day of _____, 2024

Approved:

_____, Mayor
John M. Antaramian

Date signed _____

Attest:

_____, City Clerk-Treasurer
Michelle Nelson

Date signed _____

Drafted by:
Department of City Inspections

/LWC

RESOLUTION NO. _____

BY: FINANCE COMMITTEE

**To Impose a Special Charge on Certain
Parcels of Property for
Grass and Weed Cutting**

BE IT RESOLVED, that special charges for grass and weed cutting during 2023, in the total amount of **\$3,591.26**, be levied against the respective parcels of property as shown by a report by the Department of City Inspections and filed in the office of the City Clerk of the City of Kenosha.

Passed this _____ day of _____, 2024

Approved:

_____, Mayor
John M. Antaramian

Date signed _____

Attest:

_____, City Clerk-Treasurer
Michelle Nelson

Date signed _____

Drafted by:
Department of City Inspections

/LWC

Parcel #:01-122-01-160-018 **6610 26TH AVE**

Owner of Record	Admin. Fee	Charge	Total
MIREYA CRUZ	100.00	10.25	110.25
2003 SUNSET CT			
ZION, IL 60099			

Parcel #:04-122-12-237-009 **7733 36TH AVE**

Owner of Record	Admin. Fee	Charge	Total
JMTAA LLC	100.00	85.33	185.33
4923 60TH ST STE 4			
KENOSHA, WI 53144			

Parcel #:05-123-06-151-012 **6403 10TH AVE**

Owner of Record	Admin. Fee	Charge	Total
ADAN & MARIELA MARTINEZ	100.00	18.94	118.94
6403 10TH AVE			
KENOSHA, WI 53143			

Parcel #:05-123-06-479-013 **7415 8TH AVE**

Owner of Record	Admin. Fee	Charge	Total
JOSEPH PAULIN	100.00	111.93	211.93
7419 8TH AVE			
KENOSHA, WI 53143-5403			

Parcel #:06-123-07-101-009 **7527 5TH AVE**

Owner of Record	Admin. Fee	Charge	Total
ROBERT M & CANDACE L LAMACCHIA	100.00	240.63	340.63
4623 75TH ST #4-117			
KENOSHA, WI 53142			

Parcel #:06-123-07-354-001 **1703 84TH PL**

Owner of Record	Admin. Fee	Charge	Total
JOSEPH R PERRI	100.00	195.20	295.20
1703 84TH PL			
KENOSHA, WI 53143			

Parcel #: 08-222-34-202-006	4801 68TH AVE		
Owner of Record GROSSPROPS ASSOCIATES LLC PO BOX 30201 CHICAGO, IL 60630	Admin. Fee 100.00	Charge 814.71	Total 914.71

Parcel #: 09-222-36-229-028	4816 38TH AVE		
Owner of Record LOGAN P SCHMIDT 4816 38TH AVE KENOSHA, WI 53144	Admin. Fee 100.00	Charge 150.00	Total 250.00

Parcel #: 10-223-19-278-020	1714 21ST ST		
Owner of Record DAVID J DINGES 1714 21ST ST KENOSHA, WI 53140	Admin. Fee 100.00	Charge 161.07	Total 261.07

Parcel #: 11-223-30-427-008	3829 SHERIDAN RD		
Owner of Record CHARLES F & LETITIA A MCNEIL 3829 SHERIDAN RD KENOSHA, WI 53140	Admin. Fee 100.00	Charge 37.50	Total 137.50

Parcel #: 12-223-31-251-006	5011 19TH AVE		
Owner of Record R JAMES NEAL 2328 ROOSEVELT RD KENOSHA, WI 53143	Admin. Fee 100.00	Charge 490.70	Total 590.70

Parcel #: 12-223-31-326-017	1706 53RD ST		
Owner of Record YOLANDA CHRISTIAN 1706 53RD ST KENOSHA, WI 53140-6014	Admin. Fee 100.00	Charge 75.00	Total 175.00

RESOLUTION TOTAL

3,591.26

RESOLUTION NO. _____

BY: FINANCE COMMITTEE

**To Impose a Special Charge on Certain
Parcels of Property for
Property Maintenance Reinspection Fees**

BE IT RESOLVED, that special charges for reinspection fees during 2023, in the total amount of **\$62,422.00**, be levied against the respective parcels of property as shown by a report of the Department of City Inspections and filed in the office of the City Clerk of the City of Kenosha.

Passed this _____ day of _____, 2024

Approved:

_____, Mayor
John M. Antaramian

Date signed _____

Attest:

_____, City Clerk-Treasurer
Michelle Nelson

Date signed _____

Drafted by:
Department of City Inspections

/LWC

Parcel #: 01-122-01-201-020	6020 30TH AVE			
Owner of Record LAWRENCE L FUNK 6020 30TH AVE KENOSHA, WI 53142	Admin. Fee 100.00	Charge 360.00	Total 460.00	

Parcel #: 01-122-01-201-020	6020 30TH AVE			
Owner of Record LAWRENCE L FUNK 6020 30TH AVE KENOSHA, WI 53142	Admin. Fee 100.00	Charge 360.00	Total 460.00	

Parcel #: 01-122-01-201-020	6020 30TH AVE			
Owner of Record LAWRENCE L FUNK 6020 30TH AVE KENOSHA, WI 53142	Admin. Fee 100.00	Charge 360.00	Total 460.00	

Parcel #: 01-122-01-201-020	6020 30TH AVE			
Owner of Record LAWRENCE L FUNK 6020 30TH AVE KENOSHA, WI 53142	Admin. Fee 100.00	Charge 360.00	Total 460.00	

Parcel #: 01-122-01-201-020	6020 30TH AVE			
Owner of Record LAWRENCE L FUNK 6020 30TH AVE KENOSHA, WI 53142	Admin. Fee 100.00	Charge 360.00	Total 460.00	

Parcel #: 01-122-01-281-016	6618 31ST AVE			
Owner of Record MMA DEVELOPMENT LLC 6333 HORSESHOE LN RACINE, WI 53402	Admin. Fee 100.00	Charge 360.00	Total 460.00	

Parcel #: 01-122-01-281-016	6618 31ST AVE		
Owner of Record MMA DEVELOPMENT LLC 6333 HORSESHOE LN RACINE, WI 53402	Admin. Fee 100.00	Charge 180.00	Total 280.00

Parcel #: 01-122-01-281-016	6618 31ST AVE		
Owner of Record MMA DEVELOPMENT LLC 6333 HORSESHOE LN RACINE, WI 53402	Admin. Fee 100.00	Charge 90.00	Total 190.00

Parcel #: 01-122-01-281-016	6618 31ST AVE		
Owner of Record MMA DEVELOPMENT LLC 6333 HORSESHOE LN RACINE, WI 53402	Admin. Fee 100.00	Charge 72.00	Total 172.00

Parcel #: 01-122-01-282-007	6627 31ST AVE		
Owner of Record MICHAEL S WADE 6627 31ST AVE KENOSHA, WI 53142	Admin. Fee 100.00	Charge 360.00	Total 460.00

Parcel #: 01-122-01-282-007	6627 31ST AVE		
Owner of Record MICHAEL S WADE 6627 31ST AVE KENOSHA, WI 53142	Admin. Fee 100.00	Charge 360.00	Total 460.00

Parcel #: 01-122-01-282-007	6627 31ST AVE		
Owner of Record MICHAEL S WADE 6627 31ST AVE KENOSHA, WI 53142	Admin. Fee 100.00	Charge 360.00	Total 460.00

Parcel #:01-122-01-282-007**6627 31ST AVE****Owner of Record**MICHAEL S WADE
6627 31ST AVE
KENOSHA, WI 53142Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:01-122-01-282-007**6627 31ST AVE****Owner of Record**MICHAEL S WADE
6627 31ST AVE
KENOSHA, WI 53142Admin. Fee
100.00Charge
180.00Total
280.00

Parcel #:01-122-01-353-006**7023 37TH AVE****Owner of Record**JEANNE D DIEDRICH
7023 37TH AVE
KENOSHA, WI 53142-7109Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:01-122-01-353-006**7023 37TH AVE****Owner of Record**JEANNE D DIEDRICH
7023 37TH AVE
KENOSHA, WI 53142-7109Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:01-122-01-353-006**7023 37TH AVE****Owner of Record**JEANNE D DIEDRICH
7023 37TH AVE
KENOSHA, WI 53142-7109Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:01-122-01-353-006**7023 37TH AVE****Owner of Record**JEANNE D DIEDRICH
7023 37TH AVE
KENOSHA, WI 53142-7109Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:01-122-01-365-006**3522 75TH ST**

Owner of Record
 GILBERT ANDERSON
 3522 75TH ST
 KENOSHA, WI 53142

Admin. Fee
 100.00

Charge
 360.00

Total
 460.00

Parcel #:01-122-01-365-006**3522 75TH ST**

Owner of Record
 GILBERT ANDERSON
 3522 75TH ST
 KENOSHA, WI 53142

Admin. Fee
 100.00

Charge
 360.00

Total
 460.00

Parcel #:01-122-01-369-010**3506 ROOSEVELT RD**

Owner of Record
 CARISSA L STROUPE
 3506 ROOSEVELT RD
 KENOSHA, WI 53142

Admin. Fee
 100.00

Charge
 360.00

Total
 460.00

Parcel #:01-122-01-369-010**3506 ROOSEVELT RD**

Owner of Record
 CARISSA L STROUPE
 3506 ROOSEVELT RD
 KENOSHA, WI 53142

Admin. Fee
 100.00

Charge
 360.00

Total
 460.00

Parcel #:01-122-01-369-010**3506 ROOSEVELT RD**

Owner of Record
 CARISSA L STROUPE
 3506 ROOSEVELT RD
 KENOSHA, WI 53142

Admin. Fee
 100.00

Charge
 360.00

Total
 460.00

Parcel #:01-122-01-406-021**6906 22ND AVE**

Owner of Record
 GABRIEL L FERRARA
 6906 22ND AVE
 KENOSHA, WI 53143-5301

Admin. Fee
 100.00

Charge
 72.00

Total
 172.00

Parcel #:02-122-02-481-003**7315 PERSHING BLVD****Owner of Record**STANLEY J PAWLOWICZ
7315 PERSHING BLVD
KENOSHA, WI 53142-1907Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:02-122-02-481-003**7315 PERSHING BLVD****Owner of Record**STANLEY J PAWLOWICZ
7315 PERSHING BLVD
KENOSHA, WI 53142-1907Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:02-122-02-481-003**7315 PERSHING BLVD****Owner of Record**STANLEY J PAWLOWICZ
7315 PERSHING BLVD
KENOSHA, WI 53142-1907Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:02-122-02-481-003**7315 PERSHING BLVD****Owner of Record**STANLEY J PAWLOWICZ
7315 PERSHING BLVD
KENOSHA, WI 53142-1907Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:02-122-02-481-003**7315 PERSHING BLVD****Owner of Record**STANLEY J PAWLOWICZ
7315 PERSHING BLVD
KENOSHA, WI 53142-1907Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:02-122-02-481-003**7315 PERSHING BLVD****Owner of Record**STANLEY J PAWLOWICZ
7315 PERSHING BLVD
KENOSHA, WI 53142-1907Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:02-122-02-481-003**7315 PERSHING BLVD****Owner of Record**STANLEY J PAWLOWICZ
7315 PERSHING BLVD
KENOSHA, WI 53142-1907Admin. Fee
100.00Charge
360.00Total
460.00**Parcel #:03-122-03-429-001****6111 69TH ST****Owner of Record**LINDA L STUMPF
6111 69TH ST
KENOSHA, WI 53142-1410Admin. Fee
100.00Charge
360.00Total
460.00**Parcel #:03-122-03-429-001****6111 69TH ST****Owner of Record**LINDA L STUMPF
6111 69TH ST
KENOSHA, WI 53142-1410Admin. Fee
100.00Charge
360.00Total
460.00**Parcel #:03-122-03-429-001****6111 69TH ST****Owner of Record**LINDA L STUMPF
6111 69TH ST
KENOSHA, WI 53142-1410Admin. Fee
100.00Charge
360.00Total
460.00**Parcel #:03-122-03-429-001****6111 69TH ST****Owner of Record**LINDA L STUMPF
6111 69TH ST
KENOSHA, WI 53142-1410Admin. Fee
100.00Charge
360.00Total
460.00**Parcel #:03-122-03-429-001****6111 69TH ST****Owner of Record**LINDA L STUMPF
6111 69TH ST
KENOSHA, WI 53142-1410Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:03-122-03-429-001**6111 69TH ST****Owner of Record**LINDA L STUMPF
6111 69TH ST
KENOSHA, WI 53142-1410

Admin. Fee

100.00

Charge

180.00

Total

280.00

Parcel #:03-122-06-103-052**11308 61ST ST****Owner of Record**EDUARDO GARCIA
11308 61ST ST
KENOSHA, WI 53142

Admin. Fee

100.00

Charge

180.00

Total

280.00

Parcel #:03-122-06-103-052**11308 61ST ST****Owner of Record**EDUARDO GARCIA
11308 61ST ST
KENOSHA, WI 53142

Admin. Fee

100.00

Charge

90.00

Total

190.00

Parcel #:03-122-06-103-052**11308 61ST ST****Owner of Record**EDUARDO GARCIA
11308 61ST ST
KENOSHA, WI 53142

Admin. Fee

100.00

Charge

72.00

Total

172.00

Parcel #:04-122-12-405-033**8128 22ND AVE****Owner of Record**DENNIS A MAROTZ
8128 22ND AVE
KENOSHA, WI 53143

Admin. Fee

100.00

Charge

360.00

Total

460.00

Parcel #:04-122-12-405-033**8128 22ND AVE****Owner of Record**DENNIS A MAROTZ
8128 22ND AVE
KENOSHA, WI 53143

Admin. Fee

100.00

Charge

360.00

Total

460.00

Parcel #:04-122-12-405-033**8128 22ND AVE****Owner of Record**
DENNIS A MAROTZ
8128 22ND AVE
KENOSHA, WI 53143Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:04-122-12-405-033**8128 22ND AVE****Owner of Record**
DENNIS A MAROTZ
8128 22ND AVE
KENOSHA, WI 53143Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:04-122-12-405-033**8128 22ND AVE****Owner of Record**
DENNIS A MAROTZ
8128 22ND AVE
KENOSHA, WI 53143Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:04-122-12-405-033**8128 22ND AVE****Owner of Record**
DENNIS A MAROTZ
8128 22ND AVE
KENOSHA, WI 53143Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:04-122-14-152-013**8730 44TH AVE****Owner of Record**
JOHN FRANC
8730 44TH AVE
KENOSHA, WI 53142Admin. Fee
100.00Charge
90.00Total
190.00

Parcel #:05-123-06-107-044**6204 5TH AVE****Owner of Record**
DWAINE A MAJKRZAK
6204 5TH AVE
KENOSHA, WI 53143-4502Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #: 05-123-06-107-044	6204 5TH AVE		
Owner of Record	Admin. Fee	Charge	Total
DWAINE A MAJKRZAK	100.00	360.00	460.00
6204 5TH AVE			
KENOSHA, WI 53143-4502			

Parcel #: 05-123-06-107-044	6204 5TH AVE		
Owner of Record	Admin. Fee	Charge	Total
DWAINE A MAJKRZAK	100.00	180.00	280.00
6204 5TH AVE			
KENOSHA, WI 53143-4502			

Parcel #: 05-123-06-107-044	6204 5TH AVE		
Owner of Record	Admin. Fee	Charge	Total
DWAINE A MAJKRZAK	100.00	90.00	190.00
6204 5TH AVE			
KENOSHA, WI 53143-4502			

Parcel #: 05-123-06-107-044	6204 5TH AVE		
Owner of Record	Admin. Fee	Charge	Total
DWAINE A MAJKRZAK	100.00	72.00	172.00
6204 5TH AVE			
KENOSHA, WI 53143-4502			

Parcel #: 05-123-06-204-013	1706 61ST ST		
Owner of Record	Admin. Fee	Charge	Total
JOSE LUIS LEON	100.00	90.00	190.00
CLAUDIA DE LA PENA			
1706 61ST			
KENOSHA, WI 53143			

Parcel #: 05-123-06-204-013	1706 61ST ST		
Owner of Record	Admin. Fee	Charge	Total
JOSE LUIS LEON	100.00	72.00	172.00
CLAUDIA DE LA PENA			
1706 61ST			
KENOSHA, WI 53143			

Parcel #: 05-123-06-204-019	1602 61ST ST		
Owner of Record MICHAEL STEWART SHADIA I MUSEITIF-STEWART 305 OLD GREEN BAY RD KENOSHA, WI 53144	Admin. Fee 100.00	Charge 360.00	Total 460.00

Parcel #: 05-123-06-207-005	1607 62ND ST		
Owner of Record BRET W BOHLIN 1607 62ND ST KENOSHA, WI 53143	Admin. Fee 100.00	Charge 360.00	Total 460.00

Parcel #: 05-123-06-207-005	1607 62ND ST		
Owner of Record BRET W BOHLIN 1607 62ND ST KENOSHA, WI 53143	Admin. Fee 100.00	Charge 360.00	Total 460.00

Parcel #: 05-123-06-207-005	1607 62ND ST		
Owner of Record BRET W BOHLIN 1607 62ND ST KENOSHA, WI 53143	Admin. Fee 100.00	Charge 360.00	Total 460.00

Parcel #: 05-123-06-207-005	1607 62ND ST		
Owner of Record BRET W BOHLIN 1607 62ND ST KENOSHA, WI 53143	Admin. Fee 100.00	Charge 360.00	Total 460.00

Parcel #: 05-123-06-207-005	1607 62ND ST		
Owner of Record BRET W BOHLIN 1607 62ND ST KENOSHA, WI 53143	Admin. Fee 100.00	Charge 360.00	Total 460.00

Parcel #: 05-123-06-226-001	1805 60TH ST		
Owner of Record VERONA PROPERTY MANAGEMENT LLC 401 BRECKENRIDGE RD VERONA, WI 53593	Admin. Fee 100.00	Charge 360.00	Total 460.00

Parcel #: 05-123-06-226-001	1805 60TH ST		
Owner of Record VERONA PROPERTY MANAGEMENT LLC 401 BRECKENRIDGE RD VERONA, WI 53593	Admin. Fee 100.00	Charge 180.00	Total 280.00

Parcel #: 05-123-06-226-001	1805 60TH ST		
Owner of Record VERONA PROPERTY MANAGEMENT LLC 401 BRECKENRIDGE RD VERONA, WI 53593	Admin. Fee 100.00	Charge 90.00	Total 190.00

Parcel #: 05-123-06-226-010	6024 18TH AVE		
Owner of Record LAKESHORE HEALTH-KENOSHA LLC 7455 FRANCE AVE S EDINA, MN 55435	Admin. Fee 100.00	Charge 72.00	Total 172.00

Parcel #: 05-123-06-228-012	6025 22ND AVE		
Owner of Record JAY RZEPLINSKI LLC 27311 85TH PL SALEM, WI 53168	Admin. Fee 100.00	Charge 360.00	Total 460.00

Parcel #: 05-123-06-228-012	6025 22ND AVE		
Owner of Record JAY RZEPLINSKI LLC 27311 85TH PL SALEM, WI 53168	Admin. Fee 100.00	Charge 180.00	Total 280.00

Parcel #	Address	Admin. Fee	Charge	Total
05-123-06-228-012	6025 22ND AVE			
Owner of Record JAY RZEPLINSKI LLC 27311 85TH PL SALEM, WI 53168		100.00	90.00	190.00

Parcel #	Address	Admin. Fee	Charge	Total
05-123-06-228-012	6025 22ND AVE			
Owner of Record JAY RZEPLINSKI LLC 27311 85TH PL SALEM, WI 53168		100.00	72.00	172.00

Parcel #	Address	Admin. Fee	Charge	Total
05-123-06-231-013	1926 63RD ST			
Owner of Record ALPHA AFFINITY LLC 6821 30TH AVE KENOSHA, WI 53142		100.00	90.00	190.00

Parcel #	Address	Admin. Fee	Charge	Total
05-123-06-231-013	1926 63RD ST			
Owner of Record ALPHA AFFINITY LLC 6821 30TH AVE KENOSHA, WI 53142		100.00	72.00	172.00

Parcel #	Address	Admin. Fee	Charge	Total
05-123-06-231-014	1922 63RD ST			
Owner of Record ALPHA AFFINITY LLC 6821 39TH AVE KENOSHA, WI 53142		100.00	90.00	190.00

Parcel #	Address	Admin. Fee	Charge	Total
05-123-06-231-014	1922 63RD ST			
Owner of Record ALPHA AFFINITY LLC 6821 39TH AVE KENOSHA, WI 53142		100.00	72.00	172.00

Parcel #:05-123-06-232-019	1814 62ND ST		
Owner of Record JOSHUA RYAN HIRTLE EMILY LYNN KROCK 1814 62ND ST KENOSHA, WI 53143	Admin. Fee 100.00	Charge 360.00	Total 460.00

Parcel #:05-123-06-232-019	1814 62ND ST		
Owner of Record JOSHUA RYAN HIRTLE EMILY LYNN KROCK 1814 62ND ST KENOSHA, WI 53143	Admin. Fee 100.00	Charge 180.00	Total 280.00

Parcel #:05-123-06-232-019	1814 62ND ST		
Owner of Record JOSHUA RYAN HIRTLE EMILY LYNN KROCK 1814 62ND ST KENOSHA, WI 53143	Admin. Fee 100.00	Charge 90.00	Total 190.00

Parcel #:05-123-06-232-019	1814 62ND ST		
Owner of Record JOSHUA RYAN HIRTLE EMILY LYNN KROCK 1814 62ND ST KENOSHA, WI 53143	Admin. Fee 100.00	Charge 72.00	Total 172.00

Parcel #:05-123-06-232-019	1814 62ND ST		
Owner of Record JOSHUA RYAN HIRTLE EMILY LYNN KROCK 1814 62ND ST KENOSHA, WI 53143	Admin. Fee 100.00	Charge 72.00	Total 172.00

Parcel #:05-123-06-232-021	1804 62ND ST		
Owner of Record JUAN LUIS FRANCO BUITRON MANUEL CALDERON JR 3633 98TH PL PLEASANT PRAIRIE, WI 53158	Admin. Fee 100.00	Charge 72.00	Total 172.00

Parcel #: 05-123-06-279-013	6623 17TH AVE			
Owner of Record SCOTT BELHUMEUR 4422 W NORWICH AVE GREENFIELD, WI 53220-2711	Admin. Fee 100.00	Charge 360.00	Total 460.00	

Parcel #: 05-123-06-279-013	6623 17TH AVE			
Owner of Record SCOTT BELHUMEUR 4422 W NORWICH AVE GREENFIELD, WI 53220-2711	Admin. Fee 100.00	Charge 360.00	Total 460.00	

Parcel #: 05-123-06-279-013	6623 17TH AVE			
Owner of Record SCOTT BELHUMEUR 4422 W NORWICH AVE GREENFIELD, WI 53220-2711	Admin. Fee 100.00	Charge 360.00	Total 460.00	

Parcel #: 05-123-06-279-013	6623 17TH AVE			
Owner of Record SCOTT BELHUMEUR 4422 W NORWICH AVE GREENFIELD, WI 53220-2711	Admin. Fee 100.00	Charge 360.00	Total 460.00	

Parcel #: 05-123-06-280-025	6622 15TH AVE			
Owner of Record 6622 15TH AVENUE LAND TRUST 501 SILVERSIDE RD STE 87JQ WILMINGTON, DE 19809	Admin. Fee 100.00	Charge 180.00	Total 280.00	

Parcel #: 05-123-06-280-025	6622 15TH AVE			
Owner of Record 6622 15TH AVENUE LAND TRUST 501 SILVERSIDE RD STE 87JQ WILMINGTON, DE 19809	Admin. Fee 100.00	Charge 90.00	Total 190.00	

Parcel #:05-123-06-280-025**6622 15TH AVE****Owner of Record**6622 15TH AVENUE LAND TRUST
501 SILVERSIDE RD STE 87JQ
WILMINGTON, DE 19809Admin. Fee
100.00Charge
72.00Total
172.00**Parcel #:05-123-06-307-019****6806 14TH AVE****Owner of Record**6806 14TH AVENUE LAND TRUST
501 SILVERSIDE RD STE 87JQ
WILMINGTON, DE 19809Admin. Fee
100.00Charge
360.00Total
460.00**Parcel #:05-123-06-307-019****6806 14TH AVE****Owner of Record**6806 14TH AVENUE LAND TRUST
501 SILVERSIDE RD STE 87JQ
WILMINGTON, DE 19809Admin. Fee
100.00Charge
180.00Total
280.00**Parcel #:05-123-06-307-019****6806 14TH AVE****Owner of Record**6806 14TH AVENUE LAND TRUST
501 SILVERSIDE RD STE 87JQ
WILMINGTON, DE 19809Admin. Fee
100.00Charge
90.00Total
190.00**Parcel #:05-123-06-327-012****6821 22ND AVE****Owner of Record**VICTOR TAPIA
6821 22ND AVE
KENOSHA, WI 53143Admin. Fee
100.00Charge
360.00Total
460.00**Parcel #:05-123-06-327-012****6821 22ND AVE****Owner of Record**VICTOR TAPIA
6821 22ND AVE
KENOSHA, WI 53143Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #: 05-123-06-327-012	6821 22ND AVE			
Owner of Record VICTOR TAPIA 6821 22ND AVE KENOSHA, WI 53143	Admin. Fee 100.00	Charge 360.00	Total 460.00	

Parcel #: 05-123-06-327-012	6821 22ND AVE			
Owner of Record VICTOR TAPIA 6821 22ND AVE KENOSHA, WI 53143	Admin. Fee 100.00	Charge 360.00	Total 460.00	

Parcel #: 05-123-06-327-012	6821 22ND AVE			
Owner of Record VICTOR TAPIA 6821 22ND AVE KENOSHA, WI 53143	Admin. Fee 100.00	Charge 360.00	Total 460.00	

Parcel #: 05-123-06-327-012	6821 22ND AVE			
Owner of Record VICTOR TAPIA 6821 22ND AVE KENOSHA, WI 53143	Admin. Fee 100.00	Charge 360.00	Total 460.00	

Parcel #: 05-123-06-384-016	7310 16TH AVE			
Owner of Record JOSEPH L SALITURO 7310 16TH AVE KENOSHA, WI 53143	Admin. Fee 100.00	Charge 72.00	Total 172.00	

Parcel #: 05-123-06-431-011	6906 SHERIDAN RD			
Owner of Record BRANDI M DIAMOND 6906 SHERIDAN RD KENOSHA, WI 53143	Admin. Fee 100.00	Charge 72.00	Total 172.00	

Parcel #:05-123-06-458-016**1014 72ND ST****Owner of Record**JON P & DEBORAH L STRECKER
1014 72ND ST
KENOSHA, WI 53143-5420Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:05-123-06-458-016**1014 72ND ST****Owner of Record**JON P & DEBORAH L STRECKER
1014 72ND ST
KENOSHA, WI 53143-5420Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:05-123-06-458-016**1014 72ND ST****Owner of Record**JON P & DEBORAH L STRECKER
1014 72ND ST
KENOSHA, WI 53143-5420Admin. Fee
100.00Charge
180.00Total
280.00

Parcel #:05-123-06-458-016**1014 72ND ST****Owner of Record**JON P & DEBORAH L STRECKER
1014 72ND ST
KENOSHA, WI 53143-5420Admin. Fee
100.00Charge
90.00Total
190.00

Parcel #:05-123-06-458-016**1014 72ND ST****Owner of Record**JON P & DEBORAH L STRECKER
1014 72ND ST
KENOSHA, WI 53143-5420Admin. Fee
100.00Charge
72.00Total
172.00

Parcel #:06-123-07-101-019**7721 5TH AVE****Owner of Record**ALAN RUFFOLO
7721 5TH AVE
KENOSHA, WI 53143Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:06-123-07-101-019**7721 5TH AVE**

Owner of Record
 ALAN RUFFOLO
 7721 5TH AVE
 KENOSHA, WI 53143

Admin. Fee
 100.00

Charge
 360.00

Total
 460.00

Parcel #:06-123-07-101-019**7721 5TH AVE**

Owner of Record
 ALAN RUFFOLO
 7721 5TH AVE
 KENOSHA, WI 53143

Admin. Fee
 100.00

Charge
 360.00

Total
 460.00

Parcel #:06-123-07-101-019**7721 5TH AVE**

Owner of Record
 ALAN RUFFOLO
 7721 5TH AVE
 KENOSHA, WI 53143

Admin. Fee
 100.00

Charge
 360.00

Total
 460.00

Parcel #:06-123-07-101-019**7721 5TH AVE**

Owner of Record
 ALAN RUFFOLO
 7721 5TH AVE
 KENOSHA, WI 53143

Admin. Fee
 100.00

Charge
 360.00

Total
 460.00

Parcel #:06-123-07-101-019**7721 5TH AVE**

Owner of Record
 ALAN RUFFOLO
 7721 5TH AVE
 KENOSHA, WI 53143

Admin. Fee
 100.00

Charge
 360.00

Total
 460.00

Parcel #:06-123-07-101-019**7721 5TH AVE**

Owner of Record
 ALAN RUFFOLO
 7721 5TH AVE
 KENOSHA, WI 53143

Admin. Fee
 100.00

Charge
 360.00

Total
 460.00

Parcel #:06-123-07-101-019**7721 5TH AVE****Owner of Record**ALAN RUFFOLO
7721 5TH AVE
KENOSHA, WI 53143Admin. Fee
100.00Charge
360.00Total
460.00**Parcel #:06-123-07-202-010****7543 15TH AVE****Owner of Record**MMA DEVELOPMENT LLC
6333 HORSESHOE LN
RACINE, WI 53402Admin. Fee
100.00Charge
90.00Total
190.00**Parcel #:06-123-07-202-010****7543 15TH AVE****Owner of Record**MMA DEVELOPMENT LLC
6333 HORSESHOE LN
RACINE, WI 53402Admin. Fee
100.00Charge
72.00Total
172.00**Parcel #:07-222-14-177-030****1336 40TH CT****Owner of Record**HUSN-ARA ALI
ALI REVOCABLE TRUST
1336 40TH CT
KENOSHA, WI 53144Admin. Fee
100.00Charge
72.00Total
172.00**Parcel #:07-222-25-380-001****3017 43RD ST****Owner of Record**JOHN SAVAGLIO
3707 85TH ST UNIT D
KENOSHA, WI 53142Admin. Fee
100.00Charge
72.00Total
172.00**Parcel #:09-222-36-483-003****2215 57TH ST****Owner of Record**COMMUNITY PROPERTY HOLDINGS LL
6301 122ND AVE
KENOSHA, WI 53142Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:09-222-36-483-003**2215 57TH ST****Owner of Record**COMMUNITY PROPERTY HOLDINGS LL
6301 122ND AVE
KENOSHA, WI 53142Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:09-222-36-483-003**2215 57TH ST****Owner of Record**COMMUNITY PROPERTY HOLDINGS LL
6301 122ND AVE
KENOSHA, WI 53142Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:09-222-36-483-003**2215 57TH ST****Owner of Record**COMMUNITY PROPERTY HOLDINGS LL
6301 122ND AVE
KENOSHA, WI 53142Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:09-222-36-483-003**2215 57TH ST****Owner of Record**COMMUNITY PROPERTY HOLDINGS LL
6301 122ND AVE
KENOSHA, WI 53142Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:09-222-36-483-003**2215 57TH ST****Owner of Record**COMMUNITY PROPERTY HOLDINGS LL
6301 122ND AVE
KENOSHA, WI 53142Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:10-223-18-277-017**1704 15TH ST****Owner of Record**KENTON BUILDINGS CAMELOT LLC
8410 GROSS POINT RD
SKOKIE, IL 60077Admin. Fee
100.00Charge
180.00Total
280.00

Parcel #:11-223-30-152-029**914 38TH ST****Owner of Record**ALAN L RUFFOLO
7721 5TH AVE
KENOSHA, WI 53140Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:11-223-30-152-029**914 38TH ST****Owner of Record**ALAN L RUFFOLO
7721 5TH AVE
KENOSHA, WI 53140Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:11-223-30-302-027**3802 14TH AVE****Owner of Record**LEONARD M BANOVEZ
5104 SKILLMAN AVE APT A5
WOODSIDE, NY 11377-4186Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:11-223-30-302-027**3802 14TH AVE****Owner of Record**LEONARD M BANOVEZ
5104 SKILLMAN AVE APT A5
WOODSIDE, NY 11377-4186Admin. Fee
100.00Charge
180.00Total
280.00

Parcel #:11-223-30-302-027**3802 14TH AVE****Owner of Record**LEONARD M BANOVEZ
5104 SKILLMAN AVE APT A5
WOODSIDE, NY 11377-4186Admin. Fee
100.00Charge
90.00Total
190.00

Parcel #:11-223-30-308-015**1314 WASHINGTON RD****Owner of Record**JESUS R RODRIGUEZ
1314 WASHINGTON RD
KENOSHA, WI 53140Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:11-223-30-308-015

1314 WASHINGTON RD

Owner of Record
 JESUS R RODRIGUEZ
 1314 WASHINGTON RD
 KENOSHA, WI 53140

Admin. Fee	Charge	Total
100.00	360.00	460.00

Parcel #:11-223-30-308-015

1314 WASHINGTON RD

Owner of Record
 JESUS R RODRIGUEZ
 1314 WASHINGTON RD
 KENOSHA, WI 53140

Admin. Fee	Charge	Total
100.00	360.00	460.00

Parcel #:11-223-30-308-015

1314 WASHINGTON RD

Owner of Record
 JESUS R RODRIGUEZ
 1314 WASHINGTON RD
 KENOSHA, WI 53140

Admin. Fee	Charge	Total
100.00	360.00	460.00

Parcel #:11-223-30-308-015

1314 WASHINGTON RD

Owner of Record
 JESUS R RODRIGUEZ
 1314 WASHINGTON RD
 KENOSHA, WI 53140

Admin. Fee	Charge	Total
100.00	360.00	460.00

Parcel #:11-223-30-308-015

1314 WASHINGTON RD

Owner of Record
 JESUS R RODRIGUEZ
 1314 WASHINGTON RD
 KENOSHA, WI 53140

Admin. Fee	Charge	Total
100.00	360.00	460.00

Parcel #:11-223-30-308-015

1314 WASHINGTON RD

Owner of Record
 JESUS R RODRIGUEZ
 1314 WASHINGTON RD
 KENOSHA, WI 53140

Admin. Fee	Charge	Total
100.00	360.00	460.00

Parcel #: 11-223-30-428-018	3912 SHERIDAN RD		
Owner of Record SECRETARY OF VETERANS AFFAIRS 3401 W END AVE STE 760W NASHVILLE, TN 37203	Admin. Fee 100.00	Charge 360.00	Total 460.00
Parcel #: 11-223-30-453-014	932 42ND ST		
Owner of Record EUGENE CARABALLO III 932 42ND ST KENOSHA, WI 53140	Admin. Fee 100.00	Charge 90.00	Total 190.00
Parcel #: 11-223-30-453-014	932 42ND ST		
Owner of Record EUGENE CARABALLO III 932 42ND ST KENOSHA, WI 53140	Admin. Fee 100.00	Charge 72.00	Total 172.00
Parcel #: 12-223-31-139-009	824 48TH ST		
Owner of Record KST824 LLC 2800 E ENTERPRISE AVE UNIT 333 APPLETON, WI 54913	Admin. Fee 100.00	Charge 72.00	Total 172.00
Parcel #: 12-223-31-204-017	1704 50TH ST		
Owner of Record TODD M & KRISITNE M BROWN 1316 41ST AVE KENOSHA, WI 53144	Admin. Fee 100.00	Charge 72.00	Total 172.00
Parcel #: 12-223-31-232-020	4826 20TH AVE		
Owner of Record CWC PROPERTIES LLC 2400 LATHROP AVE RACINE, WI 53405	Admin. Fee 100.00	Charge 360.00	Total 460.00

Parcel #: 12-223-31-232-020	4826 20TH AVE		
Owner of Record CWC PROPERTIES LLC 2400 LATHROP AVE RACINE, WI 53405	Admin. Fee 100.00	Charge 360.00	Total 460.00

Parcel #: 12-223-31-232-020	4826 20TH AVE		
Owner of Record CWC PROPERTIES LLC 2400 LATHROP AVE RACINE, WI 53405	Admin. Fee 100.00	Charge 360.00	Total 460.00

Parcel #: 12-223-31-232-020	4826 20TH AVE		
Owner of Record CWC PROPERTIES LLC 2400 LATHROP AVE RACINE, WI 53405	Admin. Fee 100.00	Charge 360.00	Total 460.00

Parcel #: 12-223-31-232-020	4826 20TH AVE		
Owner of Record CWC PROPERTIES LLC 2400 LATHROP AVE RACINE, WI 53405	Admin. Fee 100.00	Charge 360.00	Total 460.00

Parcel #: 12-223-31-232-020	4826 20TH AVE		
Owner of Record CWC PROPERTIES LLC 2400 LATHROP AVE RACINE, WI 53405	Admin. Fee 100.00	Charge 180.00	Total 280.00

Parcel #: 12-223-31-232-020	4826 20TH AVE		
Owner of Record CWC PROPERTIES LLC 2400 LATHROP AVE RACINE, WI 53405	Admin. Fee 100.00	Charge 90.00	Total 190.00

Parcel #: 12-223-31-232-020	4826 20TH AVE		
Owner of Record CWC PROPERTIES LLC 2400 LATHROP AVE RACINE, WI 53405	Admin. Fee 100.00	Charge 72.00	Total 172.00

Parcel #: 12-223-31-251-007	5017 19TH AVE		
Owner of Record R JAMES NEAL 2328 ROOSEVELT RD KENOSHA, WI 53143	Admin. Fee 100.00	Charge 72.00	Total 172.00

Parcel #: 12-223-31-328-008	2006 53RD ST		
Owner of Record TIMOTHY WILLIAM SMITH REVOCABL JIANGPING XIAO REVOCABLE TRUST 481 BROADVIEW AVE HIGHLAND PARK, IL 60035	Admin. Fee 100.00	Charge 90.00	Total 190.00

Parcel #: 12-223-31-332-005	1929 53RD ST		
Owner of Record LUIS MARTINEZ 1929 53RD ST KENOSHA, WI 53140-3562	Admin. Fee 100.00	Charge 72.00	Total 172.00

Parcel #: 12-223-31-336-031	5432 16TH AVE		
Owner of Record RSB REAL ESTATE LLC 9022 25TH AVE KENOSHA, WI 53143	Admin. Fee 100.00	Charge 360.00	Total 460.00

Parcel #: 12-223-31-336-031	5432 16TH AVE		
Owner of Record RSB REAL ESTATE LLC 9022 25TH AVE KENOSHA, WI 53143	Admin. Fee 100.00	Charge 360.00	Total 460.00

Parcel #:12-223-31-336-031**5432 16TH AVE****Owner of Record**RSB REAL ESTATE LLC
9022 25TH AVE
KENOSHA, WI 53143Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:12-223-31-336-031**5432 16TH AVE****Owner of Record**RSB REAL ESTATE LLC
9022 25TH AVE
KENOSHA, WI 53143Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:12-223-31-336-031**5432 16TH AVE****Owner of Record**RSB REAL ESTATE LLC
9022 25TH AVE
KENOSHA, WI 53143Admin. Fee
100.00Charge
90.00Total
190.00

Parcel #:12-223-31-336-031**5432 16TH AVE****Owner of Record**RSB REAL ESTATE LLC
9022 25TH AVE
KENOSHA, WI 53143Admin. Fee
100.00Charge
72.00Total
172.00

Parcel #:12-223-31-358-007**5819 19TH AVE****Owner of Record**MATTHEW T & ROSALIND HARDY
5819 19TH AVE
KENOSHA, WI 53140-3938Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:12-223-31-358-007**5819 19TH AVE****Owner of Record**MATTHEW T & ROSALIND HARDY
5819 19TH AVE
KENOSHA, WI 53140-3938Admin. Fee
100.00Charge
360.00Total
460.00

Parcel #:12-223-31-384-013

5907 18TH AVE

Owner of Record
SAMIR AUDICHO
6814 106TH AVE
KENOSHA, WI 53142

Admin. Fee
100.00

Charge
180.00

Total
280.00

RESOLUTION TOTAL

62,422.00



TO: Mayor John M. Antaramian
Members of Finance
Members of the Common Council

FROM: *JML* Timothy M. Casey, Director

RE: **Option to Purchase between the City of Kenosha and Impact Seven, Inc. for a City owned site at 6523 14th Avenue, Tax Key #05-123-06-282-001 (District 3)**

DATE: January 11, 2024

Impact Seven, Inc., a Wisconsin based community development corporation, first approached the City in 2021 inquiring about the availability of the "Frost Site" at 6523 14th Avenue for an affordable housing development.

Impact Seven held neighborhood meetings and worked with Staff and the Plan Commission on design of the proposed development. The City rezoned the site to B-4 Mixed Use, and the Plan Commission reviewed a conceptual plan, provided input and plans were revised. Impact Seven was given an option on the site to pursue low income housing tax credits. Impact Seven did not receive an allocation of tax credits in 2022 or 2023.

Impact Seven approached the City again this year and is working with a new architect on changes to the project's design, partially necessitated by new requirements from the Wisconsin Housing and Economic Development Authority regarding handicap accessibility to all units within a development. The revised design will be reviewed by the Plan Commission at its January 18, 2024 meeting.

The attached option would provide Impact Seven the opportunity to apply for WHEDA Tax Credits. The option would run until 90 days after WHEDA has made a decision on granting 2024 tax credits. The option provides for City approvals including, "City Approval of the Aesthetics of the Design".

We recommend approval of this option.

TC:llb
Attachment

OPTION TO PURCHASE

Frost Flats

6523 14th Avenue
Tax Key 05-123-06-282-001

THIS OPTION TO PURCHASE (“Agreement”) is entered into this 10th day of January, 2024 (the “Effective Date”) by and between the City of Kenosha (“City”) and Impact Seven, Inc. (“Impact”).

RECITALS

- A. City owns that certain real property located at 6523 14th Avenue, in the City of Kenosha, Wisconsin (“Property”) more particularly described in Exhibit A attached hereto.
- B. Impact desires to acquire the Property and develop an affordable housing project with approximately seventy-two (72) units (“Project”).
- C. City has demonstrated that it is amenable to the Project by granting Impact’s previous request to rezone the Property.
- D. City of Kenosha Plan Commission is amenable to the Project and to that end has reviewed conceptual plans for the Project, subject to modifications it may request.

AGREEMENT

For and in consideration of the sum of One Dollar (\$1.00) tendered herewith, the City does hereby grant unto Impact an option to purchase the Property on the following terms and conditions:

1. **Purpose.** Subject to the conditions herein, this Option is granted for the purpose of granting the exclusive right to Impact to purchase the Property in order to construct the Project. From and after the Effective Date, and until this Agreement is terminated, City shall not enter into any new contracts or agreements relating to the Property, including without limitation, mortgages or other instruments that encumber the Property, leases, options, rights of first refusal, or any other agreement that impairs Impact’s exclusive right to purchase the Property.
2. **Terms.** The Parties agree that the purchase price for the Property shall be One Dollar and no/100 (\$1.00). All terms and obligations for the sale of the Property are subject to negotiations satisfactory to the Parties including, but not limited to, (1) City approval of the aesthetics of the design, (2) environmental approvals, (3) affordable housing requirements/limitations, (4) indemnification obligations, (5) the parties’ respective duties and obligations and (6) any contingencies to be set forth in an Offer to Purchase to be executed by the parties at a future date.
3. **Option Period.** This Option shall commence on the Effective Date and unless terminated by mutual agreement shall continue in effect for a period of ninety (90) days after the Wisconsin Housing and Economic Development Authority has determined whether to grant the Project Low Income Housing Tax Credits for the 2024 calendar year. Should Impact fail to exercise its option before the expiration of the Option period, this option shall be null and void and neither party shall have any further obligation hereunder.

4. **City's Warranties and Representations.** City hereby makes the following warranties and representations with respect to the Property:
- a. City has the full power and authority to enter into this Option.
 - b. To the best of City's current and actual knowledge, City has not received, and City has no knowledge of any predecessor receiving, notice of any violation of any law, municipal ordinance or other governmental requirement affecting the Property. City has no knowledge that any governmental authority is contemplating issuing such notice or that any such violation exists.
 - c. To the best of City's current and actual knowledge, City is not a party to any agreement, contract or commitment to sell, convey, lease, assign, transfer, provide option rights, provide rights of first refusal, or otherwise give any third party any rights to use or occupy all or any part of the Property.
 - d. To the best of City's current and actual knowledge, there are no condemnation or eminent domain proceedings, nor any negotiations in lieu of condemnation, pending against the Property, and City is not aware of any condemnation or eminent domain proceedings being contemplated or threatened against the Property.
5. **Notices.** All notices and demands by either party to the other shall be given in writing and personally delivered or sent by overnight commercial courier and addressed:

To the City: Director of City Development
Municipal Building, Room 308
625 52nd Street
Kenosha, WI 53140

With copies to: City Clerk/Treasurer
Municipal Building, Room 105
625 52nd Street
Kenosha, WI 53140

Office of the City Attorney
Municipal Building, Room 201
625 52nd Street
Kenosha, WI 53140

To Impact: Impact Seven
2961 Decker Drive
Rice Lake, WI 54868

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties hereto have hereunto executed this Agreement on the dates below given.

CITY OF KENOSHA, WISCONSIN,
A Wisconsin Municipal Corporation

BY: _____
JOHN M. ANTARAMIAN, Mayor

Date: _____

BY: _____
MICHELLE L. NELSON,
City Clerk/Treasurer

Date: _____

STATE OF WISCONSIN)
 :SS.
COUNTY OF KENOSHA)

Personally came before me this ____ day of _____, 2024, the abovementioned John M. Antaramian and Michelle L. Nelson to me known to be the Mayor and City Clerk/Treasurer of the City of Kenosha, Wisconsin, respectively, who executed the foregoing instrument and acknowledged the same.

Print Name: _____
Notary Public, Kenosha County, WI.
My Commission expires/is: _____

PARCEL I:

Part of the Northwest Quarter of Section Six (6) in Town One (1) North, of Range Twenty-three (23) East, in the Third Ward of the City of Kenosha, particularly described as follows: Commencing at the point on the East line of Fremont Avenue, which is two hundred and ten (210) feet South of the point when the south line of Strong Street intersects the East line of Fremont Avenue; thence running South on the East line of Fremont Avenue to the South line of said Quarter Section, the same being the North line of Symonds Subdivision as platted; thence East on said South line of said Quarter Section to the right of way of the Chicago and North-western Railway Company; thence North or Northerly along said right of way to the point due East of the point of Commencement; thence West to the point of commencement, the said premises being the same as conveyed by Frederick Bockenhauser and others to the said Fred Larsen by warranty deed dated March 18, 1907 recorded in the office of the Register of Deeds, Kenosha County on the 24th day of March, A.D. 1907, in Volume 60 of Deeds, Page 324, excepting and reserving therefrom the North eighty (80) feet thereof.

PARCEL II:

Part of the Northwest 1/4 of Section 6 in Town 1 North of Range 23 East, in the Third Ward of the City of Kenosha, particularly described as follows: Commencing at the point on the East line of Fremont Avenue, which is 130 feet South of the intersection of the South line of Strong Street and the East line of Fremont Avenue; thence South on the East line of Fremont Avenue eighty feet to the North line of land now owned by The Frost Manufacturing Company; thence East on the North line of the land of said Frost Manufacturing Company to the Right of Way of the Chicago and Northwestern Railway Company, thence North or Northerly along the said Right of Way to a point due East of the point of commencement; thence West to the point of commencement.

PARCEL III:

Part of the northwest quarter of section six (6), in township one (1) north of range twenty-three (23) east of the Fourth Principal Meridian, lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin, and more particularly described as: Commencing at a point on the east line of Fremont Avenue one hundred five and six-tenths (105.6) feet south of the south line of Strong Street as laid out in Bond's Subdivision and extended east as the Chicago and North Western Railroad; thence south, along and upon the east line of Fremont Avenue, twenty (20) feet, to the north line of a twelve (12) foot strip of land sometimes used as an alley or right-of-way; thence east two hundred fifteen (215) feet and to a point one hundred twenty-four and four-tenths (124.4) feet south of the south line of Strong Street as aforesaid; thence north twenty (20) feet, to a point one hundred four and four-tenths (104.4) feet south of the said south line of Strong Street, which point is two hundred fourteen and eighty-four hundredths (214.84) feet east of the east line of Fremont Avenue; thence west two hundred fourteen and eighty-four hundredths (214.84) feet to the point of beginning; together with all rights, titles, interest, easements, and rights-of-way of the City of Kenosha to and over that strip of land twelve (12) feet in width, heretofore mentioned, and lying south of and immediately adjoining the premises herein described.

PARCEL IV:

Part of the northwest quarter of section 6, township 1 north, range 23 east of the fourth principal meridian, and more particularly described as follows: Commence at the southeast corner of 65th Street and 14th Avenue; thence east along and upon the south line of 65th Street, 214 feet, more or less; thence south 104.4 feet; thence west parallel to the south line of 65th Street, 214.85 feet to the east line of 14th Avenue; thence north, along and upon the east line of 14th Avenue, 105.6 feet and to the place of beginning, and lying and being in the City of Kenosha, in the County of Kenosha and State of Wisconsin, ALSO, that part of the northwest quarter of said section 6, bounded and described as follows: Beginning at a point in the south line of 65th Street, distant 50 feet westerly, measured at right angles from the centerline of the most westerly spur track of the Chicago and North Western Railway Company, as now located and established; thence southerly parallel with said centerline of said spur track a distance of 124.4 feet; thence easterly parallel with said south line of 65th Street, a distance of 20 feet; thence northerly parallel with said centerline of said spur track a distance of 124.4 feet, more or less, to a point in said south line of 65th Street; thence westerly along said south line of 65th Street, a distance of 20 feet, more or less, to the point of beginning, and lying and being in the City of Kenosha, in the County of Kenosha and State of Wisconsin.