

## Agenda

**Redevelopment Authority of the City of Kenosha Meeting  
Municipal Building, 625 52nd Street – Room 204  
Tuesday, September 19<sup>th</sup>, 2023  
5:00 pm**

Authority Member Veronica Flores, Chairperson  
Authority Member Doug Williams, Vice-Chairperson  
Alderperson Rollin Pizzala

Authority Member Shayna Griffin  
Authority Member Eric Migrin  
Authority Member Dennis Nelson  
Authority Member Lydia Spottswood

Call to Order  
Roll Call  
Citizens Comments

Approval of the Minutes from the meeting held July 18<sup>th</sup>, 2023.

1. Creation of Uptown East Subcommittee
2. Report on Uptown East Property Condition Survey
3. Discussion on Public Safety in Uptown Area
4. Update on Proposed City Housing Initiative

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 18<sup>th</sup>, 2023**

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**MEMBERS PRESENT:** Veronica Flores, Doug Williams, Eric Migrin, Lydia Spottswood

**MEMBERS EXCUSED:** Alderperson Rollin Pizzala, Shayna Griffin, Dennis Nelson

**STAFF PRESENT:** Tim Casey, Onya Bates

The meeting was called to order at 5:06pm by Chairperson Flores, roll call was taken.

**Citizens Comments** – No Citizen’s comments

A motion was made by Ms. Spottswood and seconded by Mr. Migrin to approve the minutes of June 20<sup>th</sup>, 2023. The motion passed. (Ayes 4, Noes 0)

**1. Update on Offer to Purchase 5113 13<sup>th</sup> Avenue**

Mr. Casey went over the previous amendment to the agreement that shows the closing fee of \$1,850 to be the responsibility of the City of Kenosha. He mentioned the Agreement forgot to include a commission price of \$2,520 for the Re/Max agent, Michelle Volkmar, that we have been working with. The City’s new total to pay is \$108,787.13. Common Council approved the acquisition on July 17<sup>th</sup>, 2023.

A motion was made by Ms. Spottswood and seconded by Mr. Williams to receive and file.

Ms. Flores stated that when an amendment is made, she would like it brought before the Redevelopment Authority.

Mr. Casey stated that the amendment was brought before the Authority at the previous meeting. He went on to explain that City staff will be having an upcoming meeting where they will be discussing which lots they would like to prepare to sell. The contracts will then be brought before the Redevelopment Authority for their input.

Ms. Spottswood questioned if the amendment was brought before the Finance Committee and the Common Council.

Mr. Casey replied yes.

Ms. Spottswood questioned if there was any push back about proceeding with acquisitions.

Mr. Casey answered yes and no. He explained that Alderman Ruffalo has expressed concerns with the City purchasing properties. Not only are there acquisition costs, but there are demolition costs, as well as environmental issues at times. There is no formal

redevelopment plan for the "Super Block". The plan was previously considered but not adopted, but the Redevelopment Authority has been acquiring properties in that area for quite some time now. There will be three residential properties left on the 13<sup>th</sup> Avenue boundary, but it has proven beneficial for the City to keep control of that block, especially when the Transfer Station is moved.

Ms. Spottswood explained how in the past, the City was making acquisitions at a gradual rate as the parcels became available instead of one mass push for the properties. She stated that there is a lot of potential for the large parcels we have located close to the water front.

Mr. Casey stated that the "Super Block" is a 14 acre lot. We have been trying to move away from super blocks and reestablish a grid layout, but if we were looking to develop a large site with a sports stadium, for example, that opens the parcel to a lot of potential uses.

The motion passed. (Ayes 4, Noes 0)

## **2. Consideration of: Sublease Between the Kenosha Transit Commission of the City of Kenosha and Blast From the Past Pizza, LLC**

Andrew Schmidt, 902 46<sup>th</sup> Street, Lower, was present to represent the Transit Commission. He stated that the approval of the sublease was unanimously voted on by the Transit Commission. He went on to explain that the restaurant was clean, and the food as well as the customer service was great.

Nelson Ogbuagu, Director of Transit, was present. He stated that he supports Blast From the Past Pizza to sublease at the train station as it has been difficult to find a tenant.

Robert Hayes, 8123 67<sup>th</sup> Avenue, was present to represent Blast From the Past Pizza. He stated that his wife and he are life-long Kenosha residents and would love to move the business back within the City limits. He stated that they currently have their business in Silver Lake, Wisconsin.

Ms. Flores questioned if they will only be leaving one location open?

Mr. Hayes answered yes.

Mr. Williams wondered if the bathrooms will be monitored and open in the mornings if they do not open until later in the day?

Mr. Casey added that due to COVID, there are more spaces looking to be filled by a restaurant versus restaurateurs looking to fill a space. Commercial building owners are offering very favorable deals to restaurateurs to treat as an amenity for the travelers. It is in a location where it is not just a stop used by Transit users, but it is a destination and draws customers in.

Ms. Flores questioned how long it has been since a restaurant occupied the space.

Mr. Ogbuagu answered two years.

Ms. Flores stated that bathrooms are important for hygiene purposes. She questioned what the planned hours will be, and if they are limited, why?

Mr. Williams asked if anyone is opening the building as of now?

Mr. Hayes answered no, the building has been closed for two years.

Ms. Flores asked when the restaurant is open, will the bathrooms be open at the same times?

Ms. Bates asked are the port-o-potties available for anyone or just special events?

Mr. Ogbuagu answered just for special events.

Ms. Flores stated that she has concerns. She explained if the restaurant is open, then the bathrooms should be open, as well. She asked who maintains the bathrooms?

Mr. Ogbuagu stated that if the restaurant is open, the bathrooms will be open.

Mr. Migrin added the Kenosha Metra System has a burst of trains in the morning, in the afternoon and then again in the evening. He asked Mr. Hayes what the proposed start time will be?

Mr. Hayes stated that the Chairperson of the Transit Committee advised they operate at the same business hours of the current Bristol location. They plan to open for lunch at noon and close in the evening at 8:00pm.

Mr. Migrin states he is in support of Blast From the Past Pizza to occupy the space.

Mr. Casey asked if both the Metra trains and Coach USA busses have bathrooms on them?

Mr. Ogbuagu answered yes.

Mr. Williams stated that there used to be someone there in the mornings for people coming in before the train.

Ms. Spottswood stated that she can understand not wanting to have the bathrooms open when there is no one there to manage them. That can lead to problems like loitering, vandalism and more. She also explained that the parking lot is confusing to understand where to park with or without a permit and overnight parking. The drive that loops by Stationside Village near the train retaining wall would be a great location to install a gate and charge a fee for overnight parking. That could help generate some revenue, as well.

Mr. Williams stated that that lot was previously used by the public visiting only for the restaurant when Choo-Choo Charlie's inhabited the space.

Ms. Spottswood explained that the reason for suggesting using that lot for overnight parking besides generating revenue is for the fact that people planning to stay somewhere over night usually have luggage or bags with them. Placing them closer to the station provides convenience for the patrons. Keeping that lot gated for overnight parking also keeps the other lot open and free for residents to park in when just visiting

the restaurant.

Mr. Migrin added that he never had a problem finding parking when the space previously was Choo-Choo Charlie's due to the space being fairly small.

Mr. Hayes added that he does not feel they really need more parking to be available.

Ms. Flores asked what the square footage is?

Mr. Hayes stated that the space is 2,200 square feet including the kitchen.

Mr. Ogbuagu added that when Choo-Choo Charlie's left, he removed the "Restaurant Parking Only" sign.

Ms. Spottswood stated that it is easier to control the space if residents have to pull a ticket to put in their dash. Charging a fee to get the ticket will help create revenue for the station. She continued on to say that the restaurant parking should not require a ticket as we want the lot as accessible as possible.

Mr. Williams looked up a satellite view of the station. He explained to Ms. Spottswood that by the looks of the map, the larger lot is already paid parking.

Mr. Migrin stated that the paid parking issue for train users is an issue for the Transit Commission. We just need to discuss the restaurant parking.

A motion was made by Mr. Williams and seconded by Mr. Migrin to approve the Staff recommendation. The motion passed. (Ayes 4, Noes 0)

Mr. Casey asked Mr. Hayes when they plan on opening?

Mr. Hayes stated that they will be open in about a month and a half.

### **3. Update on Uptown East Survey**

Mr. Casey started by thanking both Onya Bates and Rachel Gasper of City Development for taking on this project and going out to survey the area, as well as Mike Callovi for helping set up the app. From 24<sup>th</sup> Street all the way to 63<sup>rd</sup> Street we found about 330 blighted properties with 217 of those properties being residential. The remaining were either vacant lots or commercial properties.

Ms. Bates explained her findings while out surveying the area. She stated that there were 99 minor repairs for window units most commonly. They were simply missing a pane or cracked, or just showed normal wear and tear from age. She stated that surprisingly, many homes had new windows. She went on explaining that there were 52 major repairs needed like porches and steps. Many porches were either sagging or missing posts. She also stated that there were 9 critical repairs that included things like roof repairs. Ms. Bates went on to say that there was not as much deterioration as expected and the most common issues were more cosmetic like painting and siding. The homeowners are maintaining their homes, they just need a little bit of help with repairs like siding and porches.

Ms. Flores stated that the repairs needed are major top-dollar items. Roofs can run from \$10,000-\$17,000 and siding is around \$17,000-\$28,000 these days. We cannot help

everyone, but these low income neighborhoods need some type of help.

Ms. Bates also mentioned there were some homes that had multiple mailboxes and the home did not look like it could house that many addresses. The parking situation looked like it could cause issues as well.

Ms. Flores stated that those are legal multi-family homes. She continued on to say that the study was not only to look at the condition of the homes, but crime rates as well. She asked if anything was found on that?

Mr. Casey answered that they have not found anything yet. He went on to say that not only have they had two City Development Staff out to go through the neighborhood, City Inspections has also had four of their Inspectors out to do an intense search for code violations in the same area. When surveying the area, however, staff could only record problems visible from the sidewalk.

Ms. Bates stated that there were Inspectors out in the area while the Development staff was out surveying. She mentioned she had spoken to some homeowners who had yellow tags on their doors. Those tags indicated Inspections had been by and there were no violations. There were a lot of yellow tags present in the neighborhood.

Mr. Casey stated that the Inspections department will be putting together a report of their findings and will meet with the Development staff to discuss all issues found. His staff will be meeting with the Police Chief as well. He went on to mention that some of the residents in the area have had a concern with how many City staff have been present lately. Mr. Casey continued on to talk about the housing programs the Mayor is putting together in the next few months. The Mayor's intent is to create grants and loans available for homeowners specifically.

Ms. Bates stated that she spoke with some of the homeowners in the area and asked about any concerns about crime. They said the crime has decreased in the last 10 years or so.

Ms. Flores asked if there was a way we can notify the residents and let them know what we are doing and why we are out there? She wants the residents to understand we are there to help.

Ms. Bates stated that as a board, they can put something together.

Mr. Casey added that in a few months we will be announcing the housing programs as well, which is great news to the homeowners.

Ms. Flores stated that the residents can feel a little threatened seeing so many City staff in the area.

Mr. Casey stated that he thinks it would be a great idea to keep in contact with the residents about what is going on in their neighborhood. The Authority and Staff can discuss that further.

Ms. Bates added that she gave a brief overview of the study to any residents she did have a chance to speak to.

Mr. Migrin stated that they need to be careful announcing any grants or funding until it is

confirmed to be approved.

Mr. Casey stated that he will not discuss any financial assistance until it has been approved by the Administration and the Common Council.

Ms. Spottswood asked that if 50% of the properties are rentals, is there a correlation between maintenance and owner-occupied or rental homes?

Ms. Bates stated that she will meet with Mr. Callovi to get some numbers on that.

Ms. Spottswood added it would also be helpful to know if those same landlords are local or absentee landlords. The local landlords seem very open to being a part of the solution. Absentee landlords are harder to enforce even with tickets and tax bills.

Mr. Migrin asked if there is revenue collected from the tickets and tax bills?

Mr. Casey stated that when a code is violated, it results in a ticket for corrective action. If no action is taken, homeowners can be assigned fines that accrue against your taxes.

Mr. Migrin asked if the revenue collected from these tickets against absentee landlords goes into a pot that can then be used to benefit the local landlords who are actually trying to maintain their properties?

Mr. Casey stated that the Director of Inspection can speak on that. The City is serious about fines, and if they are not paid they will show up on tax bills.

Mr. Williams asked if there has been any other action taken?

Mr. Casey responded no, City staff wanted to provide the Authority with an update. We will be meeting with both Inspection and the Police Department very soon and will come back to the subcommittee with those findings.

Ms. Spottswood added that regarding the nine critical repairs, the City offers assistance through the HOME Commission for emergency repairs. Mike Maki would know how much money is left in that budget.

Ms. Bates stated that she has been cross-training on HUD funding with Mr. Maki and has been working on statistics for that, as well.

Ms. Flores stated that the HOME Program would be a huge assistance to families in the neighborhood who are struggling.

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

### **Committee Comments**

Ms. Flores mentioned a print out she provided regarding the language to be used for Addendum O. She referenced in the document that the language says "not landlord/tenant" meaning it is not a landlord and tenant situation during post-occupancy. Addendum R is a great example as well when it goes into eviction. The language helps keep the landlord responsible for evicting the tenants even after we purchase the property.

Mr Casey stated that City staff and the Chairperson can meet with Bill Richardson, the City Attorney to discuss requirements as a public entity. We would like a situation with as few tenants as possible. He went on to mention that at 5113 13<sup>th</sup> Avenue there is no tenant in the second portion of the duplex, but the owner does live there for now.

A motion was made by Mr. Williams and seconded by Ms. Spottswood to adjourn the meeting. The motion passed (Ayes 4, Noes 0). The meeting adjourned at 5:58pm.

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

Timothy M. Casey, Director of City Development

Meeting Minutes Prepared by: Olyvia Holbach, City Development





REDEVELOPMENT AUTHORITY  
Staff Report – Item #1

Tuesday, September 19<sup>th</sup>, 2023 at 5:00 pm  
Municipal Building  
625 52nd Street – Room 204 – Kenosha, WI 53140

**Creation of Uptown East Subcommittee**

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Aldersperson Michalski, District 3, has been notified  
Aldersperson Dyson, District 12, has been notified.

**LOCATION AND ANALYSIS:**

**Site:** Uptown East

The Redevelopment Authority had previously discussed the creation of a subcommittee to review staff findings and make recommendations regarding the Uptown East Redevelopment Area Plan. This item had not been placed on an agenda for action, and the City Attorney has recommended we agenda the item and act on it.

**RECOMMENDATION:**

Staff recommends the Redevelopment Authority nominate and appoint the subcommittee for the Uptown East Redevelopment Plan.

  
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Timothy M. Casey, Director



REDEVELOPMENT AUTHORITY  
Staff Report – Item #2

Tuesday, September 19<sup>th</sup>, 2023 at 5:00 pm  
Municipal Building  
625 52nd Street – Room 204 – Kenosha, WI 53140

Report on Uptown East Survey

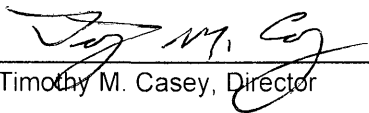
**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Aldersperson Michalski, District 3, has been notified  
Aldersperson Dyson, District 12, has been notified.

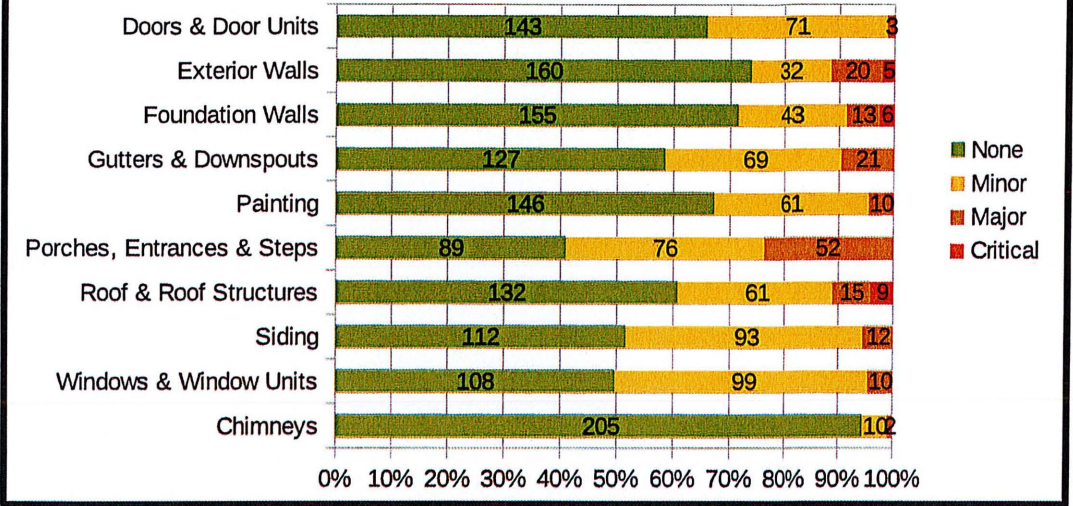
**LOCATION AND ANALYSIS:**

**Site:** Uptown East

Staff conducted a field inventory of property conditions in the proposed Uptown East Redevelopment Area. Staff visually inspected properties from the public sidewalk and noted conditions. These observations were entered into an application on a tablet. Staff has provided the Board with those findings and would like to discuss the next steps.

  
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Timothy M. Casey, Director

### Uptown East Survey Results



## Uptown East Survey Results

Overall Ratings (217)

