Redevelopment Authority of the City of Kenosha Meeting
TELECONFERENCE
Tuesday, June 8, 2021
5:00 pm

Authority Member Doug Williams, Chairperson
Authority Member Eric Migrin, Vice-Chairperson
Alderperson Rollin Pizzala

Authority Member Steve Chalmers
Authority Member Veronica Flores
Authority Member Dennis Nelson

Call to Order
Roll Call

Approval of Minutes from May 18, 2021

1. Request for Proposals for New Construction of Owner Occupied Single Family Homes in the Wilson Redevelopment Project Area

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 purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Authority may or may not reconvene into open session.

Authority Comments

Adjournment

Due to the COVID 19 Pandemic, no in-person public attendance at this meeting is allowed. If you wish to observe the meeting, you may listen in by calling 312-626-6799 or 646-558-8656, Meeting ID 994 2495 8906.

If you experience difficulties with the telephone connection such that you are not able to use it due to a possible technical malfunction of the City services, email comments@kenosha.org to alert staff to the existence of the problem.

Meetings of the Redevelopment Authority are typically recorded. The archive of the meeting is typically available two business days after the conclusion of the meeting, at http://www.kenosha.org/government/common-council/agendas-minutes-video.

IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 262-653-4030 BY NOON OF THIS MEETING DATE TO MAKE ARRANGEMENTS FOR REASONABLE ACCOMMODATIONS.
Members present: Doug Williams, Eric Migrin, Alderperson Rollin Pizzala, Veronica Flores

Members excused: Steven Chalmers, Dennis Nelson

Staff present: Zohrab Khaligian, Timothy Casey

The meeting was called to order at 5:01 pm by Chairperson Doug Williams, roll call was taken.

A motion was made by Alderperson Pizzala and seconded by Mr. Migrin to approve the minutes of April 29, 2021. The motion passed. (Ayes 4, Noes 0)

1. Amendment to Offer to Purchase 5113 13th Avenue

Mr. Khaligian explained the Staff Report.

Alderperson Pizzala asked if this is the food truck property?

Mr. Khaligian said no.

A motion was made by Ms. Flores and seconded by Mr. Migrin to approve the amendment to offer to purchase. The motion passed. (Ayes 4, Noes 0)

2. Property Management Agreement for 2110 61st Street

Mr. Khaligian explained the Staff Report and stated that Common Council approved the offer. This is the Redevelopment Authority’s typical property management agreement with Wendy Gauss.

A motion was made by Alderperson Pizzala and seconded by Mr. Migrin to approve the Property Management Agreement. The motion passed. (Ayes 4, Noes 0)

3. Habitat for Humanity of Kenosha Development Agreement Update

Mr. Khaligian explained the Staff Report. The Redevelopment Authority is required to convene a public hearing because the proposed land transfer to Habitat for Humanity is being made without public bidding. Proposed hearing date is the Redevelopment Authority’s June 22nd, 2021 meeting. A report of the transfer also needs to be approved by the Common Council, so the Redevelopment Authority will need to amend the agreement to extend the closing date from June 30th, 2021 to July 31st, 2021.

A motion was made by Ms. Flores and seconded by Mr. Migrin to receive and file. The motion passed. (Ayes 4, Noes 0)
4. Request for Proposals for New Construction of Owner Occupied Single Family Homes in the Wilson Redevelopment Project Area

Mr. Khaligian explained that one proposal was received and the Redevelopment Authority will need to go into closed session to review.

A motion was made by Alderperson Pizzala and seconded by Mr. Migrin to go into closed session. The motion passed on a roll call vote. (Ayes 4, Noes 0) (Williams- Aye, Migrin- Aye, Pizzala- Aye, Flores- Aye)

Committee Comments

A motion was made by Alderperson Pizzala and seconded by Mr. Migrin to adjourn the meeting. The motion passed. (Ayes 4, Noes 0) The meeting adjourned at 5:41 pm.

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

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Timothy M. Casey, Director of City Development

Meeting Minutes Prepared by: Zohrab Khaligian, City Development
Request for Proposals for New Construction of Owner Occupied Single Family Homes in the Wilson Redevelopment Project Area

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderman Kennedy, District 10, was notified

LOCATION & ANALYSIS

Site: 45th Street on the north, 35th Avenue on the east, 50th Street on the south and 38th Avenue on the west

A proposal was submitted by Acadia Properties LLC in partnership with DAC General Contracting. DAC General Contracting did attend the pre-bid meeting.

RECOMMENDATION:

To go into Closed Session to interview the proposer.

A. Zohrab Khalgian, Community Development Specialist

Timothy M. Casey, Director