Agenda

Redevelopment Authority of the City of Kenosha Meeting
Municipal Building, 625 52nd Street – Room 204
Tuesday, September 17, 2019
5:00 pm

Authority Member Doug Williams, Chairperson
Authority Member Steve Chalmers
Authority Member Veronica Flores

Authority Member Tim Thompkins
Alderperson Stephanie Kemp
Authority Member Eric Migrin, Vice-Chairperson

Call to Order
Roll Call
Citizens Comments

Approval of Minutes from July 16, 2019

1. Wilson Redevelopment Project Area- Update

2. Uptown East- Update

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 property. The Authority may or may not reconvene into open session.

Authority Comments

Adjournment

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 16, 2019

MEMBERS PRESENT: Doug Williams, Eric Migrin, Veronica Flores, Steve Chalmers

MEMBERS EXCUSED: Tim Thompkins, Alderperson Stephanie Kemp, and Patricia Gasser

STAFF PRESENT: Zohrab Khaligian

The meeting was called to order at 5:00 pm by Chairperson Doug Williams, roll call was taken.

Citizens Comments

Angela Elliot, 7944 Daniel Court, Mt. Pleasant, with Habitat for Humanity would like to be considered for the Wilson Heights Development single-family homes build.

Citizens Comments Closed

A motion was made by Mr. Migrin and seconded by Ms. Flores to approve the minutes of June 18, 2019. The motion passed. (Ayes 4, Noes 0)

1. Tax Incremental District #27 (Downtown Vision)

Mr. Williams asked if there will be any action later on for Redevelopment Authority to vote on?

Ms. Flores asked if the majority of blighted lots were commercial, or vacant lots downtown? Any residential properties included in the blighted area? Are the neighboring properties informed of the blighted locations nearby?

Mr. Khaligian explained TID #27 was presented to the Authority for informational purposes. The blighted lots used to be buildings that were razed. Once they were torn down some of the lots were turned into parking lots. The public was notified in the public notices. There are no residential homes in this area.

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

2. Wilson Redevelopment Project Area – Update

Ms. Flores asked Habitat for Humanity if they could meet the Authority’s criteria for the homes example sq. ft. size for bedrooms and amenities? Are they able to do bigger size homes then the one they explained to the Authority?
Ralph McCarthy, Habitat Board Chair, stated that the number of bedrooms depends on the family size. They would like to give everyone in the home their own room. There would be basic amenities to keep the home affordable. Mr. McCarthy said they can make bigger homes. The home they built on 36th Avenue in the Wilson neighborhood was about 1500 sq. ft.

Mr. Khaligian said when Habitat for Humanity built homes in the past for the City, they had similar criteria as this RFP.

Ms. Flores inquired about the minimum sq. ft. in new builds for Habitat for Humanity? Any issues with new builds?

Mr. McCarthy said the minimum would be 1200 sq. ft.

Mr. Carson with Habitat for Humanity, said the issue is keeping the cost down for builds because they are always looking for assistance. This year Habitat has done two home rehabs, and 2 new home builds. Usually they have ten builds a year.

Mr. McCarthy would like to build four to six homes/year. The problem is not enough certified contractors to stay within budget on the builds.

Ms. Flores said she understands trying to keep the build to a minimum and on budget to lower the mortgage cost/sq. ft.

Mr. Carson said there is a two story home being built with a budget of $141,000 but right now they are at $121,000. Without much assistance they may go over budget.

Ms. Elliot said she has other organizations helping with the cost or donating time to help with the build of the homes.

Mr. Migrin asked if Habitat for Humanity can be flexible with the size of the home to be built?

Mr. Khaligian said it can be changed due to the size of the family. The City has been satisfied with the homes Habitat for Humanity has built in this neighborhood. How many sites can Habitat for Humanity can commit to?

Mr. McCarthy currently has eight to nine homes in the works. In 2021 new builds could be possible. It takes time to get a family approved. Habitat for Humanity is already booked for 2020.

Mr. Chalmers asked if Mr. McCarthy prefers new builds over rehabs?

Mr. McCarthy prefers new builds but it is good to do rehabs in the winter. Rehabs have lower amounts of money to work with and income restrictions.

Mr. Khaligian mentioned in the past the City received two new homes from the County that were in decent shape. This year, the City has received homes in such bad shape that they need to be razed.
Ms. Flores loves the program Habitat for Humanity and would like to know how we can help? How many volunteers do you have?

Mr. McCarthy has about two hundred volunteers. One can help by referring people. There is a lot of help from local churches.

Mr. Chalmers asked how does Habitat for Humanity get the word out that they are in need of volunteers?

Mr. McCarthy said they network in Kenosha County, Facebook, word of mouth, and corporate introductions.

Mr. Khaligian said staff will continuing meeting with Mr. McCarthy to discuss the builds in 2021 and report back to the Redevelopment Authority.

Mr. McCarthy has been building in areas where the families are dedicated and remain in these homes for twenty plus years.

Ms. Flores and Mr. Chalmers are excited to possibly work with Habitat for Humanity in the future. This may help get other builders into the neighborhood in the future.

Mr. Williams likes the idea and it helps a good cause.

A motion was made by Ms. Flores and seconded by Mr. Migrin to allow proposals for the RFP for Trinity Homes and Liberty Builders LLC. The motion passed. (Ayes 4, Noes 0)

A motion was made by Mr. Migrin and seconded by Ms. Flores to receive and file the Habitat information. The motion passed. (Ayes 4, Noes 0)

3. **Uptown East – Offer to Purchase 2108 62nd Street**

Mr. Williams asked if this property would have to be razed.

Mr. Khaligian stated that the Mayor would like any home purchased in this neighborhood be razed. There are too many issues in this area. The City will close on this property this month. Next is abatement test, followed by RFP to abate and raze the home.

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

4. **Uptown East-Update**

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

A motion was made to reconvene back into open session by Ms. Flores, seconded by Mr. Chalmers. The motion passed on a roll call vote. (Ayes 4, Noes 0)(Flores-Aye, Migrin-Aye, Chalmers-Aye, Williams-Aye).
Committee Comments

Mr. Williams spoke with Patricia Gasser and she will be resigning from the Redevelopment Authority.

A motion was made by Mr. Migrin and seconded by Ms. Flores to adjourn the meeting. The motion passed (Ayes 4, Noes 0). The meeting adjourned at 5:47 pm.

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

Jeffrey B. Labahn, Director of Community Development & Inspections

Meeting Minutes Prepared by: Courtney Dorado, Community Development & Inspections
Wilson Redevelopment Project Area – Update

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Kennedy, District 10, has been 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

1. At the July Redevelopment Authority meeting, CDI staff reported that they contacted each of the developer’s who were mailed the construction RFP and asked if they had received the RFP and, if they did receive the RFP, why they didn't respond. Seven (7) responses were received, including Trinity Homes and Liberty Builders LLC who both showed an interest in further investigating the development of this site. A third developer also contacted CDI staff and showed an interest. All three have since stated that they are unable to pursue the development of the site at this time.

Just recently, Bear Development renewed their interest in the site and the other parcels currently owned by the Redevelopment Authority. Their proposal is still a rent-to-own single family home development and acquiring an additional ten (10) four unit apartments and converting them to duplex apartments.

2. At the July Redevelopment Authority meeting, Habitat for Humanity’s Board President, Ralph McCarthy, and Executive Director, Angela Elliot, attended and expressed an interest in continuing to construct single family homes on the Redevelopment Authority lots north of 48th Street. CDI staff met further with Habitat to review the potential buildable lots and Habitat focused on the three (3) lots owned by the Redevelopment Authority and Kenosha Housing Authority at the northeast corner of 48th Street and 36th Avenue. There is a fourth vacant lot at this corner that is privately owned. Habitat confirmed that they could not start construction until 2021 and could only construct 1-2 per year.

RECOMMENDATION:

1. For discussion purposes.

2. To begin negotiations with Habitat for Humanity for the development of 3-4 single family homes at the northeast corner of 48th Street & 36th Avenue and to direct the Redevelopment Authority’s real estate agent to pursue the acquisition of the privately owned vacant lot

A. Zohrab Khaligian, Community Development Specialist

Jeffrey B. Labahn, Director
**PROJECT DESCRIPTION**

The Redevelopment Authority of the City of Kenosha is seeking proposals for the acquisition of the project site and the construction of six (6) new owner occupied single family homes. Developers should be aware of the following:

* The Redevelopment Authority will rezone the project site to RS-2 Single Family Residential and will subdivide the site into six (6) buildable lots. Lot sizes will be approximately 65' x 129.5'.

* Selected Developer must sell to an owner occupant.

* Selected Developer will contract with WE Energies for the installation of gas and electric services to each home at the Developers cost.

* Selected Developer will contact the Kenosha Water Utility for the installation of water and sanitary sewer and the City Public Work's Department for the installation of storm sewer to each home both at the Developers cost.

* All landscape (grass, front yard landscaping and street trees) and hardscape (driveways and any sidewalk repairs) must be completed for a lot before a final occupancy permit is issued for that lot.

* As an alternate, Developers may submit a proposal to purchase and construct on additional properties owned by the City or Redevelopment Authority within the Wilson Redevelopment Project Area.

The following requirements shall apply to the development proposal:

**RS-2 Zoning Single Family Residential District (Section 3.05, City of Kenosha Zoning Ordinance (Exhibit A))**

**Building Permits & Impact Fees**

* Building permit, Park & Open Space and Water Utility impact fees are required

**Minimum Square Footage**

* Minimum square footage requirement for a one story home is 1200 square feet
* Minimum square footage requirement for a 1 ½ story or 2 story home is 1400 square feet

**Minimum Bedroom Number**

* Each home shall have no less then three bedrooms.

**Required Amenities**

* Central air conditioning, a kitchen dishwasher and a sump pump connected to City Stormwater are required for all homes.
Basement Requirements
* Full basements are required for all homes. Slab on grade homes will not be accepted.

Garage Requirements
* Can be attached or detached
* Garages must be a minimum of 440 square feet
* Attached garages must be setback 10 feet from the front of the living area adjacent to the garage

Driveway Requirements
* Driveway for each lot must be concrete

Primary Entrance Requirements
* Covered stoop required (covered porch is acceptable)
* Encouraged to use posts and railings

Other Guidelines
* Encouraged to use recesses/projections on all street-facing facades
* All window/door opening trim encouraged to be trimmed out with minimum 2" wide-trim
* Street-facing windows encouraged to be accented with shutters
Uptown East- Update

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

ANALYSIS:

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RECOMMENDATION:

CLOSED SESSION

A. Zohrab Khaligian, Community Development Specialist

Jeffrey B. Lebsahn, Director