Redevelopment Authority of the City of Kenosha
Minutes
May 10, 2010

MEMBERS PRESENT: Larry Keating, Bruce McCurdy, Eric Migrin and John Potente

EXCUSED: Alderman Katherine Marks

STAFF PRESENT: Jeff Labahn, Zohrab Khaligian, and Sharon Krewson

The meeting was called to order at 5:00 p.m. by Bruce McCurdy and roll was taken.

Approval of Minutes of March 30, 2010 Meeting

A motion was made by Mr. Potente and seconded by Mr. Keating to approve the minutes of the March 30, 2010 meeting as written. The motion passed unanimously (4 ayes; 0 noes).

1. METRA Rehabilitation Project

Sharon Krewson, Real Estate Broker, stated staff has been working with Partners In Design on the rehabilitation of the METRA Station building. Tom O'Connell and Dave Carbol from Partners In Design are here to discuss their ideas for the METRA Station. Mr. O'Connell presented a color sample of the proposed materials and an enlarged color-coded floor plan. The blue areas indicate the potential tenant space. The floor plan was designed with simple lines separating the tenant space from the rest of the station. The tenant space is conceptual to demonstrate the potential of the building. We met with staff and presented several concepts. Riley Construction is our construction cost advisor to help Partners In Design stay within the cost parameters of the grant. The grant is quite generous for the exterior renovations.

As you travel up and down the North Shore Railroad line, you see many historic train stations. Most of the historic character of the METRA Train Station was removed from the building through previous renovations. We want to bring some of the original historic Victorian character and detailing back into the train station. Our design accomplishes this by wrapping the concrete columns in wood with the base in stone veneer; changing the roof color back to a historic color of dark gray or brown; having one large common roof and adding a gable at the entrance to the waiting area and entrance out of the building; also the ceramic artwork would be covered up because it detracts from the building. We had hoped to put gables over all the entrances, but came in over budget, so we added dormers instead. The exterior of the gables and dormers look like wooden shakes, but are really fiber cement board which is very durable and doesn't rot. The tower will be reclad in fiber cement board with a copper peak and a clock. We are not trying to recreate the historic train station, but to work with what is there and bring the building back to the era when it was originally built (1888). The wood trim will be stained in a medium brown color.

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Mr. Keating asked if the current proposal meets the budget parameters. Mr. O'Connell said he is pretty certain they can meet the budget requirements. There is a concern regarding the electrical needs of the tenant. If the food service demands require additional electrical service, then we may have to reevaluate. Mr. Keating asked for a cost estimate to upgrade the electrical. Mr. O'Connell said it is estimated between $5,000 - $10,000. Mr. Keating asked where they would get the money. Mr. O'Connell said the dormers were added to break up the roofline. They could potentially be removed. Mr. McCurdy asked if the electric is up to code. Zohrab Khaligian, Community Development Specialist, said he is not sure if the electric meets code. Ms. Krewson said the electric should be changed inside the building for the current tenant and future tenants. There is a charge for WE Energies to deliver the service from the street to the building also. Mr. Keating asked if funding for the electrical could be found through a different avenue. Ms. Krewson said that would not be possible. Mr. McCurdy asked if a "Widow's Walk" could be used instead of the dormers to conserve funds. Mr. O'Connell said he is not sure how is would look and the dormers are less expensive. Mr. McCurdy concurred that the electric should be upgraded as part of this project. Mr. O'Connell said he will tell his contractor to add that to the specs. Basic electric is part of the white box for the tenant.

Mr. O'Connell said the proposed interior for the ticket and waiting room areas are designed to look like the original interior of 1888 with bead board paneling on the lower portion of the walls, plaster on the upper walls, and crown molding. The restrooms will also be renovated. The waiting area will accommodate approximately 12 people. The color scheme is green and cream which is a very Victorian color scheme. There will be direct and indirect lighting. The restrooms will have a ceramic floor that looks like slate because it is easier to clean. The floor in the ticket and waiting room areas is a vinyl flooring that looks like oak. It is maintenance free for use in high traffic areas. The same tile as used in the restrooms could be used if preferred. The bead board paneling is PVC which is more durable than wood. Ms. Krewson asked if the tile in the restrooms is slippery when wet. Mr. O'Connell said he did not think it would be slippery. Mr. Keating asked if the walls in the restrooms would have the tile going up the walls for about 4 feet to meet a chair rail. Mr. O'Connell said they had not thought about that, but it is a possibility. Mr. Keating asked if the vinyl floor was really strong. Mr. O'Connell said the vinyl floor has a wear layer and a base layer. It is manufactured in planks and could be replaced in planks. Ms. Krewson asked if it would warp from water. Mr. O'Connell said no it almost floats and connects similar to a tongue and groove system. Ms. Krewson asked what type of warranty there was for the floor. Mr. O'Connell thought it was a ten (10) year warranty. The oak finish was chosen because that is what was used in the Victorian era. The ticket counter is a solid surface that feels like granite.

Mr. Potente asked if anyone has done a study regarding the amount of traffic expected in the train station. Ms. Krewson said they are hoping that the traffic will increase. Mr. Potente asked what happens in the evening. Ms. Krewson said the building is locked down at 9:00 pm.

Ms. Krewson asked if the tile was more costly than the laminate. Mr. O'Connell said the vinyl is approximately $3.60 plus installation per square foot and the tile is $5.00 plus

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installation per square foot. The Authority asked for a cost comparison for both the vinyl and tile.

Mr. Migrin asked if the walls for the storage area are existing. Mr. O'Connell said they are existing and thought they should remain where they are. A security gate would be installed to pull across when closed for the evening. Mr. Khaligian stated the tenant space included replacement exterior windows. What do the walls and ceiling consist of for the tenant? Mr. O'Connell said the exterior would be complete, drywall on the interior walls and insulated windows. It depends on what you want to offer them. Mr. Keating asked if the walls were bid out. Ms. Krewson said they were not included because we did not know what they would need for their business, such as hoods, lights, etc. Mr. Khaligian said they will get a concrete floor. Ms. Krewson said they will have to coordinate their flooring with what we pick out for the ticket and waiting room areas. Mr. Khaligian said the issue is whether they factored it into their proposal. Mr. McCurdy said it appears that the proposals did not factor too many of these items in. Mr. O'Connell said they were hoping to coordinate their improvements with the tenants improvements such as placement of electrical outlets. Mr. O'Connell said the building has gas service, but currently does not utilize the service. They will have the gas service reinstalled so that it will be operational.

Ms. Krewson said they are hoping to send this out for bids the first of June. Mr. O'Connell said they have to write their specs which is a 3-4 day process. They will fashion their specs after the specs used for KUSD which includes insurance limits, etc. Ms. Krewson said the City has insurance guidelines. Partners In Design will let them know what their figures are.

The asbestos estimate from AP Environmental came in at $15,000 - $17,000. A different company could be used to do the asbestos abatement.

Mr. Keating asked if staff liked the design of the building. Jeff Labahn, Director of City Development, said staff has reviewed the plans and they all like it. Mr. Migrin said the rendering is not true to color – the gray in the rendering is really more of a cream color.

Public Comments

No public comments.

Authority Comments

No Authority comments.

Staff Comments

No staff comments.

A motion was made by Mr. Keating and seconded by Mr. Migrin to convene into Closed Session per Section 19.85(1)(eg) Wisconsin Statutes and May or May Not

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Reconvene into Open Session for Purpose of Holding a Hearing and Making a Final Determination. Roll was taken. The motion passed unanimously (4 ayes; 0 noes).

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

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Jeffrey B. Labahn, Secretary

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