



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Draft

Loan Board of Review

Alderman Mary Land
Marcia Fernholz
David Brown
Ken Plaski
Nicole Larsen
Amy Connolly

Thursday, April 13, 2017

10:00 AM

City Hall, Room 307

The meeting was called to order by Amy Connolly at 10:10 a.m.

PRESENT: 4 - Mary Land, David Brown, Ken Plaski and Amy Connolly

EXCUSED: 2 - Marcia Fernholz and Nicole Larsen

Others present:

Laura Detert, Manager of Housing and Community Development

Vanessa Felton, Administrative Assistant

Dora Garcia, Consumer Lending Specialist

Joy Hansche, Accountant

Michael Lechner, Housing Technician

Ben Lehner, Community Development Program Specialist

Approval of Minutes for the February 9, 2017 Meeting.

Dave Brown made a motion to approve the minutes, Ken Plaski seconded the motion. The motion passed by a voice vote.

Approval of Minutes for the March 8, 2017 Meeting.

Dave Brown made a motion to approve the minutes, Ken Plaski seconded the motion. The motion passed by a voice vote.

Approval of Minutes for the March 9, 2017 Meeting.

Ken Plaski made a motion to approve the minutes, Dave Brown seconded the motion. The motion passed by a voice vote.

[115-17](#)

Subject: Reports

B. Financial Report

1. Available Loan Fund

C. Monthly Activity Report

D. Property Disposition Report

Attachments: [Available Loan Funds thru March 31, 2017](#)
[Monthly Activity Report thru March 2017](#)
[Property Disposition Report thru March 2017](#)

A motion was made by Dave Brown, seconded by Alderman Mary Land, that the reports presented be received and filed. The motion passed by a voice vote.

Old Business

Follow up (informational purposes only, no action required)

113-17 Rental Rehab Delinquency follow up to recommendations.

- # 05-03-009 - Notice to Cure sent
- # 05-03-011 - Notice to Cure sent
- # 06-03-004 - Judgment will be filed

- # 01-03-001 - continue at collections/monitor for TRIP until June
- # 06-03-003 - making regular payments/continue at collections
- # 08-03-009 - TRIP payment rec'd/continue at collections
- # 08-03-007 - continue at collections/payments received
- # 09-03-006 - continue at collections/payments received
- # 09-03-007 - continue at collections/payments received

Follow up (informational purposes only, no action required)

116-17 Homeowner Payable Delinquency follow up to recommendations

- # 01-07-018 - Initiate foreclosure, Notice to Cure sent, curing
- # 08-07-004 - Initiate foreclosure, Notice to Cure sent
- # 12-07-104 - Initiate foreclosure, Notice to Cure sent
- # 13-07-006 - Initiate foreclosure, Notice to Cure sent, curing

- # 03-07-032 - Initiate money judgment
- # 07-07-010 - Initiate money judgment
- # 10-07-107, # 11-56F-100, # 05-07-028, written off/deceased/in

foreclosure

The following files will continue at collections and we will monitor the 1st lien status

- # 99-07-042, # 00-07-001, # 00-07-004, # 00-07-037, # 01-07-031,
- # 02-07-008, # 02-07-016, # 03-07-010, # 04-07-005, # 05-07-005,
- # 05-07-007, # 05-07-023, # 08-07-009, # 08-07-017, # 09-801-001,
- # 09-07-113, # 09-07-120

New Business

LOANS

CLOSED SESSION

IT IS INTENDED THAT THE LOAN BOARD OF REVIEW WILL CONVENE IN CLOSED SESSION PURSUANT TO WISCONSIN STATUTES §19.85(1)(f), TO DELIBERATE OR NEGOTIATE REGARDING THE PERSONAL NON-PUBLIC FINANCIAL AND CREDIT INFORMATION OF HOMEOWNERS REQUESTING HOME IMPROVEMENT LOANS BECAUSE PRIVACY REASONS REQUIRE A CLOSED SESSION.

A motion was made by Alderman Mary Land, seconded by Ken Plaski, to convene into closed session. The motion passed by the following roll call vote:

AYES: 4 - Mary Land, David Brown, Ken Plaski and Amy Connolly

EXCUSED: 2 - Marcia Fernholz and Nicole Larsen

The following item was discussed in closed session:
#325-17

OPEN SESSION

A motion was made by Alderman Mary Land, seconded by Ken Plaski, to convene into open session. The motion passed by the following roll call vote:

AYES: 4 - Mary Land, David Brown, Ken Plaski and Amy Connolly

EXCUSED: 2 - Marcia Fernholz and Nicole Larsen

[325-17](#)

Subject: Request of Ms. Brenda Andrews of 1636 Villa Street to resolve an outstanding mortgage/loan originated by Southside Revitalization Corporation and assigned to the City of Racine.

A motion was made by Amy Connolly to present the repayment information to Ms. Andrews and request that she make the Loan Board of Review's recommended payment of \$3,468.85 in up to 26 payments. And that City staff make the best determination of which loan account to put the proceeds. The motion was seconded by Dave Brown. The motion passed by a voice vote.

[0512-16](#)

Subject: Request of the Director of City Development to write off a HOME loan made to Main-Lake LLC. Loan #95-54-002 in the amount of \$800,000 which is deemed uncollectible.

Recommendation of the Loan Board of Review on June 9, 2016:
to report the action on this file to the Common Council.

Recommendation of the Loan Board of Review on June 16, 2016:
to defer this item until the next meeting.

Recommendation of the Loan Board of Review on August 11,

2016: to defer this item.

Recommendation: That the Loan Board of Review receive and file this item.

Attachments: [Main-Lake LLC HOME Documents](#)

A motion was made by Dave Brown, seconded by Alderman Mary Land, that this file be received and filed. The motion passed by a voice vote.

Meeting adjourned at 10:45 a.m.