



City of Racine

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

Meeting Minutes - Draft Loan Board of Review

David Brown
Marcia Fernholz
Robert Weber
Brian O'Connell
Alderman Dennis Wiser
Ken Plaski

Thursday, March 21, 2013

10:00 AM

City Hall, Room 306

Chairman O'Connell called the meeting to order at 10:03 a.m.

PRESENT: 6 - David Brown, Marcia Fernholz, Robert Weber, Brian O'Connell, Ken Plaski and Dennis Wiser

Others Present:

Claudia Garcia, Administrative Assistant
Dora Garcia, Consumer Lending Specialist
April Jacobs, Community Development Program Assistant
Jill Johannek, Assistant City Planner
Michael Lechner, Housing Technician
Deborah Zlevor, Guest

Approval of minutes for the February 21, 2013 meeting

A motion was made by Dennis Wiser, seconded by David Brown, to approve the minutes of the February 21, 2013 meeting. The motion passed by a voice vote.

13-8658

Subject: Reports:

- A. Delinquency
- B. Attorney's Report
- C. Financial Report
 - 1. Available Loan Fund
 - 2. Program Loan Fund
- D. Monthly Activity Report
- E. Property Disposition Report

Attachments: [Delinquency Report](#)
[Available Loan Fund](#)
[Program Loan Fund](#)
[Monthly Activity Report](#)

A motion was made by David Brown, seconded by Marcia Fernholz, to approve the reports as distributed. The motion passed by a voice vote.

Administrative Business

Lead-based paint remediation work at 1911 Charles Street.

Old Business

[13-8549](#)

Subject: (Direct Referral) Request from the Director of City Development to transfer 2423 & 2429 Jacato Drive to Racine Community Outpost. Please note that the purpose is to make a conforming lot.

Recommendation of the Loan Board of Review on March 21, 2013: To approve dividing the lot at 2429 Jacato and transfer a part (as much as necessary) to the Community Outpost Police house at 2421 Jacato to make it a conforming lot. The remaining part of 2429 and 2423 Jacato will be joined into one lot and continue to be City property.

Fiscal Note: None

Attachments: [Jacato Drive Transfer](#)

A motion was made by Marcia Fernholz, seconded by David Brown, that this be Approved. The motion PASSED by a Voice Vote.

New Business

[13-8760](#)

Subject: Request from the Director of City Development to accept the proposal of Land Quest Realty, LLC to acquire 2036 Grand Avenue (an NSP-3 property).

Recommendation of the Loan Board of Review on March 21, 2013: to accept the proposal of Land Quest, LLC to purchase 2036 Grand Avenue for \$44,000.

Fiscal Note: The property was acquired and rehabilitated through the NSP-3 program. The City will receive \$44,000 in proceeds, minus commissions and closing costs.

Attachments: [2036 Grand Ave OTP](#)

A motion was made by Dennis Wisner, seconded by Ken Plaski, that this file be recommended for approval. The motion passed by a voice vote.

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 Marcia Fernholz, seconded by David Brown, to move into closed session. The motion passed on a roll call.

AYES: 5 - David Brown, Marcia Fernholz, Brian O'Connell, Ken Plaski and Dennis Wisner

NON VOTING: 1 - Robert Weber

The following items were discussed in closed session:

13-8761

13-8762

13-8766

OPEN SESSION

A motion was made by Dennis Wisner, seconded by David Brown, to convene into open session. The motion passed on a roll call.

AYES: 5 - David Brown, Marcia Fernholz, Brian O'Connell, Ken Plaski and Dennis Wisner

NON VOTING: 1 - Robert Weber

HOME IMPROVEMENT LOAN**13-8761**

Subject: Request from Lois Krezinski of 905 Lockwood Ave. for home improvement loan revision.

A motion was made by David Brown, seconded by Ken Plaski, that the original terms of her loan and HOME match grant continue as approved on August 14, 2012. The motion passed by a voice vote.

13-8762

Subject: Request from staff to consider Ms. Charlotte Wheatley (dba My Father's House Property Management, LLC) for a mixed-use loan at 1354-1356 Washington Avenue.

A motion was made by Dennis Wisner, seconded by Ken Plaski, to approve the waiver of mixed-use guidelines and treat this as a Rental Assistance application. (Further action on item is deferred until a complete application is presented). The motion passed by a voice vote.

13-8766

Subject: Request from Deborah Zlevor of 1409 Park Avenue to discuss the status of the Rental Assistance Loan on 840 Villa Street.

Attachments: [Zlevor request](#)

A motion was made by Dennis Wisner, seconded by Marcia Fernholz, that this file be Received and Filed. The motion passed by a voice vote.

The meeting adjourned at 11:18 a.m.

Respectfully Submitted By: Claudia Garcia