



# City of Racine

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

## Meeting Minutes - Final Loan Board of Review

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

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Thursday, November 21, 2013

10:00 AM

City Hall, Room 106

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### **Chairman O'Connell called the meeting to order at 10:05 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  
Joy Hansche, Accountant  
April Jacobs, Community Development Program Assistant  
Michael Lechner, Housing Technician

Approval of minutes from the November 7, 2013 meeting.

**A motion was made by David Brown, seconded by Ken Plaski, to approve the minutes. The motion passed by a voice vote.**

**[13-9574](#)**

**Subject:** Reports

- B. Attorney's Report
- C. Financial Report
  - 1. Available Loan Fund
  - 2. Program Loan Fund

Note: not all reports were distributed.

**Attachments:** [Available Loan Funds](#)  
[Program Loan Fund](#)

**A motion was made by Dennis Wiser, seconded by David Brown to receive and file reports as distributed. The motion passed by a voice vote.**

New Business

### **OFFER TO PURCHASE**

**[13-9572](#)**

**Subject:** (Direct Referral) Request of the Director of City Development

to accept the offer of Luz "Lucy" Gonzalez to purchase 1729 Center Street, an NSP-3 property. (Res. No. 13-0482)

**Recommendation of the Loan Board of Review on 11/21/2013:**  
that the request of the Director of City Development to accept the offer of Luz "Lucy" Gonzalez to purchase 1729 Center Street, an NSP-3 property be approved.

Fiscal Note: The property was acquired and renovated through the NSP-3 program. The City will receive \$43,500.00 in proceeds, minus commissions and closing costs.

Attachments:     [Offer to Purchase 1729 Center](#)

A motion was made by David Brown, seconded by Dennis Wiser that this file be approved. The motion passed by a voice vote.

## COLLECTION COMPANY

[13-9582](#)

**Subject:** Request to approve contract with collection agency for delinquent loans.

- A. Staff request review of collection company options and determine best option
- B. Staff request approval to refer delinquent loans to Credit Management Control, CMC

*Notes:*

- A. Three collection companies were considered. Staff recommended Credit Management Control based on its proposal and the current use of company by the City.
- B. Delinquent borrowers now making regular payments will not be forwarded to collection agency as long as regular payments continue. In addition, these borrowers will be sent a pay agreement, along with an auto pay form.

A motion was made by David Brown, seconded by Dennis Wiser that this file be approved. 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 Ken Plaski, seconded by David Brown, to declare the meeting closed. The motion passed by a voice vote.

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

**NON VOTING:** 1 - Robert Weber

The following items were discussed in closed session:

#13-9580

#13-8762

### **OPEN SESSION**

**A motion was made by David Brown, seconded by Dennis Wiser that this meeting convene into open session. The motion passed by a voice vote.**

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

**NON VOTING:** 1 - Robert Weber

### **HOME IMPROVEMENT LOAN**

[13-9580](#)

**Subject:** Request from Joshua & Mary Elizabeth Walker of 1441 Park Avenue, Racine, WI for a homeowner fixed interest loan (note: the department will work with the Racine Kenosha Lead Free Communities program and address all lead hazards and to comply with state historic properties requirements).

**A motion was made by David Brown, seconded by Kenneth Plaski that this file be approved. The motion passed by a voice vote.**

### **MIXED USE LOAN**

[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 David Brown, seconded by Dennis Wiser that a loan of up to \$30,000 be approved. The motion passed by a voice vote.**

The meeting adjourned at 10:38 a.m.