



# 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  
Rick Heller*

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Thursday, June 17, 2010

9:00 AM

City Hall, Room 209

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### Call To Order

*Chairman, Mr. Brian O'Connell, called the meeting to order at 9:04 a.m.*

**PRESENT:** 5 - David Brown, Marcia Fernholz, Robert Weber, Brian O'Connell and Rick Heller

### Others Present:

Bill Bielefeldt, Housing Technician  
Dora Garcia, Consumer Lending Specialist  
Joy Hansche, Accountant  
Joseph Heck, Assistant Director of City Development  
Erica Knudsen, Secretary  
Terry Maier, Financial Consultant  
Jean Wolfgang, Associate Planner

### Guests Present:

Ron Thomas, Racine Mutual Housing Association (RMHA) Board Member

### Approval of Minutes of May 17th, May 20th and May 27th, 2010 Meetings

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

### Reports

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

A motion was made by Rick Heller, seconded by Robert Weber, to accept the reports, as distributed. The motion passed by a voice vote.

### Old Business

**CLOSED SESSION**

**IT IS INTENDED THAT THE LOAN BOARD OF REVIEW WILL CONVENE IN CLOSED SESSION PURSUANT TO WISCONSIN STATUTES §19.85(1)(e), TO DELIBERATE OR NEGOTIATE REGARDING THE ACQUISITION/TRANSFER OF PROPERTIES TO SATISFY OUTSTANDING LOANS BECAUSE COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION.**

*The following items were discussed and action was taken in open session.  
Item 10-4853*

**A motion was made by David Brown, seconded by Rick Heller, to go into closed session. The motion passed on a roll call.**

**AYES:** 5 - David Brown, Marcia Fernholz, Robert Weber, Brian O'Connell and Rick Heller

**OPEN SESSION**

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

**AYES:** 5 - David Brown, Marcia Fernholz, Robert Weber, Brian O'Connell and Rick Heller

**[10-4853](#)**

**Subject:** Review of Racine Mutual Housing Association's Forbearance Agreement. Update on inspection of properties and staff recommendations.

**Recommendation of the Loan Board of Review on 6/17/2010:**

To defer action on this item until staff receives the estimated values of the properties from the City Assessor's office.

**A motion was made by David Brown, seconded by Rick Heller, that this file be deferred. The motion passed by a voice vote.**

**New Business**

**CLOSED SESSION**

**IT IS INTENDED THAT THE LOAN BOARD OF REVIEW WILL CONVENE IN CLOSED SESSION PURSUANT TO WISCONSIN STATUTES §19.85(1)(e), TO DELIBERATE OR NEGOTIATE REGARDING THE CONTRACTING OF REALTOR(S) BECAUSE COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION.**

*The following items were discussed and action was taken in open session.  
Item 10-5264*

**A motion was made by David Brown, seconded by Marcia Fernholz, to go into closed session. The motion passed on a roll call.**

**AYES:** 5 - David Brown, Marcia Fernholz, Robert Weber, Brian O'Connell and Rick Heller

**OPEN SESSION**

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

**AYES:** 5 - David Brown, Marcia Fernholz, Robert Weber, Brian O'Connell and Rick Heller

**10-5264**

**Subject:** Contracting Realtor(s) for acquired properties that are/will be ready for sale.

**Recommendation of the Loan Board of Review on 6/17/2010:**

To contract with Shorewest and First Weber, both of Racine, to sell properties acquired through the Housing Rehabilitation Loan and Neighborhood Stabilization programs.

**Attachments:** [Realtor RFP](#)

**A motion was made by Robert Weber, seconded by Rick Heller, that this file be approved. The motion passed by a voice vote.**

**10-5261**

**Subject:** Staff requests approval to transfer properties to Racine Habitat for Humanity, Inc. Properties: 826 Forest Ave, 1100 Dr. ML King, 1922 Deane Blvd., 931 Center St., and 1317 Albert St.

**Recommendation of the Loan Board of Review on 6/17/2010:**

To approve the transfer of properties.

**A motion was made by Marcia Fernholz, seconded by Robert Weber, that this file be approved. The motion passed by a voice vote.**

**10-5262**

**Subject:** Staff requests review and approval of newly revised Housing Rehabilitation and General Administration

Policy & Procedures Manual

**Recommendation of the Loan Board of Review on 6/17/2010:**

To approve this document as amended.

**Attachments:** [RACINE HOUSING REHABILITATION AND GENERAL ADMINISTRATION I](#)

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

[10-5263](#)

**Subject:** Clarification as to open meetings policy and privacy concerns regarding loan applicant's personal information.

**Recommendation of the Loan Board of Review on 5/20/2010:**

To receive and file the item.

A motion was made by David Brown, seconded by Robert Weber, that this file be received and filed. The motion passed by a voice vote.

**RENTAL ASSISTANCE LOAN**

[10-5265](#)

**Subject:** Request from Richard F. O'Neal of 1502 Superior Street for a Rental Assistance Loan.

**Recommendation of the Loan Board of Review on 6/17/2010:**

To defer action on this item until an inspection is done of the property.

A motion was made by David Brown, seconded by Robert Weber, that this file be deferred. The motion passed by a voice vote.

**Adjournment**

*Chairman, Mr. Brian O'Connell, adjourned the meeting at 10:25 a.m.*

Respectfully submitted,  
Erica Knudsen, Secretary