



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

Thursday, May 16, 2013

10:00 AM

City Hall, Room 306

Chairman O'Connell called the meeting to order at 10:07 a.m.

PRESENT: 5 - David Brown, Marcia Fernholz, Robert Weber, Brian O'Connell and Ken Plaski

EXCUSED: 1 - Dennis Wiser

Others Present:

Claudia Garcia, Administrative Assistant
Dora Garcia, Consumer Lending Specialist
April Jacobs, Community Development Program Assistant
Michael Lechner, Housing Technician

Approval of minutes for the April 18, 2013 meeting

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

13-8660

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 May 2013](#)
[Available Loan Funds April 2013](#)
[Monthly Activity Report](#)

A motion was made by David Brown, seconded by Marcia Fernholz, to approve the reports as distributed and to write off Loan # 04-55-029 for Jose Segura and Loan # 00-07-024 for Harold Rees, as the properties were lost to foreclosures by the first mortgage holders. The motion passed by a voice vote.

Old Business

New Business[13-8957](#)

Subject: Request from the Director of City Development to end the Down Payment Assistance Program.

Attachments: [DPA](#)

A motion was made by David Brown, seconded by Marcia Fernholz, that this file be approved. Further, that applications currently under review by the department be provided with assistance if otherwise eligible and, further, that participants in the current Individual Development Account (IDA) program be allowed down payment assistance if otherwise eligible. The motion passed by a voice vote.

[13-8969](#)

Subject: Request from the Director of City Development for a change in REEP policy to exempt participants who have already established a relationship with a contractor from the requirement for multiple bids on proposed work, on the conditions that the contractor be on the Housing Department contractors list and be Focus on Energy approved, if applicable.

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

[13-8970](#)

Subject: Request from the Director of City Development for a change in policy regarding deferred loans to require a review of the borrower's income and household size every three years to determine whether deferred status or interest rate should be changed.

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

[13-8971](#)

Subject: Request from Dick Hinsman, realtor, that the City accept a lower payoff amount for the loan it made on 1328 Lathrop Avenue.

Attachments: [1328 Lathrop](#)

A motion was made by Ken Plaski, seconded by Marcia Fernholz, that this file be deferred. The motion passed by a voice vote.

[13-8973](#)

Subject: (Direct Referral) Request of the Director of City Development to accept an offer from Ernesto and Leticia Rosales to purchase 944 Villa Street, an NSP -1 property.

Recommendation of the Loan Board of Review on May 16, 2013:
To approve the request of the Director of City Development to accept of Ernesto and Leticia Rosales to purchase 944 Villa Street.

Fiscal Note: The property was acquired and rehabilitated through the NSP-1 program. The City will receive \$40,000 in proceeds, minus

commissions and closing costs.

Attachments: [OTP 944 VILLA](#)

A motion was made by David Brown, 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.

The following items were discussed in closed session:

13-8962

13-8963

A motion was made by David Brown, seconded by Marcia Fernholz, to declare the meeting closed. The motion passed by a roll call.

AYES: 4 - David Brown, Marcia Fernholz, Brian O'Connell and Ken Plaski

EXCUSED: 1 - Dennis Wiser

NON VOTING: 1 - Robert Weber

OPEN SESSION

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

AYES: 4 - David Brown, Marcia Fernholz, Brian O'Connell and Ken Plaski

EXCUSED: 1 - Dennis Wiser

NON VOTING: 1 - Robert Weber

HOME IMPROVEMENT LOANS

13-8962

Subject: Request from Muhammad Nabeel Arif & Salwa Nabeel of 1725 West Blvd for a home improvement loan.

A motion was made by Ken Plaski, seconded by Marcia Fernholz, that this loan be approved. The motion passed by a voice vote.

13-8963

Subject: Request from Jenna and Aaron Lee of 1532 Oregon Street for a home improvement loan.

A motion was made by David Brown, seconded by Ken Plaski, that this loan be approved, with the following contingencies: clear title report, resolve credit issues, and cement removal/grading work be completed prior to any work on property. The motion passed by a voice vote.

The meeting adjourned at 11:15 a.m.

Respectfully Submitted By: Claudia Garcia