



# City of Racine

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

## Meeting Minutes - Final

### Loan Board of Review

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

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Thursday, August 11, 2016

10:00 AM

City Hall, Room 307

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**Others Present:**

Laura Detert, Manager of Housing and Community Development  
Dora Garcia, Consumer Lending Specialist  
Joy Hansche, Accountant  
Mike Lechner, Housing Technician  
Ben Lehner, Community Development Program Specialist

**The meeting was called to order by Amy Connolly, Director of City Development at 10:03 a.m.**

**PRESENT:** 5 - David Brown, Marcia Fernholz, Ken Plaski, Nicole Larsen and Amy Connolly

**EXCUSED:** 1 - Mary Land

Staff asked to amend the agenda by addressing item # 0512-16 in open session instead of closed session. A motion was made by Marica Fernholz and seconded by Ken Plaski to amend the agenda. The motion passed by a voice vote. Item # 0512-16 will be addressed after item #0663-16.

### **Approval of Minutes for June 9th and June 16th, 2016 Meetings**

**A motion was made by Ken Plaski, seconded by Marcia Fernholz, to approve the minutes of June 9th and June 16, 2016 meetings. The motion passed by a voice vote.**

[0670-16](#)

**Subject:** Reports

- A. Delinquency Report
- B. Financial Report
  - 1. Available Loan Fund
- C. Monthly Activity Report
- D. Property Disposition Report

**Attachments:** [July 2016 Homeowner FIL Delinquency Report](#)  
[July 2016 Rental Rehab FIL Delinquency Report](#)  
[July 2016 Available Loan Funds Report](#)  
[July 2016 Monthly Activity Report](#)  
[July 2016 Property Disposition Report](#)

A motion was made by Dave Brown, seconded by Marcia Fernholz, that the reports be received and filed. The motion passed by a voice vote.

**Old Business - final action required on the following files:**

[13-8773](#)

**Subject:** Request by the Racine Urban Garden Network (RUGN) to renew its lease of 1125 Villa Street for use as a community garden.

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

[13-9339](#)

**Subject:** Request from Marc & Linda Murphy of 920 West Lawn Avenue for a Racine Energy Efficiency (REEP) loan.

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

[13-9399](#)

**Subject:** Staff requests approval of a new loan product, a non-federally funded home improvement loan.

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

[13-9483](#)

**Subject:** Request from Nicholas & Melissa Pias of 1926 Jay Eye See, Racine, WI for a Non-Federally Funded Pilot Program loan.

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

[13-9560](#)

**Subject:** Request from Charlotte Wheatley of 1354 Washington Avenue, Racine, WI for a Mixed-Use Loan.

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

**New Business**

[0660-16](#)

**Subject:** (Direct Referral) Request of the Director of City Development to accept the offer of Ms. Daisy B. Young to purchase 1923 Mead Street, an NSP-1 property.(Res. No. 0294-16)

**Recommendation of the Loan Board of Review on August 11, 2016:** To approve the Offer of Ms. Daisy B. Young to purchase 1923 Mead St., an NSP-1 property.

**Fiscal note:** The City will receive \$93,250 in proceeds minus commissions and closing costs.

**Attachments:** [1923 Mead St purchase details](#)

A motion was made by Dave Brown, seconded by Marcia Fernholz, that this file be recommended for approval. The motion passed by a voice vote.

[0661-16](#)

**Subject:** (Direct Referral) Request of the Director of City Development to accept the offer of Ms. Norma I. Ramirez Otero to purchase 1801 Grand Avenue, a HOME property.(Res. No. 0295-16)

**Recommendation of the Loan Board of Review on August 11, 2016:** To approve the offer of Ms. Norma I. Ramirez Otero to purchase 1801 Grand Avenue, a HOME property.

**Fiscal note:** The City will receive \$109,999 in proceeds minus commissions and closing costs.

**Attachments:** [1801 Grand ave - purchase details](#)

A motion was made by Dave Brown, seconded by Marcia Fernholz, that this file be recommended for approval. The motion passed by a voice vote.

[0663-16](#)

**Subject:** Request of staff to hire **Designs Touch, LLC**, to design a website to market the Homeowner Rehab Loan program. Designs Touch, LLC, was chosen after reviewing responses to a Request for Qualifications (RFQ) for a Website Development was sent out by City of Racine Purchasing Department.

**Fiscal Note:** Housing Department funds (account #815) are available to cover this expenditure, not to exceed \$5,000.

**Attachments:** [Housing Website RFP response summary](#)

A motion was made by Dave Brown, seconded by Marica Fernholz, that this file be deferred. 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 Reveiw 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.

Attachments:     [Main-Lake, LLC notice & supporting docs \(6 pages\)](#)  
                          [Main-Lake LLC HOME Documents](#)

A motion was made by Marcia Fernholz, seconded by Dave Brown, that this file be deferred. 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 Dave Brown, to declare this public meeting closed. The motion passed by a roll call:

**AYES:** 4 - David Brown, Marcia Fernholz, Ken Plaski and Amy Connolly

**EXCUSED:** 1 - Mary Land

**Home Repair Loan Requests:**

The following items were discussed in closed session:

- # 0664-16
- # 0671-16
- # 0672-16

**OPEN SESSION**

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

**AYES:** 4 - David Brown, Marcia Fernholz, Ken Plaski and Amy Connolly

**EXCUSED:** 1 - Mary Land

[0664-16](#)

**Subject:** Request of Samuel & Estella Berryman from 440 Park View Dr. for a home improvement loan.

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

[0671-16](#)

**Subject:** Request of MaryBeth Aldrich from 1009 Virginia St. for a Racine Energy Efficiency Program Loan.

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

[0672-16](#)

**Subject:** Request of Franklin Mandli from 3347 Charles St. to assume the loan of the late Ms. Ann Mandli.

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

A motion was made by Marcia Fernholz, seconded by Dave Brown to adjourn the meeting at 10:50 a.m.