



# 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*

---

Thursday, June 18, 2009

9:00 AM

City Hall, Room 209

---

### **Meeting was called to order by Mr. O'Connell at 9:00 a.m.**

**PRESENT:** 4 - David Brown, Marcia Fernholz, Brian O'Connell and Rick Heller

**EXCUSED:** 1 - Robert Weber

#### Others Present:

Jim Spodick of Northeast Development, LLC  
Bill Bielefeldt, Housing Technician  
Dora Garcia, Consumer Lending Specialist  
Joy Hanshce, Accountant  
Joe Heck, Assistant Director Dept. of City Development

### **Approval of Minutes for the May 28, 2009 Meeting**

A motion was made by Rick Heller, seconded by David Brown to approve the minutes of May 28, 2009 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 David Brown, seconded by Marcia Fernholz to approve the transfer of \$75,000 from account #815 to account #819 and to approve the reports as distributed. The motion passed by a voice vote.

### **Old Business**

**Neighborhood Stabilization Plan Update**  
**Other Recovery Programs Update**  
**HOME Funds**

### **New Business**

[09-3765](#)

**Subject:** Communication from Jim Spodick wishing to discuss paying

off a loan on 255 North Memorial Drive. (Res.09-1509)

**Recommendation of the Loan Board on 6-18-09:** That the city accept a final payoff of the loan on 255 North Memorial Drive in the amount of \$635,000.

**Fiscal Note:** The loan is a no-interest balloon payment loan for \$675,000 due on October 8, 2011. The reduction of \$40,000 is recommended because the loan would be paid off early. Specifically, \$635,000 paid now is equivalent to \$675,000 paid in 2 1/4 years at the interest rate that the city currently earns on its short term investments (approximately 3%).

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

### Homeowner Deferred Loans

[09-3775](#)

**Subject:** Request from Josephine Wilson of 904 Park Avenue for a home improvement loan.

**Recommendation of the Loan Board of Review on June 18, 2009:** To approve a home improvement loan in an amount up to \$5,000 at 3% (deferred) for a term up to 20 years.

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

### Homeowner Fixed Interest Loans

[09-3776](#)

**Subject:** Request from Ronald Flak of 2308 Monroe Avenue for a home improvement loan.

**Recommendation of the Loan Board of Review on June 18, 2009:** To approve a home improvement loan in an amount up to \$15,000 at 3% interest for a term up to 20 years.

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

[09-3777](#)

**Subject:** Request from Beree Nelson of 1832 Villa Street for a home improvement loan.

**Recommendation of the Loan Board of Review on June 18, 2009:** To approve a home improvement loan in an amount up to \$5,000 at 3% interest for a term up to 20 years.

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

09-3778

**Subject:** Request from Michael Legue of 1918 N.Main Street for a home improvement loan.

**Recommendation of the Loan Board of Review on June 18, 2009:**

To approve a home improvement loan in an amount up to \$25,000 at 5% interest for a term up to 20 years.

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

09-3779

**Subject:** Request from Patricia Chapple of 10 McKinley Avenue for a home improvement loan.

**Recommendation of the Loan Board of Review on June 18, 2009:**

To approve a home improvement loan in an amount up to \$25,000 at 5% interest for a term up to 20 years. Approval is contingent on borrower satisfying a collection account and providing verification thereof.

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

09-3780

**Subject:** Request from Barbara Jung of 3425 - 9th Avenue for a home improvement loan.

**Recommendation of the Loan Board of Review on June 18, 2009:**

To approve a home improvement loan in an amount up to \$25,000 at 5% interest for a term up to 20 years.

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

09-3781

**Subject:** Request from Linda Menarek of 3428 - 3rd Avenue for a home improvement loan.

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

**Meeting adjourned at 11:15 a.m.**

**Respectfully submitted,  
Dora Garcia  
Consumer Lending Specialist**