



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 Wisner
Ken Plaski

Wednesday, June 27, 2012

10:00 AM

City Hall, Room 306

Chairman O'Connell called the meeting to order at 10:05 a.m.

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

EXCUSED: 1 - Robert Weber

Others Present:

Claudia Garcia, Secretary

Dora Garcia, Consumer Lending Specialist

Michael Lechner, Housing Technician

Approval of Minutes for May 31, 2012 Meeting

A motion was made by Alderman Dennis Wisner, seconded by Marcia Fernholz, to approve the minutes. The motion passed by a voice vote.

[12-7882](#)

Subject:

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

Attachments:

[Delinquency Report \(June 2012 LBR\)](#)

[Delinquency Report 2 \(June 2012 LBR\)](#)

[Available Loan Funds May 2012](#)

[Monthly Activity Report May 2012](#)

A motion was made by Marcia Fernholz, seconded by David Brown, to accept the reports as distributed. 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:

12-7717
12-7872
12-7873
12-7874
12-7875
12-7876
12-7877
12-7880

A motion was made by David Brown, seconded by Alderman Dennis Wisner, to go into closed session. Motion passed on a roll call.

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

EXCUSED: 1 - Robert Weber

OPEN SESSION

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

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

EXCUSED: 1 - Robert Weber

Old Business

[12-7717](#)

Subject: Request from Jennie Goff of 1543 Oak Court for a home improvement loan.

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

New Business

[12-7872](#)

Subject: (Direct Referral) Request of the Director of City Development to accept Ms. Laura Valeriano's offer to purchase 944 Villa Street. (Res. No. 12-3221)

Recommendation of the Loan Board on June 27, 2012:

That the offer of Laura Valeriano to purchase 944 Villa Street, as set forth in her offer dated June 14, 2012 and the counter-offer dated June 22, 2012, be approved.

Further recommends that the Mayor, the City Clerk and the Director of City Development be authorized to execute any documents necessary to complete the sale.

Fiscal Note: The property was acquired and rehabilitated through the NSP-1 program. The city will receive \$45,000 in proceeds, minus commissions and closing costs.

Attachments: [12-7872 Attachment](#)

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

Home Owner Loans[12-7873](#)

Subject: Request from Gary Czechowicz of 2064 Geneva Street for a home improvement loan.

A motion was made by Alderman Dennis Wiser, seconded by Ken Plaski, that this file be approved, contingent upon remediation of lead based paint hazards and that the HOME grant funds be substituted with CDBG program Income. The motion passed by a voice vote.

Fiscal Note: Sufficient funds are available in Program Income account # 815-000-5700.

[12-7874](#)

Subject: Request from Julie Jorgenson of 1830 Carlisle Avenue for a home improvement loan.

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

[12-7875](#)

Subject: Request from Brenda L. Griffith of 2505 Drexel Avenue for a home improvement loan.

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

[12-7876](#)

Subject: Request from Andre Thomas of 1236 Center Street for a home improvement loan.

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

[12-7877](#)

Subject: Request from Judith Beechem of 1727 Grand Avenue for a HOME grant increase of \$465.

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

[12-7880](#)

Subject: Request from Marta Ayala of 2037 Blake Avenue for a HOME grant increase of \$600.

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

[12-7878](#)

Subject: Request from Rosa Vallardares of 1416 Marquette Street to buy a portion of the land at 1420 Marquette Street.

Attachments: [Vallardares request](#)

A motion was made by David Brown, seconded by Alderman Dennis Wiser, that this be received and filed. The motion passed by a voice vote.

Meeting adjourned at 11:30 a.m.

Respectfully submitted,
Dora Garcia
Consumer Lending Specialist