



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 Wisser
Ken Plaski

Thursday, February 20, 2014

10:00 AM

City Hall, Room 106

Chairman O'Connell called the meeting to order at 10:00 a.m.

PRESENT: 3 - David Brown, Marcia Fernholz and Brian O'Connell

EXCUSED: 1 - Robert Weber

Approval of Minutes for January 16, 2014 meeting.

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

Others Present:

Claudia Garcia, Administrative Assistant
Dora Garcia, Consumer Lending Specialist
Joy Hansche, Accountant
Michael Lechner, Housing Technician
Terry Maier, Accountant
Ken Plaski, Building Dept.

14-9797

Reports

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

Note: not all reports were distributed.

Attachments: [Delinquency Reports](#)
[Financial Reports](#)
[Monthly Activity Reports](#)
[Property Disposition Reports](#)

A motion was made by David Brown, seconded by Dennis Weiser, to accept the reports as distributed. The motion passed by a voice vote. A suggestion was made to project into the future regarding program funds.

New Business

POLICY CHANGES

[14-9829](#)

Subject: Staff request to approve Policy Changes as they relate to charging upfront fees for loans.

Attachments: [Loan Fees](#)

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

[14-9831](#)

Subject: Staff request to approve Policy Changes as they relate to the REEP program.

Attachments: [Reep](#)

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

[14-9832](#)

Subject: Staff request to approve Policy Changes as they relate to the appeals process.

Attachments: [Appeals](#)

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

ACQUISITION

[14-9802](#)

Subject: Communication from the Director of City Development, requesting authorization to acquire the deteriorated residential property at 1116 Villa Street, and to authorize the Mayor, City Clerk, and Director of City Development to execute any documents necessary to complete the acquisition.

Fiscal Note: The purchase of this foreclosed property is \$11,000.00. Demolition and closing costs are estimated at \$14,000.00 for a total cost of \$25,000.00. CDBG funds are available from the Neighborhood Impact Project.

Attachments: [1116 Villa Street](#)

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

ADMINISTRATIVE BUSINESS

[14-9834](#)

Subject: Disqualification of Safe Abatement for Everyone, Inc. (SAFE, Inc.) from the Housing Department contractor list.

Attachments: [Safe, Inc.](#)

A motion was made by David Brown, seconded by Ken Plaski, that this file be received and filed. The motion passed by a voice vote. An invoice will be mailed out to Safe, Inc. regarding loss of payment, since a new clearance is needed.

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

AYES: 3 - David Brown, Marcia Fernholz and Brian O’Connell

NON VOTING: 1 - Robert Weber

The following items were discussed in closed session:

#14-9833

#14-9828

OPEN SESSION

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

AYES: 3 - David Brown, Marcia Fernholz and Brian O’Connell

NON VOTING: 1 - Robert Weber

JOINT FORECLOSURE

[14-9833](#)

Subject: Request of the Director of City Development for authorization to pursue the joint foreclosure of the property of Ms. Margaret Meyer, located at 3446 Fifth Avenue, Racine, WI with the Racine Municipal Credit Union.

A motion was made by David Brown, seconded by Ken Plaski, that the Director of City Development and City Attorney execute a Memorandum of Agreement with the Racine Municipal Credit Union regarding a cooperative foreclosure. The motion passed by a voice vote.

NON-FEDERAL FUND LOAN

[14-9828](#)

Subject: Request from Joseph and Catherine Gabbey of 2501 Charles Street, Racine, WI for a non-federal funds loan.

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

Next Meeting date is March 20, 2014.

Meeting adjourned at 11:00 a.m.

Respectfully Submitted By: Claudia Garcia