



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*

Thursday, December 14, 2017

8:30 AM

City Hall, Room 307

The meeting was called to order by Amy Connolly at 8:32 a.m.

Others present:

Laura Detert, Manager of Housing and Community Development
Dora Garcia, Consumer Lending Specialist
Joy Hansche, Accountant
Michael Lechner, Housing Technician
Stevie Nelson, Administrative Assistant
Nhu Tran, Assistant City Attorney

Approval of Minutes for the November 16, 2017 Meeting

A motion was made by Ken Plaski, seconded by Dave Brown to approve the minutes as ammended. The motion passed by a voice vote.

[1165-17](#)

Subject: Reports

- A. Delinquency Report
- B. LBR Financial Report
- C. Monthly Activity Report
- D. Property Disposition Report

Attachments: [Home Owner Report 11.30.2017](#)
[LBR Financial Report 11.30.2017](#)
[Rental Rehab Report 11.30.2017](#)
[11302017 Monthly Activity Report](#)
[11302017 Property Disposition Report](#)

A motion was made by Dave Brown, seconded by Ken Plaski to approve the report as presented. The motion passed by a voice vote.

Old Business

[1079-17](#)

Subject: Tax delinquency policy for homeowner repair loans and/or code compliance grants.

Staff Recommendation: That the Loan Board of Review discuss tax delinquency policies and procedures with representatives from the City Attorney's Office and, if desired, take corresponding action amending the Housing Rehabilitation and General Administration Policy and Procedures Manual.

Attachments: [MEMO- Tax Delinquency](#)

A motion was made by Dave Brown, seconded by Marcia Fernholz, to defer this item. 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 Ken Plaski, to convene into closed session. The motion passed by the following roll call vote:

AYES: 5 - David Brown, Marcia Fernholz, Ken Plaski, Amy Connolly and Mary Land

[1002-17](#)

Subject: Request of Ms. Corbin, owner of 1216 S. Memorial Drive, to execute a Deed-in-Lieu of Foreclosure with the City of Racine.

Loans owed:

Loan # 85-12-001- balance \$22,627;

Loan # 97-12-002 - balance \$994;

Loan # 99-12-004 - balance \$15,315.04;

Loan # 00-07-011 - balance \$826.68

Staff recommendation to write off loans.

A motion was made by Dave Brown, seconded by Marcia Fernholz, to defer this item. The motion passed by a voice vote.

New Business

[1211-17](#)

Subject: Request to write off the loans:

#80-02-013 balance \$6,000

#81-11-012 balance \$1,456

#85-12-001 balance \$22,627.20

#97-12-002 balance \$993.60

#99-12-004 balance \$15,705.60

#00-07-011 balance \$750.49
Staff recommendation to receive and file.

The motion to approve was made to write off loans 80-02-013 and 81-11-012.

A motion was made by Dave Brown, Seconded by Ken Plaski, to write off loans 80-02-013 and 81-11-012. The motion passed by a voice vote.

OPEN SESSION

A motion was made by Dave Brown, seconded by Ken Plaski, to convene into open session. The motion passed by the following roll call vote:

AYES: 5 - David Brown, Marcia Fernholz, Ken Plaski, Amy Connolly and Mary Land

[1194-17](#)

Subject: Policy Revisions to the Housing Rehabilitation and General Administration Policy & Procedures Manual

Attachments: [MEMO- Modification & Unpaid Previous Loan Policy](#)

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

[1216-17](#)

Subject: Request for direction regarding State of Wisconsin 30 year mortgage law.

Attachments: [MEMO- 30 Year Mortgage Renewal](#)

A motion was made by Marcia Fernholz, seconded by Mary Land that this file be Received and Filed. The motion passed by a voice vote.

Amy Connolly moved to adjourn the meeting at 9:51 a.m.