



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, July 22, 2010

10:00 AM

City Hall, Room 306

Call To Order

Chairman, Mr. Brian O'Connell, called the meeting to order at 10:07 a.m.

PRESENT: 3 - David Brown, Brian O'Connell and Rick Heller

EXCUSED: 2 - Marcia Fernholz and Robert Weber

Others Present:

Bill Bielefeldt, Housing Technician
Dora Garcia, Consumer Lending Specialist
Joy Hansche, Accountant
Erica Knudsen, Secretary
Michael Lechner, Rehab Specialist
Jean Wolfgang, Associate Planner

Guests Present:

Alderman Eric Marcus
Dustin Block, Racine Post

Approval of Minutes of June 17, 2010 Meeting.

A motion was made by David Brown, seconded by Rick Heller, to approve the minutes, 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 Rick Heller, to accept the reports, as distributed. The motion passed by a voice vote.

Old Business

[10-4852](#)

Subject: Review of proposals for the redevelopment of 716-720 Seventeenth Street.

Chairman O'Connell explained that this item had been superseded by item 10-5391 and should be received and filed.

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

[10-4853](#)

Subject: Review of Racine Mutual Housing Association's Forbearance Agreement. Update on inspection of properties and staff recommendations.

Chairman O'Connell explained that this item had been superseded by item 10-5395 and should be received and filed.

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

New Business

[10-5391](#)

Subject: Staff requests permission to enter into an agreement with Racine Housing and Neighborhood Partnership to develop 716 & 720 17th Street and 1317 Albert Street.

Chairman O'Connell reminded the Board that the department had been seeking a non-profit partner to undertake the construction of two new infill homes at 716 & 720 17th Street under the Neighborhood Stabilization Program (NSP) and was facing an August 15, 2010 deadline. He further explained that city staff had reached an agreement with Racine Housing and Neighborhood Partnership (RHNP) to act as the city's partner for the 17th Street and Albert Street properties. He asked that the Board approve entering into a Memorandum of Agreement with RHNP.

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

[10-5390](#)

Subject: Staff requests permission to acquire more properties with NSP funds: 1324 Center St., 1812 Holmes Ave., 2410 Kinzie Ave., 3002 Arlington Ave., and 1017 Augusta St.

Associate Planner, Jean Wolfgang, reviewed the proposed acquisitions with the Board.

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

[10-5394](#)

Subject: Staff requests approval to transfer property to Racine Habitat for Humanity, Inc.: 1132 Irving Place.

Associate Planner, Jean Wolfgang, explained that this was an NSP infill home and Habitat would be the city's non-profit partner under a Memorandum of Agreement.

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

10-5395

Subject: Request to authorize staff to order title reports on 61 Riverside, 1422 Marquette, 1641 Villa and 912 Seventeenth and hire outside counsel, chosen by the City Attorney, to draft and execute necessary documents to transfer these four properties from Racine Mutual Housing Association, Inc. to City of Racine and satisfy the debt.

Chairman O'Connell reminded the Board that at prior meetings it had declined to continue its forbearance agreement with Racine Mutual Housing (RMH) and directed staff to investigate the transfer of property of sufficient value to satisfy RMH's mortgage. Ms. Wolfgang reviewed the four properties that are recommended for transfer.

A motion was made by David Brown, seconded by Rick Heller, that this file be approved. 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)(e), 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 and action was taken in open session.

Item 10-5392

Item 10-5265

A motion was made by David Brown, seconded by Rick Heller, to go into closed session. The motion passed on a roll call.

AYES: 3 - David Brown, Brian O'Connell and Rick Heller

EXCUSED: 2 - Marcia Fernholz and Robert Weber

OPEN SESSION

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

AYES: 3 - David Brown, Brian O'Connell and Rick Heller

EXCUSED: 2 - Marcia Fernholz and Robert Weber

Upon convening in open session, the Board voted as follows on the items discussed in closed session.

A. HOMEOWNER LOANS

[10-5392](#)

Subject: Request from Tracey Larrin of 1228 N. Wisconsin Street for a home improvement loan.

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

B. RENTAL ASSISTANCE LOANS

[10-5265](#)

Subject: Request from Richard F. O'Neal of 1502 Superior Street for a Rental Assistance Loan.

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

Adjournment

Chairman, Mr. Brian O'Connell, adjourned the meeting at 11:05 a.m.

**Respectfully submitted,
Erica Knudsen, Secretary**