



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, February 9, 2017

10:00 AM

City Hall, Room 307

Others present:

Laura Detert, Manager of Housing and Community Development

Dora Garcia, Consumer Lending Specialist

Joy Hansche, Accountant

Mike Lechner, Housing Technician

Note that Amy Connolly excused herself from the meeting at 10:45 a.m. and Ken Plaski joined the meeting at 10:45 a.m.

The meeting was called to order by Amy Connolly at 10:11 a.m.

PRESENT: 5 - David Brown, Marcia Fernholz, Ken Plaski, Nicole Larsen and Amy Connolly

EXCUSED: 1 - Mary Land

Approval of Minutes for December 20, 2016 Meeting

A motion was made by Dave Brown, seconded by Marcia Fernholz, to approve the minutes of the December 20, 2016 meeting. The motion passed by a voice vote.

New Business

Delinquency policy revisions discussion. A draft document is provided to initiate discussion on the matter.

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 Dave Brown, seconded by Marcia Fernholz, that this meeting be declared closed. The motion passed by the following roll call vote:

AYES: 3 - David Brown, Marcia Fernholz and Amy Connolly

EXCUSED: 2 - Mary Land and Ken Plaski

The following items were discussed in closed session:

- # 113-17
- # 116-17
- # 114-14

OPEN SESSION

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

AYES: 3 - David Brown, Marcia Fernholz and Ken Plaski

EXCUSED: 2 - Mary Land and Amy Connolly

[113-17](#)

Subject: Staff requests approval to carry out the recommendations made for the Delinquency Report, Part 1.

Delinquency Report, Part 1:

1) Rental Rehab Dellinquency Review & Recommendations:

Loan number	Staff recommendations
# 05-03-009	Initiate foreclosure
# 05-03-011	File for judgment
# 06-03-004	Write off and file for judgment

Staff recommendation: Continue at collections and monitor 1st lien status:

# 01-03-001	# 06-03-003
# 08-03-009	# 08-03-007
# 09-03-006	# 09-03-007

A motion was made by Nicole Larsen, seconded by Dave Brown, to approve and proceed as discussed in closed session on delinquency report, part 1, as presented. The motion passed by a voice vote.

[116-17](#)

Subject: Staff requests approval to carry out the recommendations made for the Delinquency Report, Part 2.

Delinquency Report Part 2:

2) Homeowner Payable Delinquency Review & Recommendations:

Loan number	Staff recommendations
# 01-07-018	Initiate foreclosure
# 08-07-004	Initiate foreclosure
# 12-07-104	Initiate foreclosure
# 13-07-006	Initiate foreclosure

# 03-07-023	Write off and file for judgment
# 07-07-010	Write off (foreclosed) and file for judgment
# 10-07-107	Write off (deceased & in foreclosure)
# 11-56F-100	Write off (deceased & in foreclosure)
# 05-07-028	Write off (foreclosed & deceased)

Staff recommendation: Continue at collections and monitor 1st lien status:

# 99-07-042	# 05-07-005
# 00-07-001	# 05-07-007
# 00-07-004	# 05-07-023
# 00-07-037	# 08-07-009
# 01-07-031	# 08-07-017
# 02-07-008	# 09-801-001
# 02-07-016	# 09-07-113
# 03-07-010	# 09-07-120
# 04-07-005	

A motion was made by Nicole Larsen, seconded by Dave Brown, to approve and proceed as discussed in closed session on delinquency report, part 2, as presented. The motion passed by a voice vote.

Racine Energy Efficiency Program

[114-17](#)

Subject: Request of Ronald and Ruby Powell of 1813 21st Street for a Racine Energy Efficiency Program (REEP) loan.

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

[115-17](#)

Subject: Reports

- B. Financial Report
 - 1. Available Loan Fund
- C. Monthly Activity Report
- D. Property Disposition Report

A motion was made by Marcia Fernholz, seconded by Dave Brown, that the reports be deferred until the next meeting. The motion passed by a voice vote.

Dave Brown made a motion to adjourn. Meeting was adjourned at 11:15.