



# 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  
Ken Plaski  
Alderman Dennis Wiser*

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Thursday, November 17, 2011

9:00 AM

City Hall, Room 306

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### 1. Call To Order

*Chairman, Mr. Brian O'Connell, called the meeting to order at 9:01 a.m.*

**PRESENT:** 5 - David Brown, Robert Weber, Brian O'Connell, Dennis Wiser and Ken Plaski  
**EXCUSED:** 1 - Marcia Fernholz

**Others Present:**  
Dora Garcia, Consumer Lending Specialist  
Joseph Heck, Assistant Director of City Development  
Erica Knudsen, Secretary  
Michael Lechner, Housing Technician

### 2. Approval of Minutes for October 20, 2011 Meeting

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

[11-7107](#)

**Subject:** Reports  
A. Delinquency  
B. Attorney's Report  
C. Financial Report  
1. Available Loan Funds  
2. Program Loan Funds  
D. Monthly Activity Report  
E. Property Disposition Report

**Attachments:** [Monthly Activity Report](#)  
[Property Disposition](#)

A motion was made by Dennis Wiser, seconded by David Brown, to approve the reports, as distributed. Approval was given to refer one loan to outside counsel to pursue a money judgement.

### 3. New Business

[11-7093](#)

**Subject:** (Direct Referral) Request from Racine Urban Garden Network to continue the garden at 1112 Villa Street through 2012.

**Recommendation of the Loan Board of Review on 11-17-11:** That the lease be extended through December 31, 2013.

**Fiscal Note:** The lease payment is one dollar per year. The lessee will be responsible for maintenance to the property.

**Attachments:** [1112 Villa St.](#)

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

[11-7124](#)

**Subject:** (Direct Referral) Request of the Assistant Director of City Development, Joseph Heck, to purchase 2036 Grand Avenue for the NSP-3 program.

**Recommendation of the Loan Board of Review on 11-17-11:** That the request be approved.

**Fiscal Note:** Accepted offer is for \$28,900. Funds are available through the NSP-3 program.

**Attachments:** [2036 Grand Ave](#)

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

**A. Property Disposition**

**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 PURCHASING OF PUBLIC PROPERTIES, THE INVESTING OF PUBLIC FUNDS, OR CONDUCTING OTHER SPECIFIED PUBLIC BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION.**

*The following items were discussed in closed session:*

- 11-7090
- 11-7091
- 11-7094
- 11-7106

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

**AYES:** 4 - David Brown, Brian O'Connell, Dennis Wiser and Ken Plaski

**EXCUSED:** 1 - Marcia Fernholz

**NON VOTING:** 1 - Robert Weber

**OPEN SESSION**

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

**AYES:** 4 - David Brown, Brian O'Connell, Dennis Wiser and Ken Plaski

**EXCUSED:** 1 - Marcia Fernholz

**NON VOTING:** 1 - Robert Weber

**11-7090**

**Subject:** (Direct Referral) Request of the Assistant Director of City Development to accept an Offer to Purchase 1841 Villa Street.

**Recommendation of the Loan Board of Review on 11-17-11:** That the request be approved. Further recommend that the Mayor, City Clerk, and Assistant Director of City Development be authorized to execute any necessary selling documents.

**Fiscal Note:** The City will receive \$79,900 in proceeds, minus commissions and closing costs.

**Attachments:** [1841 Villa St.](#)

**A motion was made by Dennis Wiser, seconded by Ken Plaski, that this be file recommended for approval. The motion passed by a voice vote.**

**11-7091**

**Subject:** (Direct Referral) Request of the Assistant Director of City Development to accept an Offer to Purchase 2410 Kinzie Avenue.

**Recommendation of the Loan Board of Review on 11-17-11:** That the request be approved. Further recommend that the Mayor, City Clerk, and Assistant Director of City Development be authorized to execute any necessary selling documents.

**Fiscal Note:** The City will receive \$89,900 in proceeds, minus commissions and closing costs.

**Attachments:** [2410 Kinzie Ave](#)

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

**B. Homeowner Loans**

### Homeowner Fixed Loans

[11-7094](#)      **Subject:** Request from Ann Mandli of 3347 Charles Street for a Home Improvement Loan.

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

[11-7106](#)      **Subject:** Request from Robert Petersen of 1901 Blaine Avenue for a Home Improvement Loan.

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

### C. Administrative Items

[11-7116](#)      **Subject:** Approval of checklist.

Attachments:      [Checklist](#)

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

[11-7117](#)      **Subject:** Discretionary allocation for additional funding for code and lead work.

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

[11-7118](#)      **Subject:** Limitations on investor loans.

A motion was made by David Brown, seconded by Dennis Wiser, that this file be deferred until more investigation can be conducted. The motion passed by a voice vote.

[11-7119](#)      **Subject:** Communication from Christine Braun of 1532 Chatham Street.

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

### Adjournment

*Chairman, Mr. Brian O'Connell, adjourned the meeting at 10:26 a.m.*

Respectfully submitted,  
Erica Knudsen, Secretary