



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, March 18, 2010

9:00 AM

City Hall, Room 306

Call To Order

Acting Chairman, Joseph Heck, called the meeting to order at 9:05 a.m.

PRESENT: 4 - David Brown, Marcia Fernholz, Robert Weber and Rick Heller

EXCUSED: 1 - Brian O'Connell

Others Present:

Bill Bielefeldt, Housing Technician
Dora Garcia, Consumer Lending Specialist
Joy Hansche, Accountant
Joseph Heck, Assistant Director of City Development
Erica Knudsen, Secretary

Other Guests:

Domenick Martinelli, Executive Director of NHS of Southeast Wisconsin
Bob Hartman, Design Consultant
Nora Grosse, Executive Director of Racine Habitat for Humanity
Jan Roland, Board President of Racine Habitat for Humanity

Approval of Minutes for February 18, 2010 and March 4, 2010 Meetings

A motion was made by David Brown, seconded by Rick Heller, to approve the February 18, 2010 and March 4, 2010 minutes as distributed. The motion passed by a voice vote.

10-4852

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

Attachments: [2261 001 NHS Old Spanish Center dev. proposal](#)
[2262 001 Habitat for Humanity Old Spanish Center dev. proposal](#)

The Board heard oral presentations from representatives of NHS of Southeast Wisconsin and Racine Habitat for Humanity and asked questions.

CLOSED SESSION It is intended that the Board will convene in closed session pursuant to Wisconsin Statutes §19.85(1)(e), to deliberate or negotiate regarding the Development Proposals because competitive or bargaining reasons require a closed session.

At 9:33 a.m., a motion was made by Marcia Fernholz, seconded by David Brown to go into closed session. The motion carried on a roll call.

AYES - 4: Ms. Fernholz, Mr. Brown, Mr. Heller and Mr. Weber

EXCUSED - 1: Mr. O'Connell

The following item was discussed and action was taken in open session.
Item 10-4852

OPEN SESSION

At 10:03 a.m. Marcia Fernholz made a motion to convene into open session, seconded by Robert Weber. The motion carried on a roll call.

AYES - 4: Ms. Fernholz, Mr. Heller, Mr. Weber, Mr. Brown

EXCUSED - 1: Mr. O'Connell

Recommendation of the Loan Board of Review on 3/18/2010: To defer action on this item and request revisions to each proposal within 30 days.

A motion was made by David Brown, seconded by Rick Heller, that this file be deferred. 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 Rick Heller, seconded by David Brown, to accept the reports as distributed. The motion passed by a voice vote.

Old Business

New Business

[10-4853](#)

Subject: Review of Racine Mutual Housing Association's Forbearance Agreement.

Recommendation of the Loan Board of Review on 3/18/2010:

To defer action on this item.

A motion was made by Marcia Fernholz, seconded by Robert Weber, that this file be deferred. The motion passed by a voice vote.

HOMEOWNER FIXED INTEREST LOANS

[10-4854](#)

Subject: Request from Jerome Tennessen for a \$5,000 home improvement loan increase.

Recommendation of the Loan Board of Review on 3/18/2010:

To approve a home improvement loan increase in an amount up to \$5,000 at 3% interest for a term up to 20 years.

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

[10-4856](#)

Subject: Request from Melissa Nelson of 200 Virginia Street for a \$7,000 home improvement loan increase.

Recommendation of the Loan Board of Review on 3/18/2010:

To approve a home improvement loan increase in an amount up to \$7,000 at 5% interest for a term up to 20 years.

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

[10-4857](#)

Subject: Request from Jacqueline Paulsen of 1532 Virginia Street for a home improvement loan.

Recommendation of the Loan Board of Review on 3/18/2010:

To approve a home improvement loan in an amount up to \$20,000 at 3% interest for a term up to 20 years.

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

HOMEOWNER DEFERRED LOANS

[10-4858](#)

Subject: Request from Marta Ayala of 2037 Blake Avenue for a deferred home improvement loan.

Recommendation of the Loan Board of Review on 3/18/2010:

To deny a deferred home improvement loan in an amount up to \$15,000 at 3% interest for a term up to 20 years.

A motion was made by Rick Heller, seconded by Robert Weber, that this file be denied. The motion passed by a voice vote.

Adjournment

Respectfully submitted,
Erica Knudsen, Secretary