



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, November 20, 2008

9:00 AM

City Hall

Call To Order

The meeting was called to order by Brian O'Connell at 9:02 a.m.

PRESENT: 4 - Marcia Fernholz, Robert Weber, Brian O'Connell and Rick Heller

EXCUSED: 1 - David Brown

Others Present:

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

Approval of Minutes of October 16, 2008 Meeting

A motion was made by Robert Weber, seconded by Rick Heller, to approve the Loan Board of Review minutes of October 16, 2008 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**
 - 1. Property Disposition**

A motion was made by Robert Weber, seconded by Marcia Fernholz to approve the reports as distributed.

Old Business

08-2786 Maria Schilkie of 1236 Jones Avenue, electronic poll re-affirmation

A motion was made by Rick Heller, seconded by Robert Weber to re-affirm the electronic poll approving Ms. Schilkie for a loan increase to a total of \$55,000 for rehabilitation work on her home.

New Business

[08-2939](#)

Subject: Request to reimburse HUD from a non-federal loan account for ineligible down payment assistance grants.

Recommendations of the Loan Board of Review on November 20, 2008: To approve request to reimburse HUD funds from account #815.

A motion was made by Marcia Fernholz, seconded by Rick Heller, that this request be approved. The motion passed by a voice vote.

Deferred Interest Loans

[08-2935](#)

Subject: Request of Katelyn Bielefeldt of 1720 St. Clair Street for a home improvement loan.

Recommendations of the Loan Board of Review on November 20, 2008: to approve a deferred interest home improvement loan in an amount up to \$75,000, for a term up to 20 years; with the understanding that the Building Dept. staff will conduct all inspections for compliance with work specifications and city codes and pay draws.

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

Rental Assistance Loans

[08-2936](#)

Subject: Request of Kelly Jensen & Fred Wensing, III of 415 High Street for a Rental Assistance Loan.

Recommendation of the Loan Board of Review on November 20, 2008: To approve a rental assistance loan up to \$15,000 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.

Neighborhood Stabilization Program

Marcia Fernholz led the discussion by stating that the City of Racine will be applying for funds as the city meets all 7 of the 7 criteria to apply for funds. It was suggested that the city collaborate with non profit organizations and to listen/request input from the community. Funds can be used for the purchase-rehab-resale of properties. FHA properties, boarded up and bank foreclosed properties are all eligible for these funds. Properties the city would use the funds on would all have to address any lead based paint hazards/issues. The RFP (request for proposals) will be out in mid-December and the application will be due mid-January 2009. The Mayor is expected to convene a planning meeting in the near future to discuss the Neighborhood Stabilization program in Racine.

Other problem properties were mentioned. As always, owners need to use the program tools available to them to make repairs. If a property poses a safety danger, the Building department may step in to eliminate the danger at a cost to the homeowner. Homeowners are encouraged to contact the Housing Dept. for assistance.

Meeting adjourned at 9:55 a.m.

**Respectfully submitted,
Dora Garcia, Consumer Lending Specialist**