



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, August 21, 2008

9:00 AM

City Hall, Room 209

Call To Order

Meeting was called to order by Brian O'Connell at 9:03 a.m.

PRESENT: 4 - David Brown, Marcia Fernholz, Robert Weber and Brian O'Connell

EXCUSED: 1 - Rick Heller

Others Present:

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

Approval of Minutes for July 17, 2008 Meeting

A motion was made by Robert Weber, seconded by David Brown to approve the Loan Board of Review minutes of July 17, 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

A motion was made by David Brown, seconded by Robert Weber to accept all reports as distributed. The motion passed by a voice vote.

Old Business

08-2008

Subject: Request from Jose and Maria Barajas of 942 La Salle Street, Racine, WI 53404 for a home improvement loan.

Recommendation of the Loan Board of Review on April 17, 2008:

That a deferred home improvement loan in an amount up to \$15,000 at 3% annual interest be approved.

Subject: Re-Affirmation of electronic poll to increase loan amount to \$45,000.

Recommendation of the Loan Board of Review on 8/21/2008: to reaffirm an electronic poll to increase the loan to a total of \$45,000 for Jose and Maria Barajas of 942 La Salle Street.

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

New Business

Deferred Interest Loans

[08-2541](#)

Subject: Request from Lydia Zavala of 1028 Pearl Street, Racine, WI 53403 for a home improvement loan.

Recommendation of the Loan Board of Review on 8/21/2008: To approve a 3% annual interest loan in an amount up to \$15,000 for a term of up to 20 years.

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

Fixed Interest Home Improvement Loans

[07-0965](#)

Subject: Request from Wilhelmina Gray of 2020 Racine Street, Racine, WI 53403 for a home improvement loan.

Recommendation of the Loan Board of Review on 8/21/2008: To approve a 5% fixed interest loan in an amount up to \$5,000 for a term of 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.

[08-2540](#)

Subject: Request from Maria G. Diaz of 1533 Owen Avenue, Racine, WI 53403 for a home improvement loan.

Recommendation of the Loan Board of Review on 8/21/2008: To approve a 3% fixed interest loan in an amount up to \$25,000 for a term of up to 20 years.

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

[08-2542](#)

Subject: Request from Javier and Michelle Vasquez of 1524 ML King Jr. Drive, Racine, WI 53404 for a home improvement loan.

Recommendation of the Loan Board of Review on 8/21/2008: To approve a 3% fixed interest loan in an amount up to \$8,300 or up to

\$10,000 subject to after-rehab assessment amount (not to exceed the determined after-rehab value) for a term of up to 20 years.

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

08-2543

Subject: Request from Juanita Wray of 532 Randolph St., Racine, WI 53404 for a home improvement loan.

Recommendation of the Loan Board of Review on 8/21/2008: To approve a 5% fixed interest loan in an amount up to \$25,000 for a term of up to 20 years.

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

Rental Assistance Loans

08-2431

Subject: Request from Kenneth Kolstedt of 1623 N. Main Street for a Rental Assistance loan.

Recommendation of the Loan Board of Review on 8/21/2008: To approve a 5% Rental Assistance loan in an amount up to \$5,000 contingent on securing the city's interest in the property (1st lien position) for a term of up to 20 years.

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

08-2544

Subject: Request from Robert Gannon of 1424 Park Avenue for a Rental Assistance loan.

Recommendation of the Loan Board of Review on 8/21/2008: To approve a 5% Rental Assistance loan in an amount up to \$18,000 for a term of up to 20 years.

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

08-2545

Subject: Request from Greg and Rhonda LaFarney of 1906 N. Memorial Dr., Racine, WI 53404 for a Rental Assistance loan.

Recommendation of the Loan Board of Review on 8/21/2008: To approve a 5% Rental Assistance loan in an amount up to \$30,000 for a term of up to 20 years.

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

08-2546

Subject: Request from Todd C. Nelsen of 427 West Blvd., Racine, WI 53405 for a Rental Assistance loan.

Recommendation of the Loan Board of Review on 8/21/2008: To approve a 5% Rental Assistance loan in an amount up to \$20,000 for a term of up to 20 years.

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

[08-2547](#)

Subject: Request from Dorothy M. Rewald of 1324-1326 Park Ave., Racine, WI 53403 for a Rental Assistance loan.

Recommendation of the Loan Board of Review on 8/21/2008: To approve a 5% Rental Assistance loan in an amount up to \$25,000 for a term of up to 20 years.

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

[08-2548](#)

Subject: Request from Susan Verbeten and Laurence Tracy of 609 Belmont St., Racine, WI 53402 for a Rental Assistance loan.

Recommendation of the Loan Board of Review on 8/21/2008: To approve a 5% Rental Assistance loan in an amount up to \$15,000 for a term of 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.

[08-2565](#)

Subject: Street Assessment Loan Policy

The Street Assessment Loan policy is designed to offer another option to assist low-to-moderate income households that would face a hardship paying the street assessments of \$2,000 or more. A low interest loan at 3-5% over 20 years would be offered to qualifying homeowners.

Basic policy/criteria would include: Using HUD guidelines and existing loan policies; interest rates would be at 3% or 5%, based on loan policies, for a term of up to 20 years.

Recommendation of the Loan Board of Review on 8/21/2008: To approve the Street Assessment Policy to assist qualifying homeowners with assessments that would cost a minimum of \$2,000 dollars.

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

Adjournment

Respectfully submitted,

Dora Garcia, Consumer Lending Specialist