

Minutes of the  
HOME Board Meeting  
January 20, 2011

Members Present: Mark Baldwin, Duane Paulson, Greg David, Joe Birbaum, Jan Roou, Jay Schreurs, Lee Krueger, Ron Buchanan, Jill Haupt, Kathleen Schilling, Peter Sorce, Glenn Stumpf, Maria Watts and Jennifer Hanneman

Staff: Glen Lewinski, Kristin Silva and Nancy Mojica

Excused Absence: Mark Hoefert

Guest: Rose Sura, Les Ameel, HBC Services, Sandy Scherer, Clara Daniels, Waukesha County, Corrie Fulwiler, Joana Hemschemeyer, Richards Place, David Porterfield, Movin' Out, Jacob Klein, MSP Developers and Dennis Heling, Jefferson County Economic Development Consortium

- I. The meeting was called to order by the Chair with a quorum of the Board present at 9:02 a.m.
- II. The Chair led the Pledge of Allegiance.
- III. On a motion by Peter Sorce and seconded by Duane Paulson, the minutes of the December 16, 2010 meeting were approved.
- IV. No Public comments were heard.
  - a. Staff informed the Board that they may be contacted related to the CDBG/HOME study by the consultant Don Hill.  
Staff also reported that Congress is considering a budget cut for the 2011 HOME program to 2008 levels which would result in a decrease of \$150,000-\$200,000.
- V. The Fund Balance Report in two formats were reviewed and accepted.
- VI. Foreclosure Report
  - a. Staff reported that one new foreclosure was filed in January in the amount of \$30,000. Kristin Silva reported that the Partnership was working on details of a \$97,000 two year grant for Foreclosure Prevention in conjunction with HBC Services.
- VII. Staff is still in the process of creating the application to go along with the framework done by CPDA. The application will be sent out via email for the Board members review and modifications.
- VIII. David Porterfield representing Movin' Out and Jacob Klein representing MSP Developers presented an overview of a modified development in the City of New Berlin for construction of 102 condominium units for families. Eleven of the units are to be managed and occupied by persons with disabilities through Movin' Out. After the presentation and Board questions raised about the revised financing of the eleven units (an increase from the previous proposed five units), the Board tabled the request for more detailed financial information.

To accommodate the developer, the Board on a motion by Mark Baldwin and seconded by Joe Birbaum, agreed to change the next HOME Board meeting to February 3, 2011 from February 17, 2011 to consider the approval of the requested HOME funding for Movin' Out (provided the financial details were obtained and reviewed prior to the meeting and the developer obtained local approval for the project to proceed).

- IX. Joana Hemschemeyer representing Richards Place indicated that the offer to purchase the Lawrence Center by another unknown partner fell through and Richards Place was still pursuing funding through various sources for the purchase.  
(Duane Paulson left the meeting at 10:00 a.m.)
- X. After a discussion of available funds, the Board on a motion by Jill Haupt and seconded by Maria Watts, agreed to provide "at least" \$200,000 for 2011 Housing Development Funds from unallocated and unspent balances.
- XI. On a motion by Mark Baldwin and seconded by Joe Birbaum, the Framework for Housing Development prepared by CPDA Consultants with one amendment, the addition of the word "income" on Section I line three to read moderate income households was approved.
- XII. Housing Development Outreach:
  - a. On a motion by Jill Haupt and seconded by Maria Watts, as noted in line #10, the Board approved a publication for developers that "at least" \$200,000 in HOME funds would be available in 2011.
  - b. On a motion by Joe Birbaum and seconded by Greg David, the Housing Development application deadline will be March 1, 2011 for application presentation at the March meeting.
- XIII. On a motion by Jill Haupt and seconded by Greg David, the meeting adjourned at 10:26.

Respectfully submitted,

Kathleen Schilling  
Chair, HOME Board