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Minutes of the
HOME Board Meeting
October 16, 2008

Members Present: Ron Buchanan, Mark Baldwin, Duane Paulson, Jill Haupt, Alan Schupp, Kathleen Schilling, John Hilber, Greg David, Mark Hoefert, Robert Adam and Maria Watts

Staff: Glen Lewinski, and Nancy Mojica

Excused Absent: Joe Birbaum, Scott Seefeldt, Peter Sorce, Kristin Silva and Kathy Kamp

Guest: Carol Biersach, Lee Martinson, Slinger Housing Authority, Joana Hemschemeyer, Hebron House of Hospitality, David Porterfield, Movin' Out, Dennis Heling, Jefferson County Economic Development Consortium, Debbie Narus, WI Partnership, Rose Sura, hbc services, Inc.

- I. The meeting was called to order by the Chair with a quorum of the Board present at 9:01 a.m.
- II. On a motion by Ron Buchanan and seconded by Greg David, the minutes from the September 18, 2008 were unanimously approved.

III. No Public Comments were Heard

Staff reviewed correspondence provided to the Board including a HUD notice of a possible IG random audit, audit corrective action, HOME Match reduction due to the declaration of flooding and the 2007 Annual Community Assessment.

Two Public Hearings were held one on October 7, 2008 the second October 8, 2008. County Supervisor Carl Zentner from Jefferson County attended the October 7, 2008 hearing for information and Board Member Mark Baldwin attended the October 8, 2008 hearing.

- IV. Staff provided on update on the file transfer indicating that more files had been reviewed. A few problems on individual files have been identified. CHI is to provide additional information based on a meeting held on September 29, 2008.
- V. Staff reported that the State had received \$38.6 million in Neighborhood Stabilization Funds related to foreclosures that will be distributed throughout the State for purchase/rehab and resale, purchase/rehab and use for persons with disabilities, purchase/demolition and land banking etc. The Board will be kept updated on possible funds for each county.
- VI. Staff reviewed the Fund Balance report indicating that less then \$120,000 was available in uncommitted funds.
- VII. Staff has sent out inquiries regarding the sale of the Lead Guns owned by the HOME Consortium with no buyers as of yet.
- VIII. No action due to the File Transfer has occurred related to the Dennison Report.

- IX. Washington County TAC met and recommended that local county set-aside funds be transferred from rehab to DPA.
- X. Action Items:
- a. David Porterfield representing Movin' Out provided an accepted offer to Purchase on a side-by-side duplex in West Bend. On a motion by Ron Buchanan and seconded by Jill Haupt the Board unanimously approved the purchase of a rental Property by Movin' Out located at 523-525 N. 18th Avenue, West Bend at a purchase price of \$210,000 with total rehab and soft costs of \$64,457 for a total cost of \$274,457 of which \$114,000 will be privately mortgage finance and **\$160,500** from previously allocated funds (\$250,000) will be provided with HOME CHDO funds as a grant with a 20 year affordability period as long the property is used for the approved purpose of housing for disabled persons.
 - b. On a motion by Robert Adam seconded by Mark Hoefert, the Board unanimously approved, the recommended modification to the Washington County set-aside allowing the use of the balance of \$68,000 to be flexibly used for either Housing Rehabilitation or Down payment Assistance as needed.
 - c. On a motion by Ron Buchanan and seconded by Kathleen Schilling, the Board unanimously approved the WI Partnership 2008 Servicing Budget (\$33,238.89) and the 2009 Servicing Budget (\$12,497).
- XI. On a motion by Ron Buchanan and seconded by Kathleen Schilling, the meeting adjourned at 9:52 a.m.

Respectfully submitted,

Mark Baldwin
Chair, HOME Board