



COLUMBIA COUNTY

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COLUMBIA COUNTY REVOLVING LOAN FUND/HOUSING COMMITTEE MINUTES MAY 9, 2013

PRESENT: John Tramburg, Andy Ross, JoAnn Wingers, Mark Witt, and Vern E. Gove

ALSO PRESENT: Lois Schepp, Mark Zimmerman, Shonna Neary, Sandra Sauer, Paul Sauer, Scott Sommers, Glen Williams, Brenda Serstad, and Sue Koehn (MSA)

The meeting was called to order at 10:17 a.m. and was properly noticed and published.

MOTION: On motion by Wingers, second by Gove, the agenda was approved.

MINUTES

MOTION: On motion by Wingers, second by Gove, the minutes of the April 11, 2013 RLF/Housing Committee meeting and Public Hearing were approved.

UPDATES ON FRSB/OTHER LOANS

CLOSED SESSION

MOTION: On motion by Gove, second by Ross, the Committee went into closed session at 10:20 a.m. pursuant to WI State Statute Section 19.85(1) (e) to deliberate and negotiate the investment of public funds (Revolving Loan Funds). *Updates on FRSB/Other Loans: Review Loan Application – Cambria Cwik Mart

ROLL CALL VOTE: Ayes: 5, as follows: Tramburg, Ross, Witt, Wingers, and Gove
Noes: 0

OPEN SESSION

MOTION: On motion by Ross, second by Gove, the Committee reconvened in open session at 11:06 a.m. The roll call vote was unanimous.

Cambria Cwik Mart

MOTION: On motion by Gove, second by Wingers, the Committee approved the Cambria Cwik Mart loan application with the following terms:

- Amount: \$32,000
- Term: 10 Years Equipment
- Interest Rate: 4%
- Collateral: Lien on land and buildings of Sauer Towing and Repair, Inc.
Insurance maintained on collateral, with Columbia County listed as payee
- Unlimited personal guarantees

The roll call vote was not unanimous.

MOTION: On motion by Wingers, second by Witt, the Committee approved the resolution for the Cwik Mart loan to be presented for County Board approval on May 15th.

CLOSED SESSION

MOTION: On motion by Wingers, second by Witt, the Committee returned to closed session at 11:24 a.m. pursuant to WI State Statute Section 19.85(1) (e) to deliberate and negotiate the investment of public funds (Revolving Loan Funds). *Updates on FRSB/Other Loans

ROLL CALL VOTE: Ayes: 5, as follows: Tramburg, Ross, Witt, Wingers, and Gove
Noes: 0

OPEN SESSION

MOTION: On motion by Wingers, second by Witt, the Committee reconvened in open session at 11:50 a.m. The roll call vote was unanimous.

Update re Cardinal Country

Neary recapped the loan/financial status of Cardinal Country.

Viva La Mocha

The Committee considered a proposal from Brenda Serstad re the status of her loan. No action was taken at this time.

2011 HOUSING PROGRAM

Sue Koehn (MSA) joined the meeting. Program status and balances were reviewed, with Koehn noting that program requirements for low income/very low income projects were more than met.

Total Funds to Spend	\$168,501.02
Committee Approved Projects	230,520.27
Balance to Commit	<u>(\$87,030.27)</u>

Review Housing Projects

- HO #175 This project was previously approved for \$31,350. Koehn requested that an additional \$5,000 be approved in order to cover costs to install supports on the front porch and needed work on the bathroom.
- MOTION: On motion by Ross, second by Witt, an additional \$5,000 was approved for HO #175.
- HO #162 This property is located in the Portage area and was purchased in 2012. The VLI household includes 3 children (two under the age of 6). After rehab value is \$105,866.67 with after rehab equity available of \$16,166.67 after the CDBG loan.
- Household needs include GFI outlets, exhaust fans, outlet covers, windows, siding/trim/downspouts, misc. drywall/ceiling repair, new roof and other items, for an estimated total of \$54,800.
- As the property is located in a flood plain, flood insurance must be purchased, and the program can't contribute more than 50% of the home value. If bids come in too high, Koehn will discuss it with the homeowner.
- MOTION: On motion by Gove, second by Wingers, HO #162 was approved pending State approval and flood plain insurance compliance, for a total of \$54,800.
- HO #177 This low income property is located in the Rio area and was purchased in 1983. Equity available after rehab and CDBG loan totals \$164,333.33.
- Household needs include GFI outlets, windows, flooring doors, drywall repair, roof, and other items.
- MOTION: On motion by Witt, second by Ross, HO #177 was approved for a total of \$25,150.
- HO #181 This middle income property is located in the Pardeeville area and was purchased in 2004. After rehab and loan equity available is \$23,957.12.
- Household needs include GFI outlets, windows, bathroom/porch flooring, porch roof, and other items.
- MOTION: On motion by Ross, second by Gove, HO #181 was approved for a total of \$22,000.

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HO #182

This low income property is located in the Pardeeville area and was purchased in 2012. The homeowner is handicapped and elderly. There will be negative equity available after rehab and loan in the amount of (\$3,924.16).

Household needs include GFI outlets, check electrical circuits, windows, new roof on home/garage/porch, siding, soffit/fascia, basement railing, attic insulation and other items for an estimated total of \$45,100.

MOTION: On motion by Wingers, second by Ross, HO #182 was approved for a total of \$45,100.

Conflicts of Interest

There were no conflicts of interest.

ADJOURNMENT

MOTION: On motion by Witt, second by Wingers, the meeting was adjourned at 12:15 p.m.

Next Meeting: June 13, 2013

Respectfully Submitted:

JoAnn Wingers, Committee Secretary

Cindy Devine, Recording Secretary

cc: RLF/Housing Committee
Lois Schepp
Joseph Ruf III
Susan M. Moll
Internet