



Revolving Loan Fund/Housing Committee Minutes
Thursday, September 13, 2012

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

EXCUSED: Mark Witt

ALSO PRESENT: Lois Schepp, Mark Zimmerman, Laurie Lindell (CAC), Sue Koehn (MSA), and Pat Beghin

The meeting was called to order at 11:00 a.m. and was properly noticed and published.

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

MINUTES

MOTION: On motion by Ross, second by Gove, the minutes of the August 9th RLF/Housing Committee meeting were approved.

2010 FLOODING CDBG-EAP PROJECT/AUDIT UPDATE

Laurie Lindell (Community Action Council) reported that the 2010 Flooding program audit went well, and she should have everything closed out by next month.

Attempts to sell a 10 x 10 shed on the property have not been successful. It was suggested that it be donated to Solid Waste Department or torn down.

2011 HOUSING PROGRAM

Review/Approve Housing Procedures Manual

Sue Koehn joined the meeting. The Housing Program Procedures Manual was reviewed, with discussion held regarding the following topics:

- Downpayment and closing cost assistance for eligible homebuyers
- Negative equity projects
- Rent limits – rent limits will be set at the next meeting

MOTION: On motion by Wingers, second by Ross, the 2011 Housing Program Procedures Manual was approved.

MOTION: On motion by Ross, second by Wingers, projects with over \$5,000 in negative equity after work is done will not be allowed.

Review/Approve Housing Projects

The Committee reviewed a status report on the 2011 Housing Program.

HO #150 This property is home to an elderly female head of household with no children. It is located in the Rio area, and was purchased in 1978. The project includes bathroom GFI outlets, electrical box cover, windows, patio door, weather stripping, and a hand railing. Koehn noted that adding a cover to the electrical box would require building a cupboard around the existing box. Installing a new service was discussed. Koehn will get pricing for both options.

MOTION: On motion by Ross, second by Gove, project HO #150 was approved for a total of \$3,050.

HO #133 This middle-income property is located in the Columbus area and was purchased in 1979. The \$35,750 project includes numerous electrical, plumbing, and general construction replacement/repair. Two options were offered for exterior walls: 1) repair stucco where needed, or 2) reside the home. Option 2 is included in the \$35,750 total. Koehn explained lead paint and other code requirements.

MOTION: On motion by Gove, second by Ross, project HO #133 was approved for a total of \$35,750 (including option 2 – reside home).

HO #151 This low-income property is home to a handicapped female head of household and was purchased in 1992. The project includes kitchen GFI outlets, window screens in the living room/kitchen, new kitchen window, lock replacement on garage entrance door, weather stripping, and a new roof.

MOTION: Motion by Wingers to approve HO #151 for a total of \$9,650. Second by Gove. Motion carried.

HO #149 This very low income (VLI) property is located in Cambria and is home to female head of household, with no children. The \$20,450 project includes \$8,900 of lead safe paint work and \$2,850 in code violations. Other project items were reviewed.

MOTION: On motion by Ross, second by Gove, project HO #149 was approved for a total of \$20,450.

HO #126 This low income property is located in Lodi, with a female head of household. Project items were reviewed, including GFI outlets, 100 amp service, water heater, windows doors, siding/trim/soffit/fascia, and porch replacement.

Lead safe paint total: \$22,400
Code violations total: \$1,000

It was noted that this property has negative equity after rehabilitation of \$4,882.67.

MOTION: On motion by Ross, second by Wingers, project HO #126 was approved for a total of \$27,700.

HO #124 This middle income Wisconsin Dells property belongs to an elderly female head of household and was purchased in 1971. Included in the project are GFI outlets, water heater, supply tank for well, windows, doors, and basement window screens.

Lead safe paint total: \$2,000
Code violations total: \$450

Motion: On motion by Wingers, second by Gove, project HO#124 was approved for a total of \$7,750.

Conflicts of Interest

None

UPDATES ON FRSB/OTHER LOANS

FRSB and RLF Program loans were reviewed.

MOTION: On motion by Ross, second by Gove, the interest rate for FSI, Inc. (Culver's) RLF loan was continued at 4%.

ADJOURNMENT

MOTION: On motion by Ross, second by Wingers, the meeting was adjourned at 12:18 p.m.

Next meeting: October 11, 2012

Respectfully Submitted:

JoAnn Wingers, Secretary

Cindy Devine, Recording Secretary

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