



Revolving Loan Fund/Housing Committee Minutes
Thursday, November 8, 2012

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

ALSO PRESENT: Lois Schepp, Mark Zimmerman, Sue Koehn (MSA), and Kari Justmann (MSA)

The meeting was called to order at 10:08 a.m. and was properly noticed and published.

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

MINUTES

MOTION: On motion by Ross, second by Witt, the minutes of the October 11th Public Hearing and RLF/Housing Committee meeting were approved.

REVIEW COMMITTEE ABSENCE POLICY PER STANDING RULES

Chair Ross reviewed the County's absence policy for board members. Rule 17 (6) of the Standing Rules states that absences from a committee meeting must be approved by the committee chair prior to the meeting.

2008 CDBG-EAP BUSINESS MITIGATION PROJECTS

Kari Justmann of MSA Professional Services presented a summary of the 2008 CDBG-EAP Business Mitigation program. Category balances and various mitigation projects were discussed.

The Hookers Resort project was reviewed. The Committee requested the owner attend the December meeting to review the mitigation project.

Other projects reviewed included Two Rivers, Schoepp, Turner, Schroeder Farms, Brown, and Kestrel Ridge.

Action was taken on the following projects:

Thompson Accounting MOTION: On motion by Gove, second by Ross, the Committee approved a request for an extra \$1,565.04 to cover costs for gutters and heat cables.

Schultz Small Engine MOTION: On motion by Gove, second by Witt, a request for \$2,357 to cover costs for gutters and heat cables was approved.

Tony Manicki MOTION: On motion by Ross, second by Gove, the Committee rejected a request for an additional \$20,000 to repair a damaged field.

2011 HOUSING PROGRAM

Sue Koehn of MSA Professional Services joined the meeting.

Housing Procedures Manual – Establish Rent Rates

The Committee reviewed fair market rent calculations for various size dwellings in Columbia County.

MOTION: On motion by Witt, second by Wingers, the following rent rates were established for the housing program:

Utilities	Efficiency Unit	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Not Included	\$492.00	\$544.00	\$736.00	\$1,038.00	\$1,106.00
Included	\$542.00	\$599.00	\$810.00	\$1,142.00	\$1,217.00

Review/Approve Housing Projects

Koehn presented a program status report. Program outreach was discussed. Program information has been distributed to municipal clerks, and included in various newsletters and other publications.

HO #155 The very low income (VLI) property in Rio was purchased in 1966 and is home to an elderly female head of household, with no children. After rehab equity is available. Household needs/improvements total \$6,000 and include:

- GFI outlets in the kitchen and bathroom
- Windows
- Soffit/fascia on garage
- Small amount of siding
- Rear porch hand railing

MOTION: On motion by Ross, second by Witt, the Committee approved the project for a total of \$6,000.

HO #156 This project is estimated to cost \$16,550. The very low income household is located in Wisconsin Dells and is home to an elderly female head of household with no children. The home was purchased in 1980. Household needs include:

- Ceiling exhaust fan
- Bathroom toilet
- Windows
- Patio door
- Roof
- Soffit/fascia
- Gutters/downspouts
- Rear deck stairs/hand railing

MOTION: On motion by Gove, second by Wingers, the Committee approved the project for a total of \$16,550.

Mobile home requirements were discussed. The units have to be tied down, and be used as a permanent residence.

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Conflicts of Interest

None

UPDATES ON FRSB/OTHER LOANS

Discussion was held on a business subordination request. Schepp noted that the County's position on the loan would not change as a result. No action was necessary.

ADJOURNMENT

MOTION: On motion by Ross, second by Witt, the meeting was adjourned at 11:14 a.m.

Next meeting: December 13, 2012

Respectfully Submitted:

JoAnn Wingers, Secretary

Cindy Devine, Recording Secretary

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