



COLUMBIA COUNTY

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

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

ALSO PRESENT: Lois Schepp, Pat Beghin, Mark Williams (DOA), Dave Padley (Crystal Lake), Bob Becker (Village of Pardeeville), Steve Elmore and Tim O'Neil (Watermark), David Hafner (Hooker's Resort), Joe DeYoung (MSA), Kari Justmann (MSA), Sue Koehn (MSA), and Mark Zimmerman

The meeting was called to order at 11:24 a.m. and was properly noticed and published.

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

MINUTES

MOTION: On motion by Gove, second by Ross, the minutes of the November 8th RLF/Housing Committee meeting were approved.

CLOSED SESSION

MOTION: On motion by Ross, second by Wingers, the Committee went into closed session at 11:25 a.m. pursuant to WI State Statute Section 19.85(1) (e) to deliberate and negotiate the investment of public funds (Revolving Loan Funds). *Review/Approve Loan Application – Watermark Solid Surface, Inc.

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

OPEN SESSION

MOTION: On motion by Wingers, second by Witt, the Committee reconvened in open session at 12:14 p.m. The roll call vote was unanimous.

*REVIEW/APPROVE LOAN APPLICATION – WATERMARK SOLID SURFACE, INC. (STEVE ELMORE AND TIM O'NEIL)

MOTION: On motion by Ross, second by Gove, the Committee approved a \$280,000 loan application from Watermark Solid Surface, Inc., contingent on equipment value being established, with the following terms:

Amount: \$280,000
Term: 7 years
Rate: 4%
Collateral: 1st position on equipment; owner's personal guarantee

REQUEST ADDITIONAL CDBG FUNDING FOR CRYSTAL LAKE

Dave Padley (Crystal Lake), Mark Williams (DOA), Kari Justmann (MSA), and Pat Beghin joined the meeting to review the Crystal Lake Project.

Crystal Lake was severely impacted by the 2008 flooding. Padley described the Lake District's project to lower the water level on the lake. Although progress has been made, Padley is requesting an additional \$50,000 to complete the project. Mark Williams of the Department of Administration supports the project, subject to the County's approval on whether to proceed. Funds are available in the County's CDBG – EAP program, but a contract amendment must be completed in order to proceed. Williams noted that if the funds are not spent in the next year, the State wants the money to be returned. Various program categories were discussed.

MOTION: On motion by Wingers, second by Witt, the Committee approved an additional \$50,000 for the Crystal Lake Project.

2008 CDBG – EAP BUSINESS MITIGATION PROJECTS

The Committee reviewed a summary of the 2008 CDBG-EAP Business Mitigation program. Category balances and various mitigation projects were discussed.

Hooker's Resort

Dave Hafner (Hooker's Resort) and Joe DeYoung (MSA) joined the meeting to review the resort's mitigation project. Due to zoning requirements, the scope of the project has changed. An additional \$95,592 in funding is needed to cover these costs.

MOTION: On motion by Gove, second by Wingers, the Committee approved the additional funding for a total of \$95,592. Funds will come from the Business Mitigation Assistance category (H12) of the program.

Richard Brown

The Committee reviewed the farm mitigation project. Roofing bids for the barn and grainery came in much higher than estimated. Discussion was held regarding asbestos removal costs and the bidding process.

MOTION: On motion by Ross, second by Witt, the project was rejected/denied.

Roy Elko

The project includes tree removal, fence and asphalt repair.

MOTION: On motion by Ross, second by Wingers, the Roy Elko project was approved for a total of \$5,500.

Remaining program funds and other potential flooding projects were discussed.

2011 HOUSING PROGRAM

Sue Koehn (MSA) joined the meeting. Program status and balances were reviewed.

Review/Approve Housing Projects

HO #149 This very low income project was previously approved for \$20,450. Contractors found other items that should be addressed, including: basement ceiling repair, exterior lights/switches, siding, roof and basement window. An additional \$10,317.02 is being requested at this time.

MOTION: On motion by Ross, second by Gove, the Committee approved an additional \$10,317.02 for HO #149.

Conflicts of Interest

None

UPDATE ON SOUTHERN HOUSING CONSORTIUM

Schepp reported that the RFP for administration of the program will be distributed soon, with the contract to likely be awarded in January. The Columbia County RLF/Housing Committee will be making the decision as to which firm will administer the program for the whole consortium.

UPDATE ON CAPITAL AREA REGION RLF

The RLF Consortium is proceeding at a slower pace. Work continues on the policy & procedure manual. HUD is scrutinizing the details, and the counties involved want to make sure everything is done right.

UPDATES ON FRSB/OTHER LOANS

Existing loans were reviewed. Zimmerman noted that businesses have been encouraged to keep the Committee posted on their status.

Anteco Pharma Rate Review

MOTION: On motion by Wingers, second by Gove, the rate for Anteco Pharma was continued at 4 percent.

ADJOURNMENT

MOTION: On motion by Gove, second by Ross, the meeting was adjourned at 2:50 p.m.

Next meeting: January 10, 2013

Respectfully Submitted:



JoAnn Wingers, Secretary



Cindy Devine, Recording Secretary

cc: RLF/Housing Committee
Lois Schepp
Joseph Ruf III

Susan M. Moll
Internet

