



COLUMBIA COUNTY

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RLF/HOUSING COMMITTEE MINUTES JULY 9, 2009

PRESENT: John H. Tramburg, Robert L. Hamele, Mark Witt, and Robert Westby

EXCUSED: Debra Wopat

ALSO PRESENT: Lois Schepp, Nancy Elsing, Ulf Buergel, Kathy Cromey, Jo Johnson, Susan Stover, Nathan Roberts, Cindy Blystone, Laura Walters, and Sue Koehn

The meeting was called to order at 1:00 p.m. and was legally noticed and published.

Due to a scheduling conflict, Committee member Mark Witt arrived at 3:25 p.m. Supervisor Hamele exited the meeting at that same time.

APPROVE AGENDA

The meeting agenda was reviewed.

MOTION: On motion by Westby, second by Hamele, the agenda was approved.

MINUTES

MOTION: On motion by Westby, second by Hamele, the open and closed session minutes from the June 11, 2009 meeting were approved.

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PUBLIC HEARING

At 1:00 p.m. the Committee adjourned to a Public Hearing regarding the Community Development Block Grant for Economic Development (CDBG-ED) project for Penda Corporation.

The Committee reconvened in regular session at 1:20 p.m.
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REVIEW BUSINESS FLOODING LOAN APPLICATIONS

Six Flood Recovery Small Business (FRSB) loan applications were reviewed: 1) Cardinal Country Daycare, LLC, 2) CCD Fall River Daycare, LLC, 3) Suzy's Steak & Seafood House, 4) G. D. Roberts & Co. Inc., 5) Blystone Towing & Radiator, Inc., and 6) Little Blessings.

RLF/HOUSING COMMITTEE

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CLOSED SESSION

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MOTION: On motion by Westby, second by Hamele, and a unanimous roll call vote, the Committee adjourned to Closed Session at 1:31 p.m. to review business loan applications and associated financial information, and to deliberate and negotiate the investment of public funds (Revolving Loan Funds) per Wis. Stats., Section 19.85 (1)(e).

If the Committee goes into closed session, it will return to open session.

ROLL CALL VOTE: Ayes: 3, as follows: Westby, Hamele, and Tramburg
 Noes: 0

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OPEN SESSION

MOTION: On motion by Westby, second by Hamele, the Committee reconvened in open session at 2:34 p.m. The roll call vote was unanimous.

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Flood Recovery Small Business (FRSB) Loan Applications

CARDINAL COUNTRY DAYCARE, LLC AND CCD FALL RIVER DAYCARE, LLC

MOTION: On motion by Hamele, second by Westby, the Committee approved two \$20,000 FRSB loans to Cardinal Country Daycare, LLC, and CCD Fall River Daycare, LLC under program guidelines.

SUZY'S STEAK & SEAFOOD HOUSE

MOTION: On motion by Westby, second by Hamele, the Committee approved a \$20,000 FRSB loan to Suzy's Steak & Seafood House under program guidelines.

G. D. ROBERTS & CO. INC.

MOTION: On motion by Hamele, second by Westby, the Committee approved a \$20,000 FRSB loan to G. D. Roberts & Co. Inc. under program guidelines.

BLYSTONE TOWING & RADIATOR, INC.

MOTION: On motion by Hamele, second by Westby, the Committee approved a \$20,000 FRSB loan to Blystone Towing & Radiator, Inc. under program guidelines.

LITTLE BLESSINGS

MOTION: On motion by Westby, second by Hamele, the Committee approved a \$20,000 FRSB loan to Little Blessings under program guidelines.

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Sue Koehn of MSA provided a status report on the County's CDBG-EAP flooding program for housing.

REVIEW HOMEOWNER GRANT/LOAN APPLICATIONS

HO #70

The low income family with no children is requesting extensive repairs to their flood damaged property. Contractor bids have been obtained, with estimated costs of \$53,821 being considered at this time. Repairs include:

- Electrical work
- Central air conditioning
- Front porch awning replacement
- Re-roof the home
- Remove & replace rear room/porch

MOTION: On motion by Westby, second by Hamele, the project was approved as requested.

HO #82

This homeowner is asking for \$15,504.07 in CDBG-EAP funding to repair the following items at their home:

- Clean ducts/install pureair
- Basement repair, including
 - drain tile and sump pump system
 - carpet
 - vinyl flooring
 - drywall replacement

MOTION: On motion by Westby, second by Hamele, the project was approved for a total of \$15,504.07

DISCUSS FLOODING BUY OUT PROJECT

At the June meeting the Committee discussed the potential buyout of a property that has had chronic flooding issues over the years. Before approving the buyout, the Committee asked for a certified appraisal of the property. Koehn reported that an appraisal had been obtained, and the property was valued at \$104,000. Under program guidelines, additional funds of up to \$25,000 could be allowed to relocate the homeowner to a comparable location. The homeowner could also use the money to rent a place to live instead of buying different property. If the homeowner chose to stay on his current property, the program would have to make it livable.

If the County proceeds with the buyout, another \$25,000 in demolition and clean up costs may be needed to turn the property into "green space". These costs would also be covered by the CDBG-EAP flooding program.

MOTION: On motion by Westby, second by Hamele, the Committee approved the property buyout for \$104,000.

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UPDATE ON VIVA LA MOCHA

Schepp reported that she had received a notice of foreclosure on the residence owned by RLF loan client Brenda Serstad (of Viva La Mocha). Serstad borrowed \$50,000 from the County's RLF program in 2006. Loan status was reviewed.

The County has a 4th position R.E. mortgage on Serstad's residence, and 2nd position on her rental property. Witt recommended that recovery be pursued from the rental property. Columbia County will need to wait and see if any other legal actions are started.

REVIEW ADJUSTABLE LOAN INTEREST RATES FOR APPLICABLE BUSINESSES

Per the loan agreement for Cardinal Country Daycare, the loan terms are now up for review. When the loan was granted the interest rate was set at 4% for three years, to be reviewed after the third year.

MOTION: On motion by Westby, second by Witt, the rate was continued at 4%, to be reviewed in one year.

ADJOURNMENT

MOTION: On motion by Witt, second by Westby, the meeting was adjourned at 3:36 p.m.

Next meeting: August 13, 2009

Respectfully Submitted:

Robert L. Hamele, Secretary

Cindy Devine, Recording Secretary

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