

Minutes of the  
HOME Board Meeting  
December 20, 2007

Members Present: John Gallo, Duane Paulson, Ron Buchanan, Mark Baldwin,  
Alan Schupp, Mike Burow, John Hilber, Harold Groth,  
Sharon Schmeling, Joe Birbaum and Kathleen Schilling

Staff: Glen Lewinski, Kathy Kamp, Kristin Silva, Theodore  
Lipscomb and Nancy Mojica

Excused Absent: Richard Bertram, Jill Haupt, Mark Hoefert and Maria Watts

Guest: Tim Rowe, Hebron House of Hospitality Inc., Carol  
Biersach, Lee Martinson, Slinger Housing Authority,  
Robin Lulich, Hartford C.D.A., Russell Wanta, Habitat for  
Humanity of Washington County, Dennis Heling, Jefferson  
County Economic Development, Debbie Narus, WI  
Partnership, Jim Stewart Volunteers of America, George  
Egan, George Egan Trust, Glenada S. Madlom, Ozaukee  
County Public Health dept. and RoxAnne Witte, hbc  
services, inc.

- I. The meeting was called to order by the Chair with a quorum of the Board present at 9:04 a.m.
- II. On a motion by Ron Buchanan and seconded by Duane Paulson, the minutes from the November 15, 2007 were unanimously approved with the following corrections:
  - 5c. Approved land Purchase for Ozaukee Habitat for Humanity the amount was 90,100 and Alan Schupp abstained from the vote pursuant to a HUD directive on possible Conflict of Interest.
- III. Staff noted that the mileage reimbursement for 2008 will increase from 48.5 to 50.5. New County Ozaukee County Board member Kathleen Schilling was introduced.
- IV. The Slate of Officers for 2008 was introduced with Kathleen Schilling agreeing to be the Treasurer to fill the Slate of Officers. On a motion by Joe Birbaum and seconded by Duane Paulson the 2008 Slate of Officers was unanimously approved.  
The Board thanked out-going Chair John Gallo for his Chairmanship during 2007.
- V. Wisconsin Partnership Reports:
  - a. Wisconsin Partnership (Kathy Kamp) presented an overview of the 2008 Purchase/Rehab Program to be funded with HOME funds. The overview was accepted without a need for action.
  - b. A revised budget memo item not included in the previous Board action for WI Partnership was presented and accepted.
  - c. The 2008 WI Partnership budget was presented and accepted.
  - d. The Fund Balance report was presented and accepted. The Board would like to see a breakdown of the county allocation of committed funds vs. available funds in January.

VI. Action Items:

- a. After an overview of the proposed land acquisition by Russ Wanta, Executive Director Habitat for Humanity - Washington County and Theo Lipcomb, WI Partnership the Board took the following action.

On a motion by Ron Buchanan and seconded by Duane Paulson , unanimously approved an allocation of CHDO Reserve Funds in the amount of \$28,000 for the purchase of one lot in Hartford for a future Habitat for Humanity home.

After considerable discussion about future land purchases with emphasis about the cost of a specific lot in West Bend the Board On a motion by Joe Birbaum and seconded by Sharon Schmeling, approved on a 9-2 (Ron, Sharon) vote the allocation of \$30,000 of CHDO Reserve funds as leveraged funding for the purchase of a lot in West Bend estimated at \$70,000.

- b. The board heard a presentation by George Egan, Trustee and Jim Steward, Volunteers of America requesting funding for Marion House, a group home in Waukesha for Elderly mentally ill residents.

On a motion by Ron Buchanan and seconded by Duane Paulson, the Board accepted the application from the Marion House by a unanimous vote.

- c. On a motion by Joe Birbaum and seconded by Mark Baldwin , the Board unanimously approved an allocation of \$9,267 from HOME Program Income for an increased in WI Partnership Technical Assistance funds.
- d. On a motion by Mark Baldwin and seconded by Ron Buchanan , the 2008 WI Partnership for Housing Development budget was approved as presented.
- e. On a motion by Ron Buchanan and seconded by Sharon Schmeling, the Board unanimously approved the extension through December 31. 2008 for the following contracted entities:
1. WI Partnership
  2. Slinger Housing Authority
  3. hbc services inc.
  4. Whiteglove Inspector
- f. On a motion by Duane Paulson and seconded by Sharon Schmeling, the Marketing budgets related to the HOME Program were unanimously approved.

VII. On a motion by Ron Buchanan and seconded, by Mark Baldwin, the meeting adjourned at 10:44.

Respectfully submitted,

John Gallo  
Chair, HOME Board